



SAN FRANCISCO PLANNING DEPARTMENT

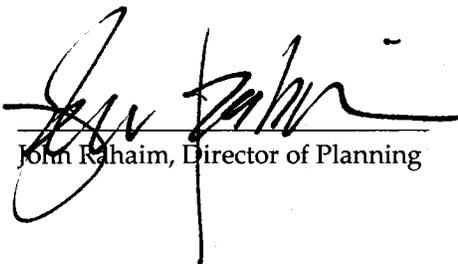
MEMO

General Plan Referral

Date: January 30, 2019
Case No. 2013.0208GPR
Seawall Lot 337
Block/ Lot No: 8719/006
Project Sponsors: Port of San Francisco
Pier 1 The Embarcadero
San Francisco, CA 94111
Applicant: Same as Above
Staff Contact: Mat Snyder - (415) 575-6891
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Recommendation: Finding the project, on balance, is in conformity with the General Plan

Recommended
By:


John Kahaim, Director of Planning

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The Planning Department is in receipt of your General Plan Referral Application (Case No. 2013.0208GPR). The application is for various vacation requests as described below:

The vacation request ("Subject Project") includes the area known as Seawall Lot 337, a portion of Terry A. Francois Boulevard fronting along Seawall Lot 337 and vacation of public utility easements reserved pursuant to Ordinance No. 271-95, Document No. 5837202 of the Official Records of the City and County of San Francisco ("Official Records"), a public utility easement reserved pursuant to Ordinance No. 323-98, Document No. 99-G622153 of Official Records, and a public utility easement described in the Quitclaim of Easement recorded as Document No. 99-G622162 of Official Records (collectively, the "vacation").

The request is necessary to establish as a matter of title that there are no residual rights of the public to use these portions of the Project site as public rights-of-way. The site does not include any formally dedicated and accepted public rights-of-way; however, the site's proximity to San Francisco Bay, coupled with certain historic uses of portions of the property, make the vacation the prudent course of action. In addition, the vacation will address certain public utility easements that are inconsistent with the planned use of the site and are no longer necessary.

The Subject Project described above would further the Mission Rock Mixed Use Project ("Master Project"). The Master Project is a mixed use residential and commercial projects that includes the development of an existing surface parking lot and the rehabilitation of Pier 48; it includes a significant amount of park and open space and other public amenities. The Master Project will create a new waterfront neighborhood to serve Mission Bay and the Central Waterfront, inviting diverse public use and access to the San Francisco Bay by creating lively streets and parks and a unique space for living and working. The Master Project will also preserve and restore Pier 48 to retain an authentic waterfront atmosphere. The Master Project was unanimously approved by the Planning Commission ("Commission") and San Francisco Board of Supervisors ("Board") on October 5, 2017 and February 13, 2018, respectively (Planning Code Record No. 2013.0208ENV/PCA/DVA/CWP).

Board actions included approval of a Development Agreement (Ordinance No. 33-18), a Disposition and Development Agreement (Resolution No. 42-18), an Interagency Cooperation Agreement (Resolution No. 44-18), establishment of a new Special Use District (Ordinance No. 31-18), and certification of the project's Environmental Impact Report (Resolution No. 36-18).

ENVIRONMENTAL REVIEW

On October 5, 2017, the Planning Commission took the following actions regarding the Master Project:

- Certified the Final Environmental Impact Report (Motion No. 20017)
- Adopted CEQA Finding including a statement of overriding considerations (Motion No. 20018)

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Subject Project is necessary to implement the Master Project, for which the Planning Commission found to be consistent with the General Plan and the Eight Priority Findings of Planning Code Section 101.1 as described in Planning Commission Resolution 20219 (attached) and with the CEQA related actions outlined above.

Therefore, The Subject Project is, on balance, consistent with the General Plan and Planning Code Section 101.1.

Attachments:

Planning Commission Resolution 20219