

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Mission Rock Special Use District]

Ordinance amending the Planning Code and the Zoning Map to add the Mission Rock Special Use District, generally bounded by China Basin to the north; Pier 48, the marginal wharf between Pier 48 and Pier 50, the associated shoreline area and Terry Francois Boulevard to the east; Mission Rock Street to the south; and 3rd Street to the west; to amend other related provisions; making findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, the eight priority policies of Planning Code, Section 101.1, and Planning Code, Section 302.

Existing Law

The Mission Rock area of San Francisco is Port property directly south of the AT&T ballpark, consisting of China Basin Park, a surface parking lot leased to the Giants, and Pier 48. On November 3, 2015, in satisfaction of the requirements of Proposition B, which requires voter approval to increase height limits on certain Port property, the voters approved the “Mission Rock Affordable Housing, Parks, Jobs and Historic Preservation Initiative” (“Proposition D”). Proposition D established policies and modifications to the San Francisco General Plan to guide future development and added Section 291 to the Planning Code, establishing new height and bulk standards. Proposition D left the existing site zoning in place. Pier 48 is zoned Heavy Industrial (M-2) and the rest of the area is zoned Mission Bay Open Space (MB-OS).

Amendments to Current Law

This Ordinance adds Section 249.80 to the Planning Code, which establishes the Mission Rock Special Use District (SUD). The SUD envisions development of a mixed-use, transit-oriented community on the waterfront near public transit, new housing, increased public access and open spaces, infrastructure improvements, retail, community spaces, commercial/office and light industrial/production space, and preservation and renovation of historic Pier 48, job creation.

The SUD in conjunction with the Mission Rock Design Controls (Design Controls) establish land use controls and building standards for the area. The Design Controls document, adopted by the Planning and Port Commissions, describes standards and guidelines for development in detail.

The Ordinance defines permitted land uses, and temporary, and interim uses on the Project site. The building standards address dwelling unit density, floor area ratio, lot coverage, rear yard and open space requirements, dwelling unit exposure, off-street parking and loading, bicycle parking, signage, and transportation demand management. The Ordinance addresses

various zoning procedures, processing and impact fees, and modifications to the building standards. The Ordinance establishes procedures for review and approval of development phases, open space, and vertical improvements. The Ordinance also augments height and bulk controls through amendments to Planning Code Section 291.

Finally, the Ordinance amends Sections 201, 901 and the Zoning Map to (a) change the use of the site from MB-OS (Mission Bay Open Space) and M-2 (Heavy Industrial) to the Mission Rock Mixed Use District (MR-MU), and (b) create the Mission Rock SUD in the sectional map.

Background Information

The Mission Rock project site is generally bounded by China Basin to the north; Pier 48, the marginal wharf between Pier 48 and Pier 50, the associated shoreline area and Terry Francois Boulevard to the east; Mission Rock Street to the south, and 3rd Street to the west. The Project involves construction of infrastructure, public open space and other public facilities, new building construction, and rehabilitation of historic Pier 48, resulting in a mix of market-rate and affordable residential uses, commercial use, retail/light-industrial uses, open space, and shoreline improvements. The Planning Department has prepared an environmental impact report (EIR) on the Project under the California Environmental Quality Act (CEQA). Related separate legislation that would further development of the project address establishment of a financing district and approval of a development agreement, disposition and development agreement, lease with the Port, and public trust exchange.

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