



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 20215

HEARING DATE: JUNE 21, 2018

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Case Nos.: 2014-002541GPA
Project: India Basin Mixed-Use Project
Zoning: Existing: NC-2 / M-1
40-X Height and Bulk
Proposed: NC-2 / Mixed Use General (MUG)
India Basin Special Use District
30/160 – 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: BUILD
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ADOPTING A RESOLUTION TO INITIATE AMENDMENTS TO THE BAYVIEW HUNTERS POINT AREA PLAN, THE URBAN DESIGN ELEMENT, THE COMMERCE AND INDUSTRY ELEMENT AND THE RECREATION AND OPEN SPACE ELEMENT.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides to the Planning Commission the opportunity to periodically recommend General Plan Amendments to the Board of Supervisors; and

BUILD, the Project Sponsor, is proposing the development has submitted applications to the San Francisco Planning Department (“Department”) for Environmental Review, and to enter into a Development Agreement (“DA”) in association with the proposed India Basin Mixed-Use Project (“Project”). Along with the required Environmental Review and DA, General Plan Amendments, Planning Code Text Amendments, Planning Code Map amendments, and the establishment of a Design Standards and Guidelines (“DSG”) document would be required for the implementation of the Project.

Pursuant to Planning Code Section 340(c) the Planning Commission has requested that the General Plan be amended as further described below.

Relatedly, the Board of Supervisors is scheduled to introduce legislation to amend the Planning Code (Planning Code Text and Planning Code Map amendments) by rezoning the underlying portions of the site from M-1 (Light Industrial) to MUG (Mixed-Use General), rezoning the height district from 40-X to 30/160-IB, and establishing the India Basin Special Use District ("SUD") across the 700 Innes site. The Board of Supervisors is also scheduled to introduce legislation regarding entering into a DA with the Project Sponsor.

On December 9, 2014, BUILD in partnership with the San Francisco Recreation and Parks Department ("RPD") submitted an application for joint Environmental Review for the Project. On September 14, the Department published the Draft Environmental Impact Report ("DIER"). On September 14, 2017 through October 19, 2017, the Planning Department provided the public with an opportunity to comment on the DEIR; a public hearing was held on October 19, 2017 to further provide public comment on the DIER. A hearing is tentatively scheduled for July 26, 2018 for Final EIR certification and CEQA findings adoption.

The Project site is located on roughly 24 acres of undeveloped land at 700 Innes Avenue, which is located immediately northeast of the Hunters Point Shipyard. The site is within the Bayview Hunters Point Area Plan; most of the site is currently designated for industrial development with site's few parcels along Innes Avenue designated for mixed-use development.

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 proposal would also feature newly created public streets, pedestrian paths, cycle track, and the continuation of the Bay Trail. Buildings on the site are proposed to range from 30 feet to 160 feet in height that would step with the site's terrain down to the water.

The site is referenced in the General Plan as being designated for industrial use with a height limit of 40-feet. As such, the Project could not be constructed under the current provisions of the General Plan.

The subject General Plan Amendments would (1) remove Policy 1.6 and Figure 6 and amend Figure 3 of the Bayview Hunters Point Area Plan, which currently identifies the subject site for industrial use; (2) amend Urban Design Element Map 4 by establishing maximum heights consistent with the proposal; (3) amend Commerce and Industry Element Map 3 by removing the land use industrial designation; and (4) and amend the Recreation and Open Space Element Policy 2.4 by removing the reference to the India Basin Shoreline Plan, which was previously proposed but not adopted.

Planning Code Section 101.1(b) establishes eight priority policies and is a basis by which differences between competing policies in the General Plan are resolved. An initial analysis for consistency with the priority findings has determined that the Project meets the findings in that it supports new neighborhood serving retail and opportunities for local businesses without unduly competing with existing retail clusters; that it provides significant new housing opportunities, in a context that will better connect and relate to the surrounding neighborhood; that it calls for the development of a robust pedestrian network to encourage travel by foot; that it provides for new construction job opportunities and some permanent job opportunities without displacing existing industries, and that it calls for establishment of a new green pedestrian and open space network. Analysis for consistency for the eight priority policies will be included in all final actions for the proposed General Plan Amendments.

An initial analysis of applicable General Plan objectives and policies has determined that the proposed General Plan, Planning Code, and Zoning Map amendments are, on balance, consistent with

the General Plan as it is proposed to be amended. The proposed actions offer a compelling articulation and implementation of many of the concept outlined in the General Plan, especially the Housing, Urban Design, and Recreation and Open Space Elements. A final analysis for consistency with the General Plan will be included in the final actions for the General Plan Amendments.

A draft ordinance, **attached hereto as Exhibit A**, would remove Policy 1.6 and Figure 6 of the Bayview Hunters Point Area Plan, amend Map 4 of the Urban Design Element, amend Map 3 of the Commerce and Industry Element, and amend Policy 2.4 of the Recreation and Open Space Element.

NOW, THEREFORE BE IT RESOLVED, That pursuant to Planning Code Section 340, the Planning Commission Adopts a Resolution to Initiate amendments to the General Plan.

AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced General Plan amendments contained in the draft ordinance, approved as to form by the City Attorney in **Exhibit A**, to be considered at a publicly noticed hearing on or after July 26, 2018.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on June 21, 2018.



Jonas P. Ionin
Commission Secretary

AYES: Melgar, Johnson, Koppel, Moore, Richards

NOES: None

ABSENT: Hillis, Fong

ADOPTED: June 21, 2018