



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 20021

HEARING DATE: OCTOBER 5, 2017

Case No.: **2013.0208 ENV/PCA/MAP/DVA/CWP**
Project Name: **Mission Rock (aka Seawall Lot 337 / Pier 48)**
Existing Zoning: **Mission Bay Open Space (MB-OS); M-2 (Heavy Industrial) Zoning District; Mission Rock Height and Bulk District**
Block/Lot: **8719/006; 9900/048**
Proposed Zoning: **Mission Mixed-Use Zoning District / Mission Rock Special Use District; Mission Rock Height and Bulk District**
Project Sponsor: **Port of San Francisco and San Francisco Giants**
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APPROVING THE MISSION ROCK DESIGN CONTROLS (DC) DOCUMENT, AND INCORPORATING VARIOUS FINDINGS, INCLUDING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on September 5, 2017, Mayor Edwin Lee and Supervisor Jane Kim introduced an ordinance (Board File 170940) for Planning Code Text Amendments to establish the Mission Rock Mixed-Use District and the Mission Rock Special Use District (herein "SUD").

WHEREAS, the SUD, in turn, refers to the Mission Rock Design Controls Document (herein "DC") for further controls, standards, and guidelines specific to the site, providing development requirements for both infrastructure and community facilities as well as private development of buildings. The DC would therefore be a companion document to the Mission Rock SUD, and is incorporated by reference therein.

WHEREAS, as an extension of the Planning Code Text Amendments, the DC would enable and guide the Project. The Project includes new market-rate and affordable residential uses, commercial uses, retail, light industrial uses, parking, shoreline improvements, infrastructure development and street improvements, and public open space. Depending on the uses proposed, the Project would include between 1.1 to 1.6 million gross square feet (gsf) of residential uses (estimated at 1,000 to 1,600 residential units) (of which 40% will be below market rate), approximately 972,000 to 1.4 million gsf of commercial-office uses, and a maximum of approximately 245,000 gsf of retail uses. The Project also includes construction of transportation and circulation improvements, new and upgraded utilities and infrastructure, geotechnical and shoreline improvements, up to 3,000 off-street parking spaces in one or two new garages and 100 spaces elsewhere throughout the site. The DC includes specific controls for the Project's new streets and open spaces and provides more detailed controls and guidelines for building design on a more detailed level than provided in the Planning Code.

WHEREAS, the Project would construct new buildings that would range in height from 90 to 240 feet, as is consistent with Proposition D which was passed by the voters of San Francisco in November 2015.

WHEREAS, this Motion approving these Design Controls is a companion to other legislative approvals relating to the Project, including recommendation of approval of Planning Code Text and Map Amendments, and recommendation for approval of the Development Agreement (DA).

WHEREAS, together with the Mission Rock SUD, the DC will be the key source for development controls and design guidelines for land use, buildings, parking, streets and public open spaces. Parks and open spaces will also follow a subsequent design review and approval process as further defined in the other project documents, including the DA and Disposition and Development Agreement (DDA). The DC addresses street layout, open space, and blocks, and establishes overarching strategies for placement of uses and buildings relative to street and open space typologies. The DC will be incorporated into the Planning Code by reference in the proposed Mission Rock SUD. Following adoption, any amendments to the DC will occur through joint approval of the Planning and Port Commissions, while any amendments to the Mission Rock SUD would require legislative approval by the Board of Supervisors.

WHEREAS, on October 5, 2017, the Planning Commission reviewed and considered the Final EIR for the Mission Rock Project ("FEIR") and found the FEIR to be adequate, accurate and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and certified the FEIR for the Project in compliance with the California Environmental Quality Act ("CEQA"), the CEQA Guidelines and Chapter 31 by Motion No. 20017.

WHEREAS, on October 5, the Commission by Motion No. 20018 approved CEQA Findings, including adoption of a Mitigation Monitoring and Reporting Program (MMRP), under Case No. 2013.0208ENV, for approval of the Project, which findings and MMRP are incorporated by reference as though fully set forth herein.

WHEREAS, on October 5, 2017, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the proposed Design Controls document.

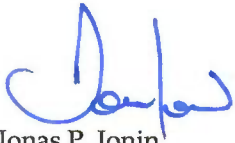
NOW THEREFORE BE IT RESOLVED, that the Planning Commission hereby finds that the Mission Rock Design Controls document promotes the public welfare, convenience and necessity for the following reasons:

1. The Mission Rock Design Controls would help implement the Mission Rock Mixed-Use Project development, thereby replacing a currently under-utilized surface parking lot with needed housing, commercial space, and parks and open space.
2. The Mission Rock Design Controls would help implement the Mission Rock Mixed-Use Project, which in turn will provide employment opportunities for local residents during construction and post-occupancy, as well as community facilities and parks for new and existing residents.
3. The Mission Rock Design Controls would help implement the Mission Rock Mixed-Use Project by enabling the creation of a mixed-use and sustainable neighborhood, with fully rebuilt infrastructure. The new neighborhood would improve the site's multi-modal connectivity to and integration with the surrounding City fabric, and connect existing neighborhoods to the City's central waterfront.

4. The Mission Rock Design Controls would enable the construction of a new vibrant, safe, and connected neighborhood, including new parks and open spaces. The DC would help ensure a vibrant neighborhood with active streets and open spaces, high quality and well-designed buildings, and thoughtful relationships between buildings and the public realm, including the waterfront.
5. The Mission Rock Design Controls would enable construction of new housing, including new on-site affordable housing, and new retail and manufacturing uses. These new uses would create a new mixed-use neighborhood that would strengthen and complement nearby neighborhoods.
6. The Mission Rock Design Controls would facilitate the preservation and rehabilitation of Pier 48 - an important historic resource listed in the National Register of Historic Places.

AND BE IT FURTHER RESOLVED, that the Commission finds the Mission Rock Design Controls are in conformity with the General Plan and Planning Code Section 101.1 as set forth in Resolution No. 20019.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on Thursday, October 5, 2017.



Jonas P. Ionin

Commission Secretary

AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore

NAYS: None

ABSENT: None

ADOPTED: October 5, 2017

