



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: September 28, 2015
Case No.: Case No. 2015-010877GPR
Mission Bay Parks P5 and P6 Acceptance and Dedication

Block/Lot No.: 8711/003 and 8711/009

Project Sponsor: FOCIL-MB, LLC
410 China Basin St
San Francisco, CA 94133

Applicant: Janea Hoey
Mission Bay Development Company
410 China Basin St
San Francisco, CA 94133

Staff Contact: Jacob Bintliff – (415) 575-9170
jacob.bintliff@sfgov.org

Recommendation: Finding the project, on balance, is **in conformity** with the General Plan

Recommended By: 
John Rahaim, Director of Planning

PROJECT DESCRIPTION

The Mission Bay South Redevelopment Plan includes a tentative map of public improvements and several proposed land transfers from the predecessor of the project sponsor, FOCIL-MB LLC, to the City and County of San Francisco. On November 13, 1998 the Planning Department found the Redevelopment Plan, including the tentative map and land transfers, to be in conformity with the General Plan (Exhibit D).

In accordance with the Redevelopment Plan, the project sponsor is obligated to dedicate Mission Bay South Park P5 and P6 to the City. The dedication will be for the Park P6 (Mission Bay Children’s Park) improvements adjacent to Long Bridge Street and China Basin Street and the Park P5 (Mission Bay Dog Park) improvements adjacent to El Dorado Street between Channel Street and Long Bridge Street. Mission Bay Park P6 will be approximately 1.12 acres of park improvements directly benefitting the adjacent residential neighborhoods. Mission Bay Park P5 will be approximately 0.37 acres of park improvements designated as a dog park

directly benefitting the surrounding residential neighborhoods. The facilities, including background information are summarized in the letter from the Mission Bay Task Force dated August 18, 2015 (see attachment). The submittal is for a General Plan Referral to recommend whether the Project is in conformity with the General Plan, pursuant to Section 4.105 of the Charter, and Section 2A.52 and 2A.53 of the Administrative Code.

ENVIRONMENTAL REVIEW

The project was covered in the Mission Bay Subsequent EIR, certified by the San Francisco Planning Commission and the San Francisco Redevelopment Agency on September 17, 1998, San Francisco Planning Department File No. 96.772E.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the City's acceptance of the Mission Bay Park P5 and P6 parcels, to be dedicated to the City for use as public-serving park space directly benefitting the surrounding neighborhood. The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

RECREATION AND PUBLIC SPACE ELEMENT

POLICY 2.2

Provide and promote a balanced recreation system which offers a variety of high quality recreational opportunities for all San Franciscans.

The City's goal is to ensure that all San Franciscans are within a reasonable walk from an open space with a range of active and passive recreational opportunities. To ensure the highest quality of recreational opportunities for its resident, the City must be able to respond to changing demographics, neighborhood demand, and emerging recreational trends as it plans for new or expanded recreation and open space. The recreation systems should provide an equitable distribution of facilities and services and consistent hours of operation. It should also provide sufficient opportunities for populations who are frequent users of open space, such as seniors and children.

The Project would provide for two new public parks in an area of significant new residential, commercial, and institutional development, located in an area of the City that has historically included very limited open space for recreation. The proposed park spaces would offer opportunities for both active and passive recreation opportunities, including multiple children's play areas, lawn area, herbal garden, dog run, and benches. The proposed parks would also specifically serve two populations who are frequent park users; both dog owners and families with children will have designated open areas to suit their recreational needs.

URBAN DESIGN ELEMENT

POLICY 4.8

Provide convenient access to a variety of recreation opportunities.

As many types of recreation space as possible should be provided in the city, in order to serve all age groups and interests. Some recreation space should be within walking distance of every dwelling, and in more densely developed areas some sitting and play space should be available in nearly every block. The more visible the recreation space is in each neighborhood, the more it will be appreciated and used.

The Project will increase the variety of recreation space available to residents and workers of the emerging Mission Bay neighborhood. The children's play area and dog park will complement more civic-serving open spaces that have been delivered in the Mission Bay area to date, such as the Koret Quad serving the UCSF medical campus and linear Mission Bay Commons Park connecting to the waterfront. The Project will also increase the availability of recreation space to residents and workers by walking, as it will add open space at the northwestern edge of the Mission Bay development area.

HOUSING ELEMENT

OBJECTIVE 12

Balance housing growth with adequate infrastructure that serves the City's growing population.

The Project will provide recreation and open space infrastructure to serve new residents of the Mission Bay redevelopment area, which had added 3,455 new residential units of approximately 6,000 proposed units as of the writing of the 2014 Housing Element.

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project, acceptance by the City of Mission Bay Park parcels P5 and P6, is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

Eight Priority Policies Findings

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The Project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.

The Project would have no adverse effect on the City's housing stock or on neighborhood character. The existing housing and neighborhood character will be not be negatively affected, and the new recreation space will help to build community character for the emerging Mission Bay neighborhood.

3. That the City's supply of affordable housing be preserved and enhanced.

The Project would have no adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project would not result in commuter traffic impeding MUNI's transit service, overburdening the streets or altering current neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for residential employment and ownership in these sectors be enhanced.

The Project would not affect the existing economic base in this area.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake.

7. That landmarks and historic buildings be preserved.

The Project would have no impact on landmarks or historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project would have no adverse effect on parks and open space or their access to sunlight and vista. The project would increase parks and open space in the City.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
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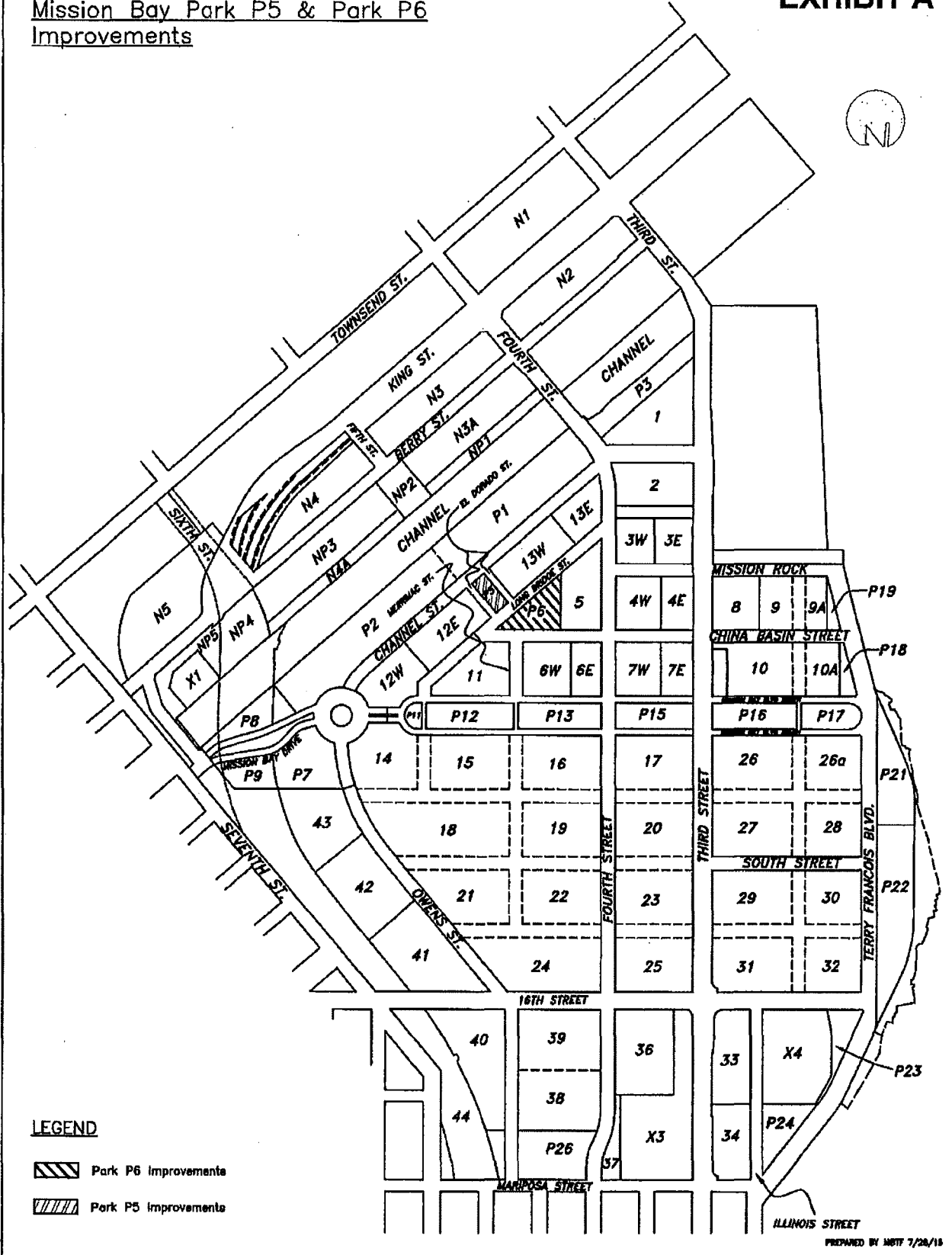
Attachments

- 1: Map of areas of acceptance (Exhibit A)
- 2: Finding of Consistency with General Plan of Land Transfers and Tentative Map (Exhibit D)
- 3: Mission Bay Task Force letter dated August 18, 2015
- 4: Schematic design of proposed park space

cc: Barbara Moy, Mission Bay Task Force, San Francisco Public Works

LOCATION MAP
Mission Bay Park P5 & Park P6
Improvements

EXHIBIT A



LEGEND



-  Park P6 improvements
-  Park P5 improvements

EXHIBIT D



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378 **PLANNING COMMISSION** **ADMINISTRATION** **CURRENT PLANNING/ZONING** **LONG RANGE PLANNING**
 FAX: 558-6409 FAX: 558-6426 FAX: 558-6409 FAX: 558-6426

November 13, 1998

Mr. Mark A. Primeau
 Director and City Architect
 Department of Public Works
 City & County of San Francisco
 875 Stevenson Street, Room 460
 San Francisco, CA 94102

RECEIVED
 98 NOV 16 PM 12:27
 DEPT. OF PUBLIC WORKS
 PLANNING

RE: 1998 Mission Bay Land Transfers--Tentative Map Finding of Consistency with the General Plan.

Dear Mr. Primeau:

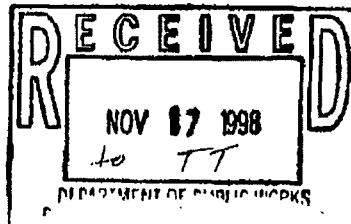
The Planning Department has reviewed the proposed land transfer tentative maps and report for the Mission Bay area referenced in your letter of November 10, 1998. We have found the proposed land transfers and maps to be in conformity with the General Plan and Section 101.1 of the Planning Code pursuant to the Planning Commission's Finding of Consistency for the Mission Bay North and South Redevelopment Plans which are described in the attached Resolution No. 14699.

The proposed land transfers and tentative maps were the subject of environmental analysis pursuant to the California Environmental Quality Act and the findings of this analysis are found in the Final Subsequent Environmental Impact Report for Mission Bay which was certified as adequate and complete by the Redevelopment Commission, the Planning Commission and the Board of Supervisors.

If you have any questions about these findings, please feel free to call me or planner Susana Montaña at 558-6313. Thank you very much.

Sincerely,

Gerald G. Green,
 Director of Planning



Attachment

- cc: Susana Montaña, PD
 Stephen Sholland, PD
 Kate Stacy, Deputy City Attorney
 Nancy Lockard, DPW-Bureau of Streets and Mapping
 Larry Ritter, DRE
 Tay Via, Coblenz et al
 Andrea Jones, Catellus
 David Prowler, Mayor's Office

nimbaytentmap.gpr

cc

Hulan Kelly

Barbara Wry

RESPONSE DUE:	
INFO ONLY	
ACTION	
REPLY	
DPR	X
COS	
DDP	
DDO	
DDFMA	
DPA	
BSN	
VBT	
ATTN:	



Mission Bay Task Force

August 18, 2015

Edwin M. Lee
Mayor

Mohammed Nuru
Director

Jerry Sanguinetti
Manager

Street Use and Mapping
1155 Market St., 3rd floor
San Francisco, CA 94103
tel 415-554-5810

sfpublicworks.org
facebook.com/sfpublicworks
twitter.com/sfpublicworks

General Plan Referral- Attention: Jon Swae
Department of City Planning
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Subject: General Plan Referral Application and Consistency Determination
for Mission Bay South Park P5 and Park P6
Assessor's Block/Lot 8711/002,003,009 and 8710/002

Dear Jon,

The Mission Bay Task Force (MBTF) is providing this letter to provide supplemental information to assist you and the developer in processing and obtaining the General Plan Referral. The Developer is FOCIL-MB, LLC, successor to Catellus represented by Mission Bay Development Group, LLC (MBDG). Please find attached a General Plan Referral Application (2 copies) from Mission Bay Development Group LLC, and payment in the amount of \$3,629 for the application fee for the subject project as follows:

Payment Method	Amount	Payable to	Document No.
Journal Entry (JE)	\$ 3,629.00	Index Code # 290225, sub-object # 60194	RTSM # 16000004

In order to process the JE payment, DPW Accounting requires a case number. Please assign a case number and e-mail the case number to Barbara Moy (barbara.moy@sfdpw.org) and copy to Teresa Perez (teresa.perez@sfdpw.org).

The project is within the Mission Bay South Redevelopment District as shown on the attached Exhibit A. The referral is to allow for the following:

- Acceptance of Dedication of Public Infrastructure:** After the Department of Public Works (DPW) determines that the facilities have been constructed in accordance with the Plans and Specifications and are ready for their intended use, the Developer is obligated to dedicate the Infrastructure facilities to the City. The dedication will be for the Park P6 improvements being adjacent to Long Bridge Street and China Basin Street and the Park P5 improvements being adjacent to El Dorado Street between Channel Street and Long Bridge Street. The Board of Supervisors must act to accept the dedication of the Public Facilities. The Infrastructure will be constructed per the Improvement Plans together with but not

limited to reclaimed water, sewer, storm, lighting, electric lines and landscaping as shown on excerpts of the Improvement Plans attached as follows:

Exhibit B – Excerpts of the Mission Bay Park P6 Improvement Plans

Approximately 1.12 acres of park improvements directly benefitting the adjacent residential neighborhoods and include uses for children and families that invite daily and active use.

- a. Acceptance and dedication of public infrastructure constructed per the approved plans.

Exhibit C - Excerpts of the Mission Bay Park P5 Improvement Plans

Approximately 0.37 acres of park improvements designated as a dog park directly benefitting the surrounding residential neighborhoods.

- a. Acceptance and dedication of public infrastructure constructed per the approved plans.

Background Information:

Please refer to the list below for some of the previous significant actions taken by the Board of Supervisors, Department of City Planning (DCP) and/or San Francisco Office of Community Investment and Infrastructure Successor Agency to the San Francisco Redevelopment Agency:

1. By Resolution No. 14699 adopted on September 17, 1998, the Planning Commission found that the Mission Bay North and Mission Bay South Redevelopment Plans, dated September 4, 1998, were consistent with the San Francisco General Plan. The projects referenced above were proposed as part of the Mission Bay South Redevelopment Plan.
2. The Final Subsequent Environmental Impact Report for Mission Bay (FSEIR) was prepared pursuant to the California Environmental Quality Act and was certified as adequate, accurate and objective by:
 - a. Redevelopment Commission Resolution No. 182-98 on September 17, 1998.
 - b. Planning Commission Resolution No. 14696 on September 17, 1998.
 - c. Board of Supervisors affirmed the Planning Commission's certification by Resolution No. 854-98 on October 19, 1998.
 - d. Subsequent Addenda to the FSEIR have been issued.
3. The Mission Bay Tentative Map and Land Transfers were found to be consistent with the General Plan and Section 101.1 of the Planning Code in Planning Department's letter to Mr. Mark A. Primeau dated November 13, 1998. (Exhibit D)

4. The Mission Bay South Owner Participation Agreement (OPA) was executed between the Redevelopment Agency of the City and County of San Francisco and Catellus Development Corporation on November 16, 1998. The agreement included an Attachment D which set forth the Infrastructure Plan that defined the subject project horizontal infrastructure. (Exhibit E)
5. The Final Land Transfer Map was approved by the Board of Supervisors by Motion No. M99-79 and recorded in Book Z of Maps, at Pages 97-117, Official Records.
6. The Mission Bay South Blocks 2-7 and 11-13 Tentative Map (Phase 1 & 2) which include open space parcels P5 and P6, conditionally approved on January 13, 2006 is consistent with the General Plan and Section 101.1 of the Planning Code subject to the CEQA mitigation measures adopted by the Board of Supervisors and the Redevelopment Commission as part of the Mission Bay Development Plans. DCP determinations and conditions, within the Conditions of Approval were set forth in the DCP letter dated January 13, 2006 attached as Exhibit F.
7. The SFRA has stated that the Blocks 2-7 & 11-13 Tentative Map which include open space parcels P5 and P6, conditionally approved on January 13, 2006 is consistent with the Mission Bay South Redevelopment Plan, including the Mission Bay South Plan, the Scope of Development and the Design for Development, pursuant to Section 1434 of the Mission Bay Subdivision Code and that the project is in substantial conformance with the Major Phase approved by the Redevelopment Commission. A letter from SFRA dated August 5, 2004 is attached as Exhibit G.
8. The Mission Bay South Blocks 2-7 & 13 Phase 1 Final Map was approved by the Board of Supervisors and recorded on February 22, 2006 in Book BB of Maps, at Pages 54 through 58 attached as Exhibit H.

I am hopeful that the above list of actions will facilitate your review. Please feel free to contact me with any questions and for further assistance. Thank you for your time and early attention.

Best Regards,

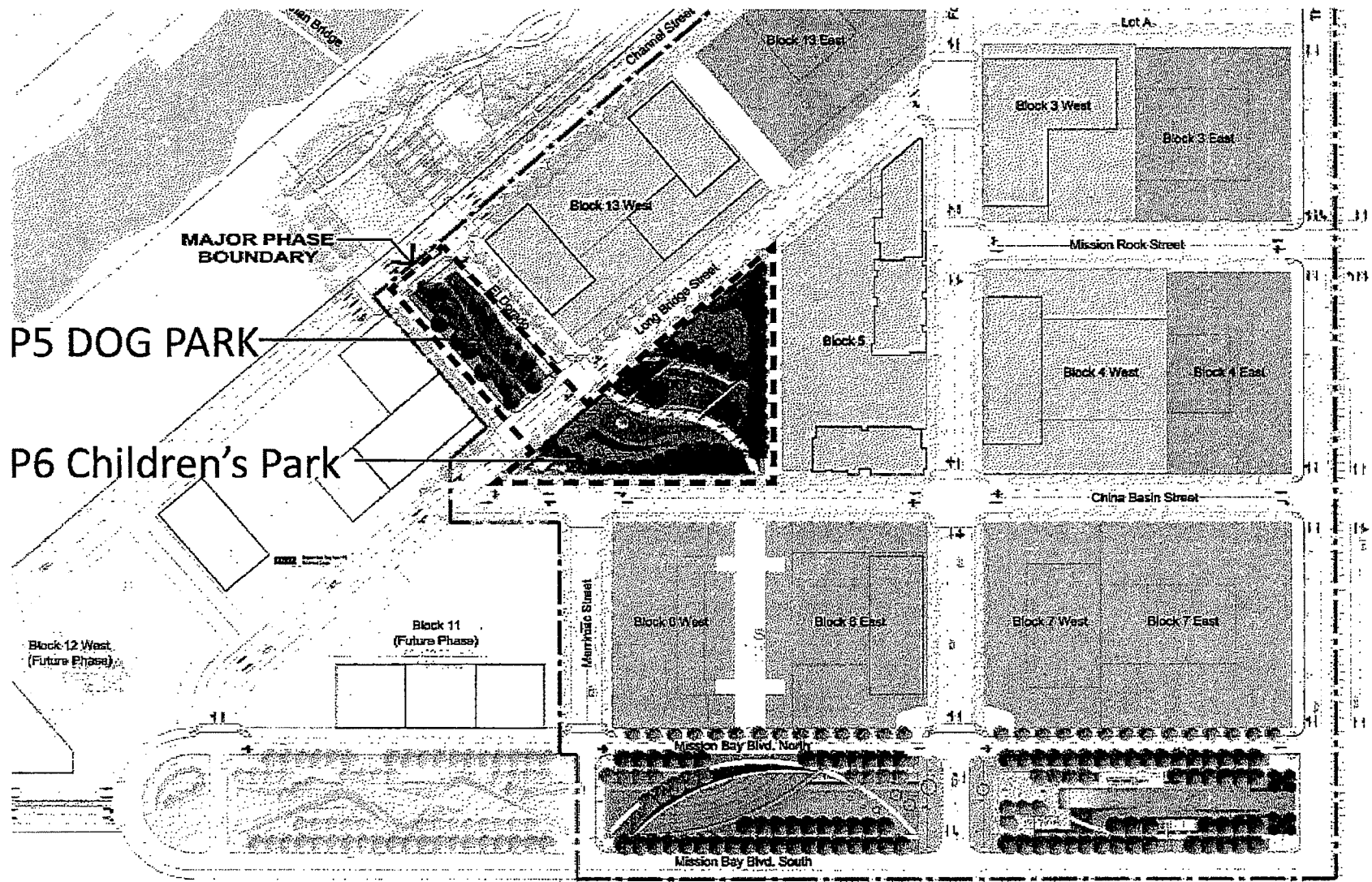

Barbara L. Moy
Task Force Manager

Attachments:

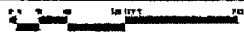
1. Exhibit A – Location Map
2. Exhibit B – Excerpts of the Park P6 Improvement Plans

3. Exhibit C – Excerpts of the Park P5 Improvement Plans
4. Exhibit D – DCP General Plan Consistency for Mission Bay Land Transfers
5. Exhibit E – Owner Participation Agreement, Attachment D, Text descriptions of Improvements (excerpts-South Infrastructure Plan)
6. Exhibit F – DCP General Plan Consistency for Blocks 2-7 & 11-13 Tentative Map
7. Exhibit G – SFRA Approval of Blocks 2-7 & 11-13 Tentative Map
8. Exhibit H – Mission Bay Blocks 2-7 & 13 Phase 1 Final Map
9. Application for General Plan Referral (by MBDG)

cc: Mohammed Nuru, Director of Public Works
John Malamut, Deputy City Attorney
Stephen Shotland, DCP (w/attachment)
Karen Zhu, DCP
Teresa Perez, Infrastructure Task Force (w/attachment)
MBTF File (w/attachment)

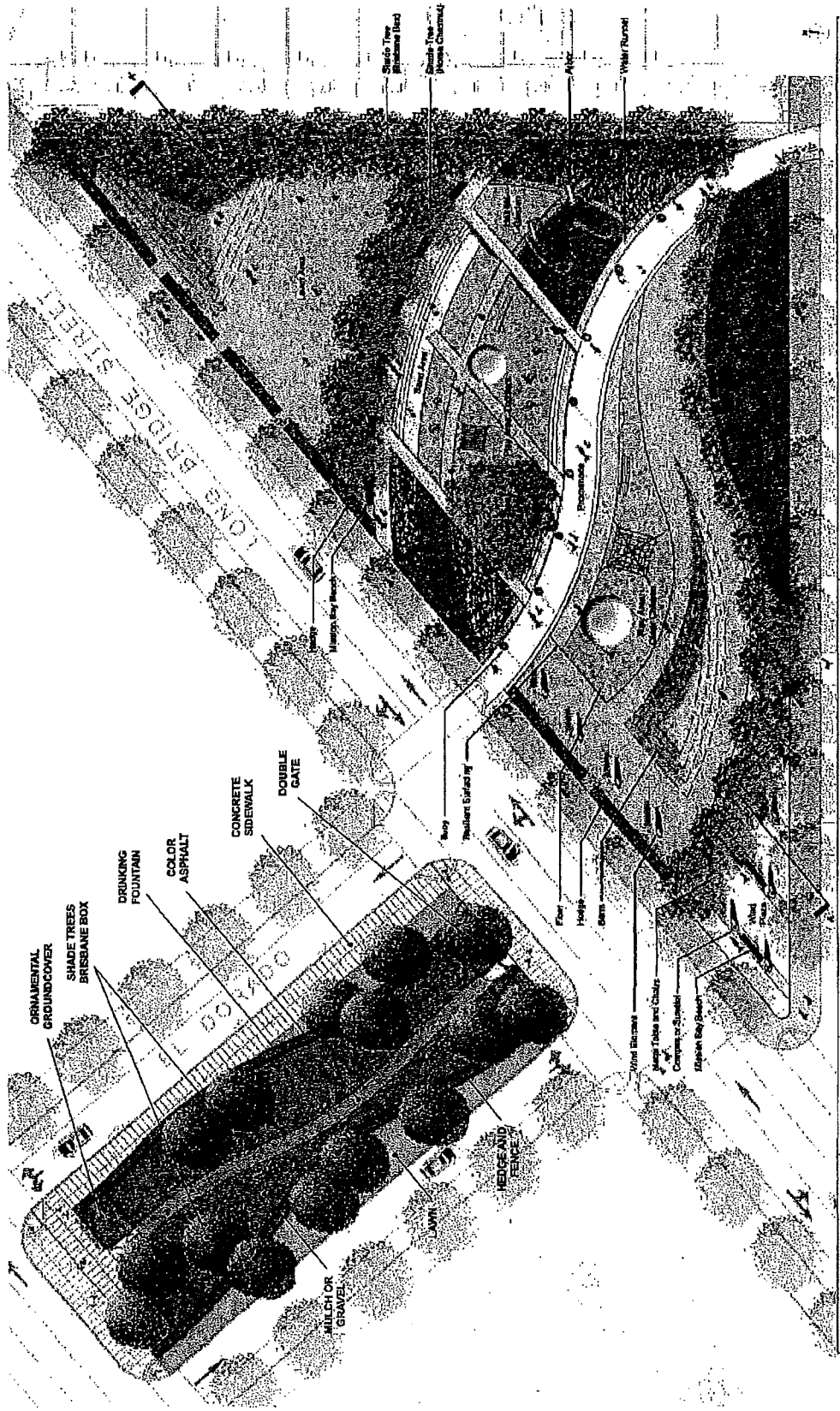


SCHEMATIC DESIGN



Scale: 1" = 60'-0"

Major Phase Overall Plan



ORNAMENTAL
GROUNDCOVER

SHADE TREES
BRISBANE BOX

DRINKING
FOUNTAIN

COLOR
ASPHALT

CONCRETE
SIDEWALK

DOUBLE
GATE

MULCH OR
GRAVEL

HEDGES AND
FENCE

WATER TOWER

WELL PUMP

MONEY BOX

BUS STOP

CAMPUS STORE

DRINKING WATER

SCHEMATIC DESIGN

Scale: 1/8" = 1'-0"

Plan

8