



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 20260

HEARING DATE AUGUST 23, 2018

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Project Name: **General Plan Amendments: The Central Waterfront – Dogpatch Public Realm Plan**

Case Number: 2015-001821GPA [Board File No. TBD]

Initiated by: Planning Commission / Introduced June 28, 2018

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RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD ADOPT AMENDMENTS TO VARIOUS ELEMENTS OF THE SAN FRANCISCO GENERAL PLAN AND THE CENTRAL WATERFRONT AREA PLAN WITHIN THE GENERAL PLAN TO ADDRESS AND INCORPORATE THE CENTRAL WATERFRONT – DOGPATCH PUBLIC REALM PLAN; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco mandates that the Planning Department shall periodically recommend to the Board of Supervisors for approval or rejection proposed amendments to the General Plan; and

WHEREAS, The Central Waterfront Area Plan, adopted in 2008, sets forth objectives and policies that address policy level issues pertaining to land use, transportation, urban design, built form, streets and open space, housing, historic resources, community facilities and economic development; and

WHEREAS, The Central Waterfront Area plan provides a legal framework to further study and address public infrastructure needs within the Plan Area but does not specify an implementation roadmap that guides and prioritizes the investment of complete streets, parks and open spaces. Under the Central Waterfront Area Plan, the Dogpatch neighborhood has continued to grow, accommodating both new housing and neighborhood commercial services, but investment in the public realm has not kept up with the growth of the neighborhood. In order to keep up with the rapid change the neighborhood is undergoing, a clear guiding framework is needed to implement these objectives and policies, in particular for the public rights-of-way and open spaces where multiple jurisdictions overlap; and

WHEREAS, Recognizing the need for an implementation roadmap, in 2015 an interagency team made up of the Planning Department, San Francisco Municipal Transportation Agency, Public Works, SF Port, and Recreation and Park Department, was formed to kick off the Central Waterfront – Dogpatch Public Realm Plan process;

WHEREAS, The Planning Department and the interagency team led a robust public process from September 2015 to November 2017 engaging numerous community stakeholders to solicit input to develop the Central Waterfront – Dogpatch Public Realm Plan, including five public workshops, over 20 focus group meetings, and distributed four distinct online surveys; and,

WHEREAS, The Central Waterfront – Dogpatch Public Realm Plan is intended to serve as the guiding framework for the investment of complete streets, parks and open spaces within the Central Waterfront – Dogpatch Public Realm Plan Area. Future public and private projects would follow the guidance and prioritization framework set forth in the Central Waterfront – Dogpatch Public Realm Plan, which would help ensure that public realm improvements be performed in a holistic manner and with respect to the local context; and,

WHEREAS, The San Francisco Planning Department is seeking to adopt Central Waterfront – Dogpatch Public Realm Plan by reference and to amend the Central Waterfront Area Plan within the General Plan to incorporate the Central Waterfront – Dogpatch Public Realm Plan. The vision and implementation strategies in the Public Realm Plan are consistent with the existing General Plan. However, a number of amendments to various elements of the General Plan are required to further achieve the vision and goals of the Central Waterfront – Dogpatch Public Realm Plan. Proposed amendments to the General Plan are attached as Exhibit E. The City Attorney’s Office has reviewed the draft ordinance and approved it as to form; and

WHEREAS, The Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on August 23, 2018; and,

WHEREAS, on May 2, 2018 the Planning Department determined that no supplemental environmental review is required for the proposed Ordinance. The environmental effects of this plan have been adequately analyzed pursuant to the California Environmental Quality Act (“CEQA”) in the Final Environmental Impact Report (“FEIR”) previously prepared for the Eastern Neighborhoods Rezoning and Area Plans project. The Planning Department reviewed the proposed plan in accordance with CEQA Guidelines Sections 15162 and 15164. The Planning Department found that implementation of the proposed plan would not cause new significant impacts not identified in the FEIR or result in a substantial increase in the severity of previously identified significant impacts, and no new mitigation measures would be necessary to reduce significant impacts. No changes have occurred with respect to circumstances surrounding the original project that would cause significant environmental impacts to which the modified project would contribute considerably, and no new information has been put forward which shows that the modified project would cause significant environmental impacts. Based on the foregoing and in accordance with CEQA Guidelines Section 15164 and San Francisco Administrative Code Section 31.19(c)(1), the Planning Department documented the reasons that no subsequent environmental review is required for the Dogpatch Public Realm Plan and issued an Addendum to the Final Environmental Impact Report, attached as Exhibit B to this case report for reference. The Planning

Commission finds the Addendum to the EIR, under Case No. 2015-001821ENV, is adequate, accurate and objective, reflects the independent analysis and judgment of the Planning Department and the Planning Commission, and concurs with said determination; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment.

MOVED, that the Planning Commission hereby **approves** the proposed ordinance.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. In 2008, the Central Waterfront Area Plan was adopted with various other area plans comprising the Eastern Neighborhoods to address change in four of the neighborhoods most affected – the South of Market, the Mission, Showplace Square / Potrero Hill and the Central Waterfront. The Central Waterfront Area Plan contains numerous policies and objectives that call for open space and street improvements, but implementation of these policies has not kept up with the rapid change the neighborhood is undergoing.
2. The proposed amendments would adopt by reference the Central Waterfront – Dogpatch Public Realm Plan, which would serve as the guiding framework for investments in complete streets, parks and open spaces within the Central Waterfront – Dogpatch Public Realm Plan Area. Future public and private projects would follow the guidance and prioritization framework set forth in the Central Waterfront – Dogpatch Public Realm Plan. This would help ensure that public realm improvements will be done in a holistic manner and with respect to the local context and history steeped in maritime industry, industrial manufacturing, and a new creative economy of local crafts and fabrication.
3. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

Central Waterfront Area Plan

OBJECTIVE 5.1

Provide public parks and open spaces that meet the needs of residents, workers and visitors.

OBJECTIVE 5.3

Create a network of green streets that connects open spaces and improves the walkability, aesthetics, and ecological sustainability of the neighborhood.

OBJECTIVE 5.4

The open space system should both beautify the neighborhood and strengthen the environment.

The proposed Ordinance will facilitate the implementation of open space and street improvements to promote the safety, connectivity, and sustainability of the Dogpatch neighborhood.

4. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code 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 proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

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

The proposed Ordinance would not have an 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 proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or 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 resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

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

The proposed Ordinance would improve access to parks and open space, and lead to improvement of existing, and identify new, open spaces..

5. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on August 23, 2018.



Jonas P. Ionin
Commission Secretary

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

NOES: None

ABSENT: Johnson

ADOPTED: August 23, 2018