

1 [General Plan - India Basin Mixed-Use Project]

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3 **Ordinance amending the General Plan to revise the Bayview Hunters Point Area Plan,**
4 **and the Urban Design, Commerce and Industry, and Recreation and Open Space**
5 **Elements, to reflect the India Basin Mixed-Use Project; adopting findings under the**
6 **California Environmental Quality Act; and making findings under Planning Code,**
7 **Section 340, and findings of consistency with the General Plan, and the eight priority**
8 **policies of Planning Code, Section 101.1.**

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NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
10 **Additions to Codes** are in *single-underline italics Times New Roman font*.
11 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
12 **Board amendment additions** are in double-underlined Arial font.
13 **Board amendment deletions** are in ~~strikethrough Arial font~~.
14 **Asterisks (* * * *)** indicate the omission of unchanged Code
15 subsections or parts of tables.

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14 Be it ordained by the People of the City and County of San Francisco:

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16 Section 1. Environmental and Planning Code Findings.

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17 (a) California Environmental Quality Act.

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(1) At its hearing on July 26, 2018, and prior to recommending the proposed

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General Plan Amendments for approval, by Motion No. 20247, the Planning Commission

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certified a Final Environmental Impact Report (FEIR) for the India Basin Mixed-Use District

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Project (Project) pursuant to the California Environmental Quality Act (CEQA) (California

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Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 Cal. Code Reg.

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Section 15000 et seq.), and Chapter 31 of the Administrative Code. A copy of said Motion is

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on file with the Clerk of the Board of Supervisors in File No. 180816, and is incorporated

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herein by reference. In accordance with the actions contemplated herein, this Board has

1 reviewed the FEIR, concurs with its conclusions, affirms the Planning Commission's
2 certification of the FEIR, and finds that the actions contemplated herein are within the scope
3 of the Project described and analyzed in the FEIR.

4 (2) In approving the Project at its hearing on July 26, 2018, by Resolution No.
5 20248, the Planning Commission also adopted findings under CEQA, including a statement of
6 overriding consideration, and a Mitigation Monitoring and Reporting Program (MMRP). The
7 Planning Department issued a memorandum dated October 10, 2018 to address certain
8 revisions to air quality mitigation measures for the Project. Specifically, the October 10, 2018
9 memorandum recommended amending Mitigation Measures M- AQ- 1a: Minimize Off- Road
10 Construction Equipment Emissions and M- AQ- 1e: Implement Best Available Control
11 Technology for Operational Diesel Generators, to require diesel powered equipment to use
12 renewable diesel to the extent feasible. A copy Copies of said Motion, and MMRP and
13 memorandum are on file with the Clerk of the Board of Supervisors in File No. 180681, and is
14 are incorporated herein by reference. The Board hereby adopts and incorporates by reference
15 as though fully set forth herein the Planning Commission's CEQA approval findings, including
16 the statement of overriding considerations. The Board also adopts and incorporates by
17 reference as though fully set forth herein the Project's MMRP, dated July 2018 and on file with
18 the Clerk of the Board in File No.180681, as revised by the October 10, 2018 memorandum.

19 (b) Planning Code Findings.

20 (1) Under San Francisco Charter Section 4.105 and Planning Code Section
21 340, any amendments to the General Plan shall first be considered by the Planning
22 Commission and thereafter recommended for approval or rejection by the Board of
23 Supervisors. On June 21, 2018, by Resolution No. 20215, the Commission conducted a duly
24 noticed public hearing on the General Plan Amendments pursuant to Planning Code Section
25 340, and found that the public necessity, convenience and general welfare required the

1 proposed General Plan Amendments, adopted General Plan Amendments, and
2 recommended them for approval to the Board of Supervisors. A copy of the Planning
3 Commission Resolution No. 20215, is on file with the Clerk of the Board of Supervisors in File.
4 No. 180816, and incorporated by reference herein.

5 (2) On August 23, 2018, the Planning Commission, in Resolution No. 20261,
6 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
7 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
8 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
9 the Board of Supervisors in File No. 180816, and is incorporated herein by reference.

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11 Section 2. The General Plan is hereby amended by revising the Bayview Hunters
12 Point Area Plan, as follows:

13 Figure 3, "Land Use Map," revise by changing the land use designation from "Light
14 Industrial" to "Mixed Use" for the India Basin site.

15 Delete Policy 1.6:

16 *POLICY 1.6*

17 *Encourage development of a healthy mix of residential, retail, open space, and small trade*
18 *shops along Innes Avenue to buffer the India Basin industrial area from the Hunters Point residential*
19 *community.*

20 *The stretch of Innes Avenue leading up to the northern point of entry of the Hunters Point*
21 *Shipyards serves as a buffer between the heavy industrial uses in India Basin and the residential uses on*
22 *Hunters Point Hill. This area is undergoing modest private revitalization with a potential interesting*
23 *mix of uses taking place. The base of the area, at the corner of Hawes and Innes Avenues, is the site for*
24 *Our Lady of the Lourdes, the oldest Catholic church in the district. Several single-family homes are*
25 *also located in the vicinity. Innes Avenue leading up to the shipyard was changed from CM to NC-2 on*

1 ~~the northern side of the street as a result of rezoning actions taken after the 1995 update of this Plan.~~
2 ~~Additionally, an RH-1 district on the southern side of Innes Avenue was rezoned to RH-1(S), which~~
3 ~~accommodates the development of one accessory dwelling unit per lot. Directly north of Innes Avenue,~~
4 ~~an industrial park is proposed. If developed, it would be bordered by open space lands acquired by the~~
5 ~~Recreation and Park Department that will provide direct public access to the India Basin shoreline.~~
6 ~~This healthy co-mingling of diverse residential, light industrial, small retail, and heavy commercial~~
7 ~~uses with natural-oriented open space areas should continue to be encouraged.~~

8 Delete Figure 6, "Innes Avenue Buffer Zone."

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10 Section 3. The General Plan is hereby amended by revising the Urban Design
11 Element, as follows:

12 Map 4 – Urban Design Guidelines for Height of Buildings, add new shading on India
13 Basin site and add new height range to legend that indicates 30-160 feet.

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15 Section 4. The General Plan is hereby amended by revising the Commerce and
16 Industry Element, as follows:

17 Map 1 – Generalized Commercial and Industrial Land Use Plan, remove Light Industry
18 designation from India Basin site.

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20 Section 5. The General Plan is hereby amended by revising the Recreation and Open
21 Space Element, as follows:

22 POLICY 2.4
23 Support the development of signature public open spaces along the shoreline.

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25 Southeastern Waterfront

1 The recent development of Mission Bay, the passage of the Eastern Neighborhoods
2 plans (Mission, East SoMa, and Showplace Square/Potrero Hill, and Central Waterfront Area
3 Plans), ~~the India Basin Shoreline Plan~~ and the proposed Candlestick Point and Hunters Point
4 Shipyard developments will bring growth, which will require increased access and open
5 spaces throughout the Southeast. Most of these plans are accompanied by specific open
6 space strategies for parkland along the waterfront, where active water-oriented uses such as
7 shoreline fishing, swimming, and boating should be promoted.

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10 Section 6. Effective Date. This ordinance shall become effective 30 days after
11 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
12 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
13 of Supervisors overrides the Mayor’s veto of the ordinance.

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15 Section 7. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
16 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
17 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
18 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
19 additions, and Board amendment deletions in accordance with the “Note” that appears under

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1 the official title of the ordinance.

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3 APPROVED AS TO FORM:
4 DENNIS J. HERRERA, City Attorney

5 By: _____
6 ANDREA RUIZ-ESQUIDE
7 Deputy City Attorney

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