



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 20261

HEARING DATE: AUGUST 23, 2018

Case Nos.: 2014-002541ENV PCA MAP DVA CWP
India Basin Mixed-Use Project and 900 Innes Avenue

Zoning: Existing: NC-2 / M-1 / M-2 / P
40-X Height and Bulk
Proposed: NC-2 / Mixed Use General (MUG)
India Basin Special Use District
20/160 – IB Height and Bulk

Blocks/Lots: 4644/001-018, 004, 004A, 005, 005S, 006, 006A, 007, 008, 009,
010, 010A, 010B, 010C, 011; 4631/001, 002; 4620/001, 002; 4607/025,
024; 4596/ 026; 4597/ 026; 4606/ 026, 100; 4621/016, 018, 021, 100, 101;
4630/005, 007, 100; 4645/001, 003A, 004,006, 007, 007A, 010, 010A, 011,
012, 013; 4630/002; 4645/014, 015

Project Sponsor: India Basin Investment, LLC
c/o BUILD
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RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE A DEVELOPMENT AGREEMENT BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND INDIA BASIN INVESTMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, FOR A CERTAIN REAL PROPERTY GENERALLY BOUNDED BY INNES AVENUE ON THE SOUTHWEST, THE GRIFFITH STREET RIGHT-OF-WAY ON THE NORTHWEST, THE SAN FRANCISCO BAY ON THE NORTHEAST AND THE EARL STREET RIGHT-OF-WAY ON THE SOUTHEAST (LARGELY EXCLUDING PARCELS WITH STRUCTURES), ALTOGETHER CONSISTING OF APPROXIMATELY 24 ACRES, FOR A 30-YEAR TERM AND ADOPTING 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, Chapter 56 of the San Francisco Administrative Code sets forth the procedure by which a request for a development agreement will be processed and approved in the City and County of San Francisco.

WHEREAS, the Development Agreement would enable the India Basin Mixed-Use Project ("Project"). The Project proposal includes developing approximately, 1,575 units, 209,000 of commercial

use, 1,800 off street parking space, 1,575 bicycle parking spaces, and 15.5 acres of publicly accessible open space. The Project also includes construction of transportation and circulation improvements, new and upgraded utilities and infrastructure, geotechnical and shoreline improvements and other green infrastructure.

WHEREAS, the Board will be taking a number of actions in furtherance of the Project, including the adoption of the India Basin Special Use District ("SUD") which refers to an associated Design Standards and Guidelines document ("DSG"), and Zoning Map amendments, which together outline land use controls and design guidance for both horizontal and vertical development and improvements to the site.

WHEREAS, in furtherance of the Project and the City's role in subsequent approval actions relating to the Project, the City and India Basin Investment LLC (Developer) negotiated a development agreement for development of the Project site, a copy of which is attached as Exhibit A (the "Development Agreement").

WHEREAS, the City has determined that as a result of the development of the Project site in accordance with the Development Agreement, clear benefits to the public will accrue that could not be obtained through application of existing City ordinances, regulations, and policies, as more particularly described in the Development Agreement. The Development Agreement will eliminate uncertainty in the City's land use planning for the Project site and secure orderly development of the Project site consistent with the DSG.

WHEREAS, the Development Agreement shall be executed by the Director of Planning, and City Attorney subject to prior approval by multiple City Commissions and the Board of Supervisors.

WHEREAS, on July 26, 2018, the Planning Commission reviewed and considered the Final EIR for the India Basin 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. 20247.

WHEREAS, on July 26, 2018, the Commission by Motion No. 20248 approved CEQA Findings, including adoption of a Mitigation Monitoring and Reporting Program (MMRP), under Case No. 2014-002541ENV, for approval of the Project, which findings and MMRP are incorporated by reference as though fully set forth herein.

WHEREAS, on July 26, 2018, by Motion No. 20251 the Commission adopted findings in connection with its consideration of, among other things, the adoption of amendments to the Planning Code, under CEQA, the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code and made certain findings in connection therewith, which findings are hereby incorporated herein by this reference as if fully set forth.

WHEREAS, on July 26, 2018, by Motion 20250, the Commission adopted findings regarding the Project's consistency with the General Plan and Planning Code Section 101.1, including all other approval actions associated with the project therein, which findings are hereby incorporated herein by this reference as if fully set forth.

WHEREAS, on August 23, 2018, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the proposed Development Agreement.

WHEREAS, the Planning Commission finds that holding this hearing to recommend approval of the Development Agreement to the Board of Supervisors after the hearing where it recommended approval of the Planning Code and Map Amendments furthers the public interest, by giving the public full notice and ample opportunity to consider the Development Agreement.

WHEREAS, as a part of the requirements of the Development Agreement, the Project Sponsor has committed to implementing a Transportation Plan / Transportation Demand Management Plan, that among other commitments, includes a goal of reducing estimated aggregate daily one-way vehicle trips associated with the 700 Innes and India Basin Open Space properties by at 20 percent compared to the aggregate daily one-way vehicle trips identified in the project-related Transportation Impact Study. The Mitigation Monitoring Reporting Program requires that such trips be reduced by at least 15 percent, therefore the new 20 percent target is consistent with this requirement.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission hereby recommends that the Board of Supervisors approve the Development Agreement, in substantially the form attached hereto as Exhibit A.


AND BE IT FURTHER RESOLVED, that the Commission finds that the application, public notice, Planning Commission hearing, and Planning Director reporting requirements regarding the Development Agreement negotiations contained in Administrative Code Chapter 56 required of the Planning Commission and the Planning Director have been substantially satisfied in light of the regular meetings held for the last two and a half years, the multiple public informational hearings provided by the Planning Department staff at the Planning Commission, the information contained in the Director's Report regarding the India Basin Development Agreement negotiations, and the mailed and published notice issued for the Development Agreement.

AND BE IT FURTHER RESOLVED, that the Commission authorizes the Planning Director to take such actions and make such changes as deemed necessary and appropriate to implement this Commission's recommendation of approval and to incorporate recommendations or changes from the Port Commission, San Francisco Municipal Transportation Agency (SFMTA) Board of Directors, the San Francisco Public Utilities Commission (SFPUC), the Recreation and Park Commission (RPD) and/or the Board, provided that such changes taken as a whole do not materially increase any obligations of the City or materially decrease any benefits to the City contained in the Development Agreement attached as Exhibit A.

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution on Thursday, August 23, 2018.

Resolution No. 20261
August 23, 2018

CASE NO. 2014-002541DVA
India Basin Mixed-Use Project



Jonas P. Ionin

Commission Secretary

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

NAYS: None

ABSENT: Johnson

ADOPTED: August 23, 2018