

LEGISLATIVE DIGEST

[Planning Code - Port of San Francisco Waterfront Plan Update]

Ordinance amending the Planning Code to revise certain Waterfront Special Use District controls and to add Waterfront Special Use District No. 4 covering areas east of the Mission Bay and Southern Waterfront areas; and making environmental findings, including adopting a statement of overriding considerations, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

The Planning Code and Zoning Map regulate development in the City, including setting forth requirements for height and bulk, open space, permitted or conditional uses, and other controls. Sections 235 through 249.93 of the Planning Code establish various Special Use Districts. Sections 240 through 240.3 of the Planning Code establish three Waterfront Special Use Districts that provide development controls and design review procedures for portions of the City's waterfront area.

Amendments to Current Law

This Ordinance makes minor changes to the composition and administrative procedures of the waterfront design review process. This ordinance also creates a new Waterfront Special Use District No. 4 that would include properties owned and managed by the Port of San Francisco generally east and south of Mission Rock (excluding Pier 70), and would subject developments within the new Waterfront Special Use District No. 4 to existing waterfront design review procedures. This ordinance would also remove the conditional use requirement for waterfront uses not screened from public view and would make other minor amendments.

Background Information

The Port conducted a thorough public planning process for the updated Waterfront Plan, which included the creation of a Waterfront Plan Working Group that presented extensive policy recommendations to the Port Commission, and the adoption of a draft updated Waterfront Plan in 2019. The Planning Commission initiated this ordinance, pursuant to Planning Code section 302, on March 9, 2023. This ordinance is a companion to other legislative amendments to the General Plan and Zoning Map that would give effect to the updated Waterfront Plan.