

File No. 190654 Committee Item No. 6
 Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date July 8, 2019

Board of Supervisors Meeting Date _____

Cmte Board

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OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | PUC Reso No. 19-0100 052819 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | PW Order No. 201299 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | PW SUR Map 2019-002 060319 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | PLN GPR 013019 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | PC Reso No. 20019 101517 |
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Completed by: Erica Major Date July 3, 2019
 Completed by: Erica Major Date _____

[Street and Public Service Easement Vacation Order - Mission Rock Project]

Ordinance ordering the street vacation of the entirety of Seawall Lot 337 (located east of Third Street between China Basin Channel and Mission Rock Street, including China Basin Park) and portions of Terry A. Francois Boulevard along with public service easements in connection with the Mission Rock Project; reserving various temporary rights in favor of the City and PG&E, subject to conditions specified in this Ordinance; authorizing official acts in connection with this Ordinance, as defined herein; adopting findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

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

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

Section 1. Findings.

(a) California Streets and Highways Code Sections 8300 et seq., and San Francisco Public Works Code Section 787(a) set forth the procedures that the City and County of San Francisco (the "City") follows to vacate public streets and public service easements.

(b) On _____, 2019, the City adopted Resolution No. _____ (the "Resolution of Intention"), declaring the intention of the Board of Supervisors to vacate (1) the entirety of

1 Seawall Lot 337 (located east of Third Street between China Basin Channel and Mission Rock
2 Street, including China Basin Park); (2) portions of Terry A. Francois Boulevard adjacent to
3 Seawall Lot 337; and (3) public service easements located on Seawall Lot 337 and portions of
4 Terry A. Francois Boulevard adjacent to Seawall 337 (collectively, the "Vacation Area"). A
5 copy of said Resolution is on file with the Clerk of the Board in File No. 190652, and is
6 incorporated here by reference.

7 (c) The Vacation Area is shown in Public Works ("PW") SUR Map No. 2019-002,
8 sheets 1 through 3. Copies of said maps are on file with the Clerk of the Board in File No.
9 190654 and are incorporated herein by reference.

10 (d) The Clerk of the Board of Supervisors did transmit to the Director of Public
11 Works (the "Director") a certified copy of the Resolution of Intention, and the Director did
12 cause notice of adoption of such resolution to be posted in the manner required by law as
13 demonstrated by the affidavit of posting on file with the Clerk of the Board in File No. 190654.

14 (e) When such matter was considered as scheduled by the Board of Supervisors at
15 its regular meeting in the Legislative Chambers of City Hall, San Francisco, as specified in the
16 Resolution of Intention, on September 3, at 3:00 p.m., the Board of Supervisors heard public
17 testimony about the vacation of the Vacation Area.

18 (f) The vacation of the Vacation Area is necessary to implement the Mission Rock
19 mixed-use development project ("Project"), pursuant to the Development Agreement between
20 the City and Seawall Lot 337 Associates, LLC, approved by the City with the enactment of
21 Ordinance No. 33-18 on March 6, 2018, and the Disposition and Development Agreement
22 between the City, by and through the San Francisco Port Commission ("Port"), and Seawall
23 Lot 337 Associates, LLC, approved by the City on February 23, 2018 by Resolution No. 42-
24 18.
25

1 (g) On May 28, 2019, by SFPUC Resolution No. 19-0100, the San Francisco Public
2 Utilities Commission determined the City's interest in any easements located in the Vacation
3 Area to be excess. A copy of said Resolution is on file with the Clerk of the Board in File No.
4 190654, and incorporated herein by reference.

5 (h) This vacation does not limit the Port's ability, as the property owner, to allow
6 public access to Pier 48, Pier 50, or the waterfront, prior to the dedication and acceptance of
7 future Terry Francois Boulevard, which will establish permanent rights of public access
8 consistent with the future alignment of Terry Francois Boulevard.

9 (i) The Director prepared PW's Order No. 201299, dated June 4, 2019, (PW
10 "Order") regarding the vacations and other actions contemplated herein. In the PW Order, the
11 Director found that: (1) the City, acting through the Port, owns all of the property in and
12 adjacent to the Vacation Area; (2) the Port has consented to the proposed vacations; (3) the
13 proposed street vacations do not deprive any private landowner of access to the built public
14 street grid; (4) the Vacation Area is currently no longer necessary for the City's present or
15 prospective public street and sidewalk purposes; (5) due to public convenience and necessity,
16 the public service easements and the in-place public utilities located within the public service
17 easements are no longer necessary for public purposes, and therefore, the public service
18 easements should be vacated, subject to the reservation of certain temporary rights set forth
19 in this ordinance; and (6) in accordance with California Streets and Highways Code Sections
20 892 and 8314, the rights-of-way and parts thereof proposed for vacation are currently no
21 longer useful as a non-motorized transportation facility, as defined in Streets and Highways
22 Code Section 887. A copy of the PW Order No. 201299, is on file with the Clerk of the Board
23 in File No. 190654, and incorporated herein by reference.

24 (j) The Director also determined that the public interest, convenience, and
25 necessity require that the City reserve from the vacation of the Vacation Area rights for City

1 utilities located in, upon, or over the areas identified as CITY-1 and CITY-2 (each an "Existing
2 City Facility") in PW SUR Map. No. 2019-002, to the extent necessary to maintain, operate,
3 repair, and remove lines of pipe, conduits, cables, wires, poles, and other convenient
4 structures, equipment and fixtures for the operation of City utilities. The Director
5 recommended that such rights should terminate, in whole or in part, upon the earliest of the
6 following, as applied to each Existing City Facility: (1) the City's acceptance of a new
7 dedicated public street (or streets) in the same location in which such Existing City Facilities
8 are located, or (2) the Director's determination that the area being served by the Existing City
9 Facility no longer requires such service.

10 (k) The Director further determined that the public interest, convenience, and
11 necessity require that the City reserve from the vacation of the Vacation Area temporary non-
12 exclusive rights in favor of PG&E for certain in-place, and functioning, electric and gas
13 facilities, located in, upon, or over the areas identified as PG&E-1, PG&E-2, PG&E-3, PG&E-
14 4, PG&E-5, PG&E-6, and PG&E-7 (each an "Existing PG&E Facility") on PW SUR Map No.
15 2019-002, to the extent necessary to maintain, operate, repair, and remove existing lines of
16 pipe, conduits, cables, wires, poles, and other convenient structures, equipment, and fixtures
17 for the operation of the Existing PG&E Facilities. The Director recommended that such rights
18 should terminate, in whole or in part, upon the earliest of the following, as applied to each
19 individual Existing PG&E Facility: (1) the City's acceptance of a new dedicated public street
20 (or streets) in the same location in which such Existing PG&E Facility is located, or (2) the
21 determination by the Director, in consultation with the Port, that the area served by an Existing
22 PG&E Facility no longer requires such service and either (A) PG&E has removed or
23 abandoned the relevant Existing PG&E Facility or (B) following a request to terminate service,
24 PG&E has failed to remove or abandon said facilities within 90 days of a written request from
25 the Director.

1 (l) Based on the findings in the PW Order, the Director recommended that the
2 Board of Supervisors adopt the legislation to vacate the Vacation Area as shown on SUR Map
3 No. 2019-002. The Board of Supervisors adopts as its own, the recommendations of the
4 Director in PW Order No 201299, concerning the vacation of the Vacation Area, reservation of
5 temporary rights for public utilities, and other actions in furtherance thereof.

6 (m) On October 5, 2017, the Planning Commission, by Motion No. 20017, certified
7 the Final Environmental Impact Report ("Final EIR") for the Mission Rock Project as being
8 accurate, complete, and in compliance with the California Environmental Quality Act
9 (California Public Resources Code Sections 21000 et seq.), the CEQA Guidelines, and
10 Chapter 31 of the Administrative Code. At the same hearing, the Planning Commission, by
11 Resolution No. 20018, adopted findings with respect to the approval of the Project ("CEQA
12 Findings"). These CEQA Findings include the rejection of alternatives, a statement of
13 overriding considerations, and a mitigation monitoring and reporting program among other
14 administrative record documents.

15 (n) The Board of Supervisors in Resolution No. 36-18, adopted by the City on
16 February 23, 2018, adopted these CEQA Findings as its own. Copies of said motion,
17 resolutions, and ordinance are on file with the Clerk of the Board of Supervisors in File No.
18 171286, and are incorporated herein by reference.

19 (o) The Board of Supervisors further finds: (1) the actions proposed for approval
20 under this ordinance were contemplated as part of the Final EIR and present no substantial
21 changes to the Project that will require major revisions in the Final EIR due to the involvement
22 of new significant environmental effects or a substantial increase in the severity of previously
23 identified significant effects; (2) the actions proposed for approval under this ordinance
24 present no substantial changes with respect to the circumstances under which the Project
25 was approved that will require major revisions to the Final EIR due to the involvement of new

1 significant environmental effects or a substantial increase in the severity of previously
2 identified significant effects; (3) no new information of substantial importance, which was not
3 known and could not have been known in the exercise of reasonable diligence at the time the
4 Final EIR was certified, has become available which indicates that: (A) the Project will have
5 significant effects not discussed in the Final EIR, (B) significant environmental effects will be
6 substantially more severe than shown in the Final EIR, (C) mitigation measures or alternatives
7 found not to be feasible would in fact be feasible, and would substantially reduce one or more
8 significant effects of the Project, or (D) mitigation measures or alternatives which are
9 considerably different from those in the Final EIR would substantially reduce one or more
10 significant effects on the environment.

11 (p) As a consequence of the above findings, the Board of Supervisors relies on the
12 CEQA Findings adopted in Resolution No. 36-18 for purposes of the actions in this ordinance.

13 (q) In a letter dated January 30, 2019, the City Planning Department determined
14 that the proposed vacation and other actions contemplated herein are consistent with the
15 General Plan and with the Eight Priority Policies of City Planning Code Section 101.1. A copy
16 of said letter is on file with the Clerk of the Board in File No. 190654, and is incorporated by
17 reference herein. The Board of Supervisors adopts as its own the consistency findings in the
18 letter.

19
20 Section 2. Ordering Street and Public Service Easement Vacation.

21 (a) The Board of Supervisors approves the recommendations and findings in PW
22 Order No. 201299 and hereby vacates the Vacation Area, as shown on PW SUR Map No.
23 2019-002, pursuant to California Streets and Highways Code Sections 8300 et seq. and
24 Public Works Code Section 787(a), and upon satisfaction of the terms, conditions, and
25 reservations as set forth in this ordinance.

1 (b) The Board of Supervisors finds that the Vacation Area is unnecessary for
2 present or prospective public use, subject to the conditions described in this ordinance.

3 (c) The public interest, convenience, and necessity require that the vacation be
4 done as declared in this ordinance.

5 (d) On recordation of this ordinance, the vacation shall be effective without any
6 further action by the Board. No quitclaim deeds are required to effectuate the vacation.

7
8 Section 3. Reservation of Temporary Rights for Public Utilities.

9 (a) The vacation of the Vacation Area is subject to the reservation of temporary
10 rights for the Existing City Facilities located in, upon, or over the areas identified as CITY-1
11 and CITY-2 in PW SUR Map. No. 2019-002, to the extent necessary to maintain, operate,
12 repair, and remove existing lines of pipe, conduits, cables, wires, poles, and other convenient
13 structures, equipment, and fixtures for the operation of existing City utilities. These temporary
14 rights shall terminate, in whole or in part, upon the earliest of the following, as applied to each
15 Existing City Facility: (1) the City's acceptance of a new dedicated public street (or streets) in
16 place of any of the property in which such Existing City Facilities are located or (2) the
17 Director's determination that the area being served by the Existing City Facilities no longer
18 requires such service. Upon the Port (or other fee title holder) demonstrating that one of the
19 aforementioned conditions has been satisfied, the City shall record a notice against the
20 subject property stating that the temporary right has terminated, in whole or in part, as
21 applicable.

22 (b) The vacation of the Vacation Area is subject to the additional reservation of
23 temporary non-exclusive rights for the Existing PG&E Facilities located in, upon, or over the
24 areas identified as PGE-1 through PGE-7 on SUR Map No. 2019-002, to the extent necessary
25 to maintain, operate, repair, and remove existing lines of pipe, conduits, cables, wires, poles,

1 and other convenient structures, equipment and fixtures for the operation of the Existing
2 PG&E Facilities. These temporary rights shall terminate, in whole or in part, upon the earliest
3 of the following as applied to each individual Existing PG&E Facility: (1) the City's acceptance
4 of a new dedicated public street (or streets) in the same location in which such Existing PG&E
5 Facilities are located, or (2) the determination by the Director, in consultation with the Port,
6 that the area served by the Existing PG&E Facility no longer requires such service and either
7 (A) PG&E has removed or abandoned the relevant Existing PG&E Facility or (B) following a
8 request to terminate service, PG&E has failed to remove or abandon said facilities within 90
9 days of a written request from the Director. Upon the Port (or other fee title holder)
10 demonstrating that one of the aforementioned conditions has been satisfied, the City shall
11 record a notice of termination against the subject property stating that the temporary right has
12 terminated, in whole or in part, as applicable.

13 (c) Except as specifically provided in this ordinance, no easements or other rights
14 are reserved for any public utility facilities that are in place in the Vacation Area and any rights
15 based upon any such public utility facilities shall be extinguished upon the effectiveness of the
16 vacation hereunder.

17
18 Section 4. Official Acts in Connection with the Ordinance.

19 (a) The Board of Supervisor authorizes the Clerk of the Board, the Port Executive
20 Director, the Director of the Real Estate Division, the County Surveyor, the General Manager
21 of the Public Utilities Commission and the Director of Public Works to take any and all actions
22 which they or the City Attorney may deem necessary or advisable to effectuate the purpose
23 and intent of this ordinance, including, without limitation, the filing of this ordinance in the
24 Official Records of the City and County of San Francisco, confirmation of the satisfaction of
25 the conditions to the effectiveness of the vacation of the Vacation Area, and execution and

1 delivery of any evidence of the same, which shall be conclusive as to the satisfaction of the
2 conditions.

3
4 Section 5. Effective Date. This ordinance shall become effective 30 days after
5 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
6 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
7 of Supervisors overrides the Mayor's veto of the ordinance.

8
9 APPROVED AS TO FORM:

10 DENNIS J. HERRERA, City Attorney

11
12 By:


13 AUSTIN M. YANG
14 Deputy City Attorney

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LEGISLATIVE DIGEST

[Street and Public Service Easement Vacation Order - Mission Rock Project]

Ordinance ordering the street vacation of the entirety of Seawall Lot 337 (located east of Third Street between China Basin Channel and Mission Rock Street, including China Basin Park) and portions of Terry A. Francois Boulevard along with public service easements in connection with the Mission Rock Project; reserving various temporary rights in favor of the City and PG&E, subject to conditions specified in this Ordinance; authorizing official acts in connection with this Ordinance, as defined herein; adopting findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

California Streets and Highways Code sections 8300 et seq. and Public Works Code section 787(a) govern the process for the vacation of City streets and public service easements.

Amendments to Current Law

The proposed ordinance ("Ordinance") implements the prior Board approvals by eliminating or "vacating" possible public right of way status from the site along with public service easements. The Ordinance includes provisions to ensure that there are no interruptions of utility service as part of the development process, including when the San Francisco Public Utilities Commission becomes the electric service provider in lieu of PG&E.

Approval and recordation of the Ordinance will allow the Port and the Project applicant to process final subdivision maps, which are a predicate to redeveloping the site. New public streets will be established as part of the subdivision and development process along with new public utility infrastructure.

Background Information

The Board of Supervisors approved a series of entitlements for the Seawall Lot 337 and Pier 48 Mixed Use Project ("Project") in 2018, including, but not limited to, the approval of a Development Agreement and a Disposition and Development Agreement, the adoption of the Mission Rock Special Use District (Planning Code Section 249.80) and the certification of the Final Environmental Impact Report for the Seawall Lot 337 and Pier 48 Mixed-Use Project. The Project site is comprised of Port-owned property that is currently used for a combination of surface parking and limited industrial and commercial uses. Prior Board approvals contemplate the conversion of the site into a new mixed-use community including 1,950 homes (40% of which will be below market rate units), approximately 8 acres of parks and open space, and new commercial uses.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

General Plan Referral

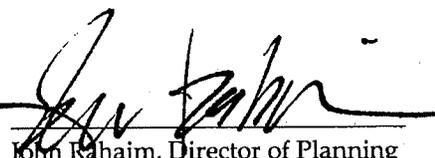
Date: January 30, 2019
Case No. 2013.0208GPR
Seawall Lot 337
Block/ Lot No: 8719/006
Project Sponsors: Port of San Francisco
Pier 1 The Embarcadero
San Francisco, CA 94111

Applicant: Same as Above

Staff Contact: Mat Snyder - (415) 575-6891
mathew.snyder@sfgov.org

Recommendation: Finding the project, on balance, is in conformity with the General Plan

Recommended
By:


John Rahaim, Director of Planning

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

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.

Seawall Lot 337

Case No. 2013.0208GPR

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



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 20019

HEARING DATE: OCTOBER 5, 2017

Case No.: **2013.0208 ENV/PCA/MAP/DVA**
Project Name: **Mission Rock (aka Seawall Lot 337 / Pier 48)**
Existing Zoning: **Mission Bay Open Space (MB-OS); M-2 (Heavy Industrial) Zoning District; Mission Rock Height and Bulk District**
Block/Lot: **8719/ 006; 9900/048**
Proposed Zoning: **Mission Mixed-Use Zoning District / Mission Rock Special Use District; Mission Rock Height and Bulk District**
Project Sponsor: **Port of San Francisco and SWL 337 Associates, LLC**
Staff Contact: **Mat Snyder – (415) 575-6891**
mathew.snyder@sfgov.org

1650 Mission St.
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Information:
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RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE AMENDMENTS TO THE PLANNING CODE TO ESTABLISH THE MISSION ROCK MIXED-USE DISTRICT, THE MISSION ROCK SPECIAL USE DISTRICT, ALONG WITH OTHER RELATED MINOR CHANGES TO ARTICLE 2 AND ARTICLE 9 OF THE PLANNING CODE; AND BY AMENDING ZONING MAP ZN 08 BY DESIGNATING ASSESSOR'S BLOCK AND LOT: 8719/ 006 AND 9900/-48 AS PART OF THE MISSION ROCK MIXED-USE DISTRICT AND BY AMENDING SPECIAL USE DISTRICT MAP SD 08 BY DESIGNATING ASSESSOR'S BLOCK AND LOTS: 8719/ 006 AND 9900/048 AS PART OF THE MISSION ROCK SPECIAL USE DISTRICT; ADOPT FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1 AND FINDINGS UNDER PLANNING CODE SECTION 302, AND INCORPORATING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, on September 5, 2017, Mayor Edwin Lee and Supervisor Jane Kim introduced an ordinance (Board File 170940) for Planning Code Text Amendments to establish the Mission Rock Mixed-Use District and the Mission Rock Special Use District (herein "SUD"), and for Planning Code Map Amendments by amending Zoning Map ZN08 by designating Assessor's Block and Lot: 8719/006 as part of the Mission Rock Mixed-Use District and by amending Special Use District Map SD08 by designating assessor's block and lots: 8719/ 006 and 9900/048 to the Mission Rock SUD.

WHEREAS, pursuant to Planning Code Section 302(b), on September 5, 2017, the San Francisco Board of Supervisors initiated these Planning Code Text and Map Amendments.

WHEREAS, these Planning Code Text and Map Amendments would enable the Project. The Project includes new market-rate and affordable residential uses, commercial uses, retail, light industrial uses, parking, shoreline improvements, infrastructure development and street improvements, and public open space. Depending on the uses proposed, the Project would include approximately 1.1. to 1.6 million gross square feet (gsf) of residential uses (estimated as between 1,000 to 1,600 residential units) (of which 40% will be below market rate), approximately 972,000 to 1.4 million gsf of commercial-office uses, and a maximum of approximately 245,000 gsf of retail uses. The Project also includes construction of transportation and circulation improvements, new and upgraded utilities and infrastructure, geotechnical

and shoreline improvements, up to 3,000 off-street parking spaces in one or two new garages and 100 spaces elsewhere throughout the site. The Project is more comprehensively described in the Seawall Lot 337 and Pier 48 Mixed-Use Project Draft EIR.

WHEREAS, the Project would construct new buildings that would range in height from 90 to 240 feet, as is consistent with Proposition D which was passed by the voters of San Francisco in November 2015.

WHEREAS, these Planning Code Text Amendments would establish the Mission Rock Mixed Use District and Mission Rock SUD, which would outline the land use controls for the Project site.

WHEREAS, these Planning Code Map Amendments would designate the newly created Mission Rock Mixed-Use District and the Mission Rock Special Use District to the Project Site; the newly created SUD outline the land use controls for the Project site.

WHEREAS, this Resolution approving these Planning Code Text and Map Amendments is a companion to other legislative approvals relating to the Project, including approval of the Mission Rock Design Controls document, and recommendation for approval of the Development Agreement.

WHEREAS, as part of the implementation of the Project, the Office of Community Investment and Infrastructure (OCII) will consider removing certain property identified as Mission Bay Parcel P20 (a 0.3-acre, approximately 20-foot-wide strip of land adjacent to the south side of Seawall Lot 337, along the north side of Mission Rock Street) from the Mission Bay South Redevelopment Plan, and such removal would be part of the Project implementation as described in the Development Agreement. Parcel P20 is currently subject to the Mission Bay South Redevelopment Plan and is designated in that plan as a small open-space buffer. When it adopted AB 2797, the state legislature recognized the need to remove P20 from the Redevelopment Plan, on the basis that "the revitalization of Seawall Lot 337 . . . is of particular importance to the state." As such, AB 2797 calls for the amendment of the Redevelopment Plan to remove P20 without State-level review under Health & Safety Code Sections 34163(c)-(f) and 34164(a) and (b).

WHEREAS, on October 5, 2017, the Planning Commission reviewed and considered the Final EIR for the Mission Rock 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. 20017.

WHEREAS, on October 5, the Commission by Motion No. 20018 approved CEQA Findings, including adoption of a Mitigation Monitoring and Reporting Program (MMRP), under Case No. 2013.0208ENV, for approval of the Project, which findings and MMRP are incorporated by reference as though fully set forth herein.

WHEREAS, on October 5, 2017, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the proposed Planning Code Text and Map Amendments and has considered the information included in the File for these Amendments, the staff reports and presentations, public testimony and written comments, as well as the information provided about the Project from other City departments.

WHEREAS, a draft ordinance, substantially in the form attached hereto as Exhibit A, approved as to form, including those minor changes to Exhibit A as provided by staff on September 28, 2017, would

establish the Mission Rock Mixed Use District, Mission Rock SUD, and make other related Planning Code Text and Map amendments.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission hereby finds that the Planning Code Text Amendments and Zoning Map Amendments promote the public welfare, convenience and necessity for the following reasons:

1. The Amendments would help implement the Mission Rock Mixed-Use Project development, thereby evolving currently under-utilized surface parking lot for needed housing, commercial space, and parks and open space.
2. The Amendments would help implement the Mission Rock Mixed-Use Project, which in turn will provide employment opportunities for local residents during construction and post-occupancy, as well as community facilities and parks for new and existing residents.
3. The Amendments would help implement the Mission Rock Mixed-Use Project by enabling the creation of a mixed-use and sustainable neighborhood, with fully rebuilt infrastructure. The new neighborhood would improve the site's multi-modal connectivity to and integration with the surrounding City fabric, and connect existing neighborhoods to the City's waterfront.
4. The Amendments would enable the construction of a new vibrant, safe, and connected neighborhood, including new parks and open spaces. The Amendments would help ensure a vibrant neighborhood with active streets and open spaces, high quality and well-designed buildings, and thoughtful relationships between buildings and the public realm, including the waterfront.
5. The Amendments would enable construction of new housing, including new on-site affordable housing, and new retail and manufacturing uses. These new uses would create a new mixed-use neighborhood that would strengthen and complement nearby neighborhoods.
6. The Amendments would facilitate the preservation and rehabilitation of Pier 48 - an important historic resource listed in the National Register of Historic Places.

AND BE IT FURTHER RESOLVED, that the Planning Commission finds the Planning Code Text and Map Amendments are in general conformity with the General Plan and Planning Code Section 101.1 as set forth below.

AND BE IT FURTHER RESOLVED, that the Planning Commission finds the Project and its approvals associated therein, including the amendment to the Mission Bay South Redevelopment Plan to remove Parcel P20 from that Plan, all as more particularly described in Exhibits B and C to the Development Agreement on file with the Planning Department in Case No. 2013.0208DVA, are on balance consistent with the Objectives and Policies of the General Plan, as described herein as follows:

HOUSING ELEMENT

OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

POLICY 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

POLICY 1.8

Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.

POLICY 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

The Project is a mixed-use development with approximately 1.1 to 1.6 million gsf of residential uses (estimated at between 1,100 and 1,600 dwelling units) at full project build-out, which will provide a wide range of housing options. As detailed in the Development Agreement, the Project substantially exceeds the inclusionary affordable housing requirements of the Planning Code, through a partnership between the developer and the City to reach a 40% affordable level.

OBJECTIVE 11

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

POLICY 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

POLICY 11.2

Ensure implementation of accepted design standards in project approvals.

POLICY 11.7

Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

The Project, as described in the Development Agreement and controlled in the Design Controls (DC), includes a program of substantial community benefits and detailed plans designed to create a vibrant new mixed-use amenity-rich neighborhood at the location of an existing surface parking lot. The new neighborhood will feature small blocks and well-articulated buildings with a human scale modeled off of features characteristic of San Francisco neighborhoods. Through the standards and guidelines in the DC and through the Development Agreement (DA), the Project Sponsor has committed to the rehabilitation of Pier 48 pursuant to the Secretary of Interior Standards.

OBJECTIVE 12

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

POLICY 12.1

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

POLICY 12.2

Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

The Project appropriately balances housing with new and improved infrastructure and related public benefits.

The project site is located proximate to both major regional and local public transit, including Muni Metro and Caltrain. The Project includes incentives for the use of transit, walking and bicycling through its TDM program. In addition, the Project's streetscape design would enhance vehicular, bicycle and pedestrian access and connectivity through the site. Therefore, new residential and commercial buildings constructed as part of the Project would rely on transit use and environmentally sustainable patterns of movement.

The Project will provide over eight acres of new open space for a variety of activities, including an expanded China Basin Park, a central town square-like space, a waterfront wharf, and other small plazas and pedestrian connections throughout.

The Project includes substantial contributions related to quality of life elements such as open space, affordable housing, transportation improvements, childcare, public art, workforce development, youth development, and historic preservation.

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

POLICY 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

The Project is intended to provide a distinct mixed-use development with residential, office, retail, cultural, and open space uses. The Project would leverage the Project site's location on the waterfront and close proximity to major regional and local public transit by building a dense mixed-use development that allows people to work and live close to transit. The Project would incorporate varying heights, massing and scale, maintaining a strong human-scaled streetwall along streets, and focused attention around public open spaces. The Project would create a balanced commercial center with a continuum of floorplate sizes for a range of users, substantial new on-site open space, and sufficient density to support and activate the new active ground floor uses and open space in the Project.

The Project would help meet the job creation goals established in the City's Economic Development Strategy by generating new employment opportunities and stimulating job creation across all sectors. The Project would also construct high-quality housing with sufficient density to contribute to 24-hour activity on the Project site, while offering a mix of unit types, sizes, and levels of affordability to accommodate a range of potential residents. The Project would facilitate a vibrant, interactive ground plane for Project and neighborhood residents, commercial users, and the public, with public spaces that could accommodate a variety of events and programs, and adjacent ground floor building spaces that include elements such as transparent building frontages and large, direct access points to maximize circulation between, and cross-activation of, interior and exterior spaces.

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

POLICY 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

See above (Commerce and Industry Element Objective 1 and Policy 1.1) which explain the Project's contribution to the City's overall economic vitality.

OBJECTIVE 3

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

POLICY 3.2

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

The Project would help meet the job creation goals established in the City's Economic Development Strategy by generating new employment opportunities and stimulating job creation across all sectors. The Project will provide expanded employment opportunities for City residents at all employment levels, both during and after construction. The Development Agreement, as part of the extensive community benefit programs, includes a Workforce Development Plan, including a local hire participation level of 30% per trade. Vertical developers will contribute \$1,000,000 to OEWD in 11 parcel-by-parcel installments. Half of the funds will support community-based organizations that provide barrier removal services and job readiness training for individuals within at-risk populations, and half will support city programs that provide job training for local residents.

OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

POLICY 6.1 *Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.*

POLICY 6.2

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to economic and technological innovation in the marketplace and society

POLICY 6.4

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

POLICY 6.5

Discourage the creation of major new commercial areas except in conjunction with new supportive residential development and transportation capacity.

POLICY 6.7

Promote high quality urban design on commercial streets.

The Project meets and furthers the Objectives and Policies of the Commerce and Industry Element by reinforcing the typical San Francisco pattern of including resident serving uses along with mixed-use development. The Amendments will generally permit small-scale retail and community-related uses throughout the site by requiring it at key locations along China Basin Park and along the pedestrian-oriented "Shared Public-Way." The Project calls for neighborhood commercial and other retail be established in a pedestrian-oriented active environment typical of San Francisco neighborhoods and specifically called for in the Commerce and Industry Element. The provision of retail space will provide entrepreneurial opportunities for local residents and workers. As noted above, streets will be designed to Better Streets standards with the particular goal of assuring an active and engaging environment for pedestrians.

TRANSPORTATION ELEMENT

OBJECTIVE 2

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

POLICY 2.1

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

POLICY 2.5

Provide incentives for the use of transit, carpools, vanpools, walking and bicycling and reduce the need for new or expanded automobile and automobile parking facilities.

The Project is located along Third Street and the Muni T-Line, whose service will substantially expand in the near future with the opening of the Central Subway. The Project is also in close proximity to the San Francisco Caltrain station along with other major bus lines. The Project includes a detailed TDM program, including various performance measures, physical improvements and monitoring and enforcement measures designed to create incentives for

transit and other alternative to the single occupancy vehicle for both residential and commercial buildings. In addition, the Project's design, including its streetscape elements, is intended to promote and enhance walking and bicycling.

OBJECTIVE 23

IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.

POLICY 23.1

Provide sufficient pedestrian movement space with a minimum of pedestrian congestion in accordance with a pedestrian street classification system.

POLICY 23.2

Widen sidewalks where intensive commercial, recreational, or institutional activity is present, sidewalks are congested, where sidewalks are less than adequately wide to provide appropriate pedestrian amenities, or where residential densities are high.

POLICY 23.6

Ensure convenient and safe pedestrian crossings by minimizing the distance pedestrians must walk to cross a street.

The Project will establish a new tight-knit street network on the project site, and will provide pedestrian improvements and streetscape enhancement measures as described in the DC and reflected in the mitigation measures, the Transportation Plan, and in the Development Agreement. The Project would establish two new north-south rights-of-way and three new east-west rights-of-way through the site, increasing the sites connectivity and access. All streets will be constructed to Better Street standards; the transportation network will include robust bike facilities and will improve and complete a missing link in the Bay Trail and Blue Greenway.

URBAN DESIGN ELEMENT

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.1

Recognize and protect major views in the city, with particular attention to those of open space and water.

As explained in the DC, the Project is very carefully designed with particular emphasis on assuring a vibrant and engaging pedestrian realm. Buildings are to be scaled and shaped specific to their immediate context by assuring streetwalls are well proportioned relative to adjacent streets and open spaces. The Project's proposed tallest buildings will be sited at key locations to mark important gateway locations assuring that the buildings taken together create a dynamic skyline. The overall heights of the project are harmonious with and complementary to the overall city skyline when viewed from various distances.

POLICY 1.2

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

POLICY 1.5

Emphasize the special nature of each district through distinctive landscaping and other features.

POLICY 1.6

Make centers of activity more prominent through design of street features and by other means.

POLICY 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

POLICY 2.9

Review proposals for the giving up of street areas in terms of all the public values that streets afford.

POLICY 2.10

Permit release of street areas, where such release is warranted, only in the least extensive and least permanent manner appropriate to each case.

The Project will create a new fine-knit street network on the project site where it does not currently exist, increasing public access and circulation through the site. Buildings will be constructed between a maximum height range of 90 and 240 feet, with buildings stepping down to bases of 40 to 65 feet along streets. Building heights and urban design requirements in the DC assure that Pier 48, the site's existing historic Pier, will be respected and retain its predominance along the bayfront. The Project is envisioned as an extension and improvement to the Mission Bay neighborhood

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

Pier 48 will be rehabilitated to Secretary of Interior's Standards.

OBJECTIVE 3

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

POLICY 3.3

Promote efforts to achieve high quality of design for buildings to be constructed at prominent locations.

POLICY 3.4

Promote building forms that will respect and improve the integrity of open spaces and other public areas.

POLICY 3.5

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

POLICY 3.7

Recognize the special urban design problems posed in development of large properties.

POLICY 3.8

Discourage accumulation and development of large properties, unless such development is carefully designed with respect to its impact upon the surrounding area and upon the city.

While large in scope, the Project will be constructed in such a way to be an integral part of the San Francisco urban fabric. Blocks are being established at smaller-than-typical sizes to assure buildings are well-scaled, and that the site is permeable and accessible to all. Buildings will be shaped to assure that their fronting streetwalls are well proportioned relative to their adjacent streets and open spaces. The tallest of the site's buildings will be placed at key gateway and central locations and well-spaced to assure they work well together in adding to the City's skyline.

RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 1

ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM.

POLICY 1.1

Encourage the dynamic and flexible use of existing open spaces and promote a variety of recreation and open space uses, where appropriate.

POLICY 1.7

Support public art as an essential component of open space design.

The Project would build a network of waterfront parks, playgrounds and recreational facilities on the 28-Acre Site that will greatly enhance access to and along the Bay. China Basin Park will be significantly expanded to provide a multi-use Bayfront park that provides both active and

contemplative space, while providing a space for planned community events. A central town square-like space will enable the proposed high-retail corridor to spill into open space creating an active and engaging central civic space. The Project will provide approximately eight acres of new and expanded open space for a variety of activities, including a great lawn, a small ballfield, kayak boat launches, wharf, along with small pedestrian plazas throughout. In addition, the Project would provide new private and/or common open space for the new dwelling units.

POLICY 1.12

Preserve historic and culturally significant landscapes, sites, structures, buildings and objects.

See Discussion in Urban Element Objective 2, Policy 2.4 and 2.5.

OBJECTIVE 3

IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE.

POLICY 3.1

Creatively develop existing publicly-owned right-of-ways and streets into open space.

The Project provides approximately eight acres of new and expanded public open space and opens up new connections to the shoreline in the Mission Bay neighborhood. The Project would encourage non-automobile transportation to and from open spaces, and would ensure physical accessibility within these open spaces. The Project features robust bike facilities to both assure continuity of the Bay Trail and Blue Greenway, and improve bike access for its residents, workers, and visitors.

ENVIRONMENTAL PROTECTION ELEMENT

OBJECTIVE 1

ACHIEVE A PROPER BALANCE AMONG THE CONSERVATION, UTILIZATION, AND DEVELOPMENT OF SAN FRANCISCO'S NATURAL RESOURCES.

Policy 1.4

Assure that all new development meets strict environmental quality standards and recognizes human needs.

OBJECTIVE 15

INCREASE THE ENERGY EFFICIENCY OF TRANSPORTATION AND ENCOURAGE LAND USE PATTERNS AND METHODS OF TRANSPORTATION WHICH USE LESS ENERGY.

POLICY 15.3

Encourage an urban design pattern that will minimize travel requirements among working, shopping, recreation, school and childcare areas.

The Project is consistent with and implements the Environmental Protection Element in that it calls for mixed-use, high density, transit-friendly, sustainable development.

The Project's approvals include a Sustainability Plan, that among other things, set goals for the Project Sponsor that include sea level resilience through the year 2100, 100% operational energy from renewable sources, 100% non-potable water met with non-potable sources, and 20% single occupancy vehicle trip reduction.

PUBLIC SAFETY ELEMENT

OBJECTIVE 2 REDUCE STRUCTURAL AND NON-STRUCTURAL HAZARDS TO LIFE SAFETY, MINIMIZE PROPERTY DAMAGE AND RESULTING SOCIAL, CULTURAL AND ECONOMIC DISLOCATIONS RESULTING FROM FUTURE DISASTERS.

POLICY 2.1 Assure that new construction meets current structural and life safety standards.

POLICY 2.3 Consider site soils conditions when reviewing projects in areas subject to liquefaction or slope instability.

POLICY 2.9 Consider information about geologic hazards whenever City decisions that will influence land use, building density, building configurations or infrastructure are made.

POLICY 2.12 Enforce state and local codes that regulate the use, storage and transportation of hazardous materials in order to prevent, contain and effectively respond to accidental releases.

The Project is consistent with and implements the Community Safety Element. All improvements, including infrastructure, buildings and open space improvements will be constructed to local seismic standards, taking into account, among other considerations, the geological condition of the soil.

AIR QUALITY ELEMENT

OBJECTIVE 3 DECREASE THE AIR QUALITY IMPACTS OF DEVELOPMENT BY COORDINATION OF LAND USE AND TRANSPORTATION DECISIONS.

POLICY 3.1 Take advantage of the high density development in San Francisco to improve the transit infrastructure and also encourage high density and compact development where an extensive transportation infrastructure exists.

POLICY 3.2 Encourage mixed land use development near transit lines and provide retail and other types of service oriented uses within walking distance to minimize automobile dependent development.

POLICY 3.6 Link land use decision making policies to the availability of transit and consider the impacts of these policies on the local and regional transportation system.

POLICY 3.9 Encourage and require planting of trees in conjunction with new development to enhance pedestrian environment and select species of trees that optimize achievement of air quality goals

OBJECTIVE 6 LINK THE POSITIVE EFFECTS OF ENERGY CONSERVATION AND WASTE MANAGEMENT TO EMISSION REDUCTIONS.

POLICY 6.2 *Encourage recycling to reduce emissions from manufacturing of new materials in San Francisco and the region.*

The Project is consistent with and implements the Air Quality Element in that it calls for mixed-use, high density, sustainable development that will enable efficient use of land and encourage travel by transit, bicycle and by foot, thereby reducing auto use. The Sustainability Plan and TDM Plan governing development of the Project mandate a 20% single occupancy vehicle trip reduction.

AND BE IT FURTHER RESOLVED, that the Planning Commission finds the Project and its approvals associated therein, all as more particularly described in Exhibits B and C to the Development Agreement on file with the Planning Department in Case No. 2013.0208DVA, are in general conformity with the Planning Code Section 101.1 priority policies, as follows:

1. That existing neighborhood serving retail uses be preserved and enhanced and future opportunities for resident employment in or ownership of such businesses enhanced.

The Project will preserve and enhance existing neighborhood serving retail uses. The Project includes adding roughly 245,000 square feet of new retail uses, that will be focused along a central pedestrian "Shared Public Way" and fronting the site's major parks. The project does not include the removal of any existing 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 Project accommodates new development on land currently a surface parking lot. It would not accommodate removing or changing the character of existing residential neighborhoods. The Project includes a robust affordable housing program setting aside 40-percent of the on-site housing for below-market-rate units. The Project lays out requirements to assure the new development has characteristics of mixed-use neighborhoods throughout San Francisco, including but not limited to a fine-grained system of streets, well-modulated buildings with active frontages, and the ability to establish diverse retail and community uses where nothing exists today.

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

The Project calls for development that would have a positive effect on the City's affordable housing stock. The Project would accommodate up to 1.6 million gsf of new residential units (estimated at 1,600 new units), of which 40-percent will be designated as Below-Market Rate. There is no housing on the site today; the Project would not accommodate the removal of any existing dwelling units.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project anticipates substantial new transit service improvements along Third Street with the opening of the Central Subway in 2019, as well as substantial improvement to nearby Caltrain service through the ongoing electrification project. Streets have been designed to emphasize travel by bicycle or by foot. On-street parking is generally not proposed thereby allowing more street space to be designated for bicyclists, pedestrians, and those arriving by transit, or taxi/TNCs, as well as for deliveries. While a large centralized parking facility (up to 3,000 spaces in one or two centralized garages) is proposed, the total number of spaces site-wide would not represent a substantial net gain of spaces for the site overall from existing conditions. At present, approximately 2,900 parking spaces are on the site between Lot A and Pier 48. Only 100 parking spaces are allowed elsewhere on the site in addition to the centralized garages.

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 Project would not adversely affect the industrial sector or service sectors. No such uses would be displaced by the Project. The Project includes the rehabilitation of Pier 48, which will provide about 250,000 gsf of new or improved space for production uses. Additional small production spaces would also be required along Terry Francois Boulevard, providing industrial space where none exists today.

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

All new construction would be subject to the City's Building Code, Fire Code and other applicable safety standards. Thus, the Project would improve preparedness against injury and loss of life in an earthquake by prompting development that would comply with applicable safety standards.

7. That landmarks and historic buildings be preserved.

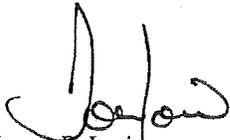
Pier 48 would be rehabilitated pursuant to the Secretary of Interior's Standards.

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

The Project would not significantly adversely affect existing open spaces or their access to sunlight and vistas. The Project includes a robust parks and open space program including the substantial expansion of China Basin Park and the establishment of two new additional parks and

other pedestrian plazas throughout. The Project includes a fine-grained network of new streets thereby assuring the site permeability and access through it.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on Thursday, October 5, 2017.



Jonas P. Ionin

Commission Secretary

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

NAYS: None

ABSENT: None

ADOPTED: October 5, 2017

PUBLIC UTILITIES COMMISSION

City and County of San Francisco

RESOLUTION NO. 19-0100

WHEREAS, On August 18, 1995 pursuant to Ordinance No. 271-95, the Board of Supervisors vacated a portion of Third Street to facilitate the Mission Bay development, and Section 7 of that ordinance reserved an easement ("Easement") to the San Francisco Public Utilities Commission (SFPUC) for a hydrant and water line in the vicinity of the intersection of Third Street and China Basin Street; and

WHEREAS, Ordinance No. 271-95, including the Easement, was recorded on August 24, 1995 in the San Francisco Official Records as Document 95-F837202, Reel G452, Image 435 and the Easement is further referenced in the Department of Public Works' SUR Map No 595; and

WHEREAS, On March 6, 2018, the Board of Supervisors approved Ordinance No. 33-18 authorizing a Development Agreement between the City and County of San Francisco and Seawall Lot 337 Associates, LLC for the Mission Rock Project (Project) and this Commission consented to the Development Agreement through SFPUC Resolution No. 18-0014 on January 23, 2018; and

WHEREAS, The Easement is within the project area for the Mission Rock Project and termination of the Easement is necessary to implement the Project, a mixed-use development project in property presently under the Port's jurisdiction; and

WHEREAS, SFPUC staff has determined that there are no existing SFPUC facilities in the Easement area and the SFPUC has no present or future need to install new facilities in the Easement area; and

WHEREAS, In accordance with the Development Agreement and other Project documents, SFPUC staff anticipates accepting new water, power, sanitary and storm drain infrastructure and related property rights as part of the Project and such new assets and property rights would exceed the value of the Easement; and

WHEREAS, California Streets and Highways Code Section 8300 *et seq.* and San Francisco Public Works Code Section 787(a) set forth the procedures that the City follows to vacate a public service easement and in accordance with the prescribed procedures, the San Francisco Board of Supervisors will consider authorization of an ordinance providing for the vacation of the Easement; now, therefore, be it

RESOLVED, That this Commission hereby finds that the Easement is surplus to the SFPUC's utility needs and authorizes the General Manager of the SFPUC and/or City's Director of Property to negotiate the terms of a document terminating the Easement; and be it

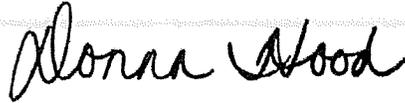
FURTHER RESOLVED, That this Commission hereby finds that, upon meeting the relevant conditions set forth in California Streets and Highways Code Section 8300 *et seq.* and San Francisco Public Works Code Section 787(a), the Easement may be terminated; and be it

FURTHER RESOLVED, That this Commission hereby ratifies, approves and authorizes all actions heretofore taken by any City official in connection with the Easement termination; and, be it

FURTHER RESOLVED, That this Commission hereby authorizes the SFPUC General Manager and/or the Director of Property to enter into any amendments or modifications to the Easement termination documents, including without limitation, the exhibits, that the General Manager or Director of Property determines, in consultation with the City Attorney, are in the best interest of the City; do not materially increase the obligations or liabilities of the City; are necessary or advisable to effectuate the purposes and intent of the Easement termination or this resolution; and are in compliance with all applicable laws, including the City Charter; and be it

FURTHER RESOLVED, That upon approval by City's Board of Supervisors and the Mayor, this Commission authorizes the Director of Property and/or the General Manager of the SFPUC to take any and all other steps they, in consultation with the City Attorney, deem necessary and advisable to effectuate the purpose and intent of this Resolution.

I hereby certify that the foregoing resolution was adopted by the Public Utilities Commission at its meeting of May 28, 2019.

A handwritten signature in black ink that reads "Alonna Wood". The signature is written in a cursive, flowing style.

Secretary, Public Utilities Commission

City and County of San Francisco

San Francisco Public Works



London N. Breed, Mayor
Mohammed Nuru, Director

GENERAL - DIRECTOR'S OFFICE
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 ■ www.SFPublicWorks.org



Public Works Order No: 201299

Determination to recommend the street vacation of the entirety of Seawall Lot 337 and portions of Terry A. Francois Boulevard along with public service easements in connection with the Mission Rock Project; reserving various temporary rights in favor of the City and PG&E, pursuant to California Streets and Highways Code Sections 8300 *et seq.* and Public Works Code Section 787.

WHEREAS, Most public streets and sidewalks are owned by the City and County of San Francisco as a public right-of-way; and

WHEREAS, The area to be vacated ("the Vacation Area") is the entirety of Seawall Lot 337 and portions of Terry A. Francois Boulevard adjacent to Seawall Lot 337 along with public service easements in connection with the Mission Rock Project, and is specifically shown on SUR Map 2019-002, dated June 3, 2019; and

WHEREAS, The Vacation Area and the property adjacent to the Vacation Area, is owned by the Port of San Francisco (Port); and

WHEREAS, The Port consented to the vacation in a letter dated December 14, 2018; and

WHEREAS, The Port has entered into a long-term Master Lease with the Seawall Lot 337 Associates, LLC (Developer); and

WHEREAS, On February 27, 2018, the Board of Supervisors passed, and the Mayor approved thereafter, Ordinance No. 33-18, approving a Development Agreement between the City and County of San Francisco and the Developer; and

WHEREAS, There are no dedicated and accepted public rights-of-way in the Vacation Area; however, the site's proximity to San Francisco Bay, coupled with historic use of portions of the property as a de facto street, make it prudent to establish as a matter of title that there are no residual rights of the public to use the Vacation Area as a public right-of-way; and

WHEREAS, As part of the Mission Rock Project, the Developer will construct new public rights-of-way, and realign Terry A. Francois Boulevard; and

WHEREAS, This vacation does not limit the Port's ability, as the property owner, to allow public access to Pier 48, Pier 50 or the waterfront, prior to the dedication and acceptance of future Terry Francois Boulevard; and



WHEREAS, The vacation of the Vacation Area does not deprive any private landowner of access to the built public street grid; and

WHEREAS, The Vacation Area is not necessary for the City's present or prospective public street proposes; and

WHEREAS, In accordance with California Streets and Highways Code Sections 892 and 8314, the rights-of-way and parts thereof proposed for vacation are no longer useful as a non-motorized transportation facility, as defined in Streets and Highways Code Section 887; and

WHEREAS, The vacation is being carried out pursuant to San Francisco Public Works Code Section 787; and

WHEREAS, Pursuant to the California Streets and Highway Code, the Department of Public Works, Bureau of Street Use and Mapping (the "Department") has initiated the process to vacate the Vacation Area; and

WHEREAS, The Department sent notice of the proposed street vacation, draft SUR drawing, a copy of the petition letter, and a DPW referral letter to the Department of City Planning, the Department of Technology, San Francisco Municipal Transportation Agency, AT&T, CenturyLink, Comcast, ExteNet, Point to Point communications, Verizon/MCI, XO-Communications, Sprint, San Francisco Fire Department, San Francisco Water Department, Pacific Gas and Electric ("PG&E"), Bureau of Engineering, Department of Parking and Traffic, Utility Engineering Bureau, and the San Francisco Public Utility Commission ("PUC"). No utility company or agency objected to the proposed vacation; and

WHEREAS, On January 24, 2019 the Transportation Advisory Staff Committee (TASC) reviewed and had no objections to the proposed vacation; and

WHEREAS, On January 30, 2019 the Department of City Planning (Case No. 2013.0208GPR) found that the proposed Vacation is on balance in conformity with the General Plan and Planning Code Section 101.1. Said letter states that on October 5, 2017 the Planning Commission: (1) Certified the Final Environmental Impact Report (Motion No. 20017), and (2) Adopted CEQA Finding including a statement of overriding considerations (Motion 20018); and

WHEREAS, The PUC, at a duly noticed hearing on May 28, 2019, adopted Resolution No. 19-01100, declaring PUC easements in the Vacation Area as no longer being necessary; and

WHEREAS, The public interest, convenience, and necessity require that, except as specifically provided herein, no other easements or other rights should be reserved by City for any public or private utilities or facilities that may be in place in the Vacation Area and that any rights based upon any such public or private utilities or facilities are unnecessary and should be extinguished; and

WHEREAS, The Director of Public Works has determined that:

1. The public interest, convenience, and necessity require that the City reserve from the vacation of the Vacation Area rights for City utilities located in, upon, or over the areas identified as CITY-1 and CITY-2, (each an "Existing City Facility") as shown in SUR Map. No.2019-002 to the

extent necessary to maintain, operate, repair, and remove lines of pipe, conduits, cables, wires, poles, and other convenient structures, equipment and fixtures for the operation of City utilities; and

2. Such rights reserved for the City should terminate, in whole or in part, upon the earliest of the following, as applied to each Existing City Facility: (1) the City's acceptance of a new dedicated public street (or streets) in the same location in which such Existing City Facilities are located, or (2) the Director's determination that the area being served by the Existing City Facility no longer requires such service; and
3. The public interest, convenience, and necessity require that the City reserve from the vacation of the Vacation Area temporary non-exclusive rights in favor of PG&E for certain in-place, and functioning, electric and gas facilities, located in, upon, or over the areas identified as PG&E-1, PG&E-2, PG&E-3, PG&E-4, PG&E-5, PG&E-6, and PG&E-7, (each an "Existing PG&E Facility") as shown on SUR Map No. 2019-002 to the extent necessary to maintain, operate, repair, and remove existing lines of pipe, conduits, cables, wires, poles, and other convenient structures, equipment and fixtures for the operation of the Existing PG&E Facilities: and
4. Such rights reserved for PG&E should terminate , in whole or in part, upon the earliest of the following, as applied to each individual Existing PG&E Facility: (1) the City's acceptance of a new dedicated public street (or streets) in the same location in which such Existing PG&E Facility is located, or (2) the determination by the Director, in consultation with the Port, that the area served by an Existing PG&E Facility no longer requires such service and either (A) PG&E has removed or abandoned the relevant Existing PG&E Facility or (B) following a request to terminate service, PG&E has failed to remove or abandon said facilities within 90 days of a written request from the Director.

NOW THEREFORE BE IT ORDERED THAT,

The Director approves the following documents either attached hereto or referenced herein:

1. Ordinance to vacate the Vacation Area
2. Vacation Area SUR Map No. 2019-002

The Director recommends that the Board of Supervisors move forward with the legislation to vacate said Vacation Area.

The Director recommends the Board of Supervisors approve all actions set forth herein and heretofore taken by the Officers of the City with respect to this vacation. The Director further recommends the Board of Supervisors authorize the Mayor, Clerk of the Board, Director of Property, County Surveyor, and Director of Public Works to take any and all actions which they or the City Attorney may deem necessary or advisable in order to effectuate the purpose and intent of this Ordinance.

X

DocuSigned by:

Bruce Storrs

Storrs, Bruce 97ABC41507B0494...

County Surveyor

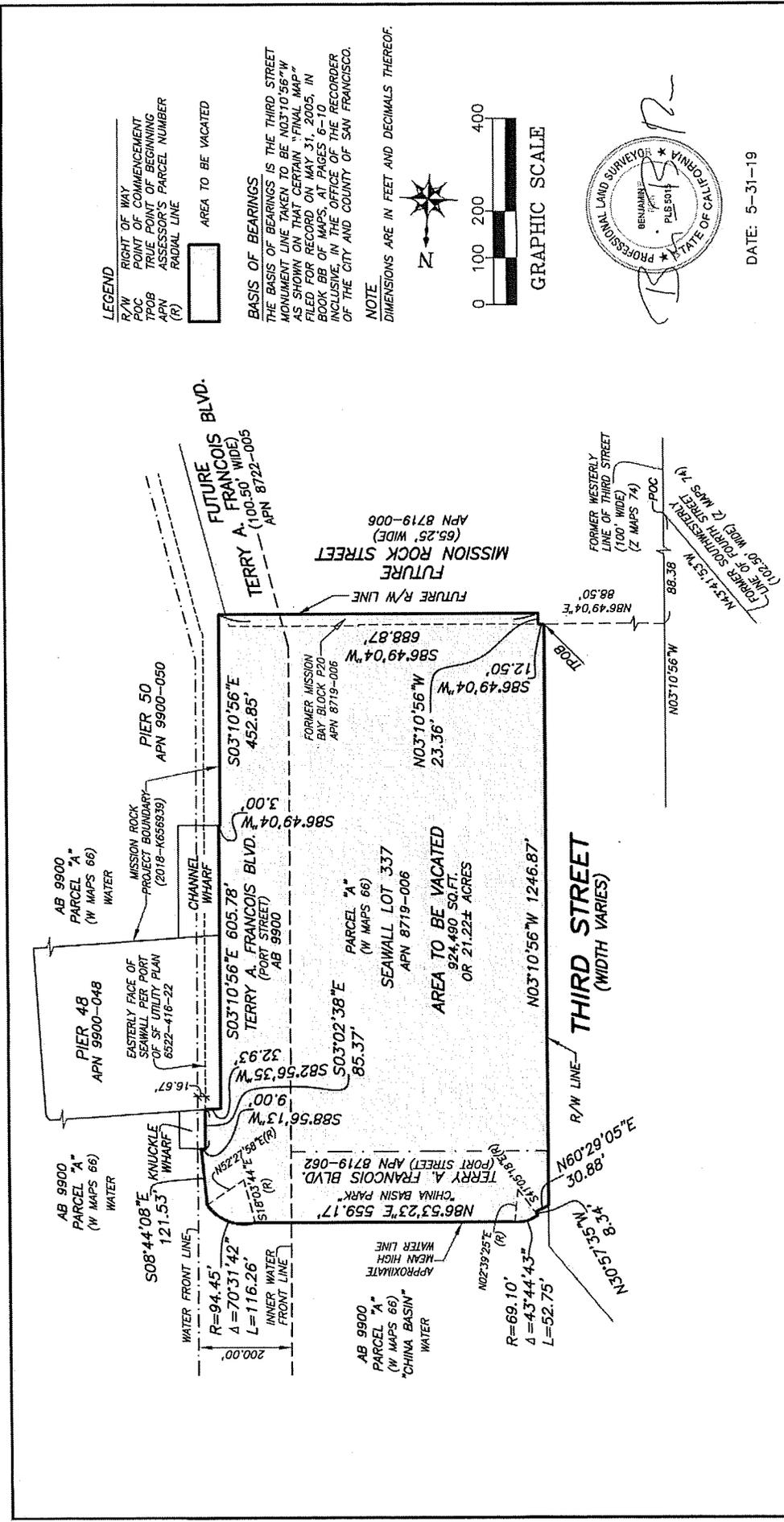
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DocuSigned by:

Nuru, Mohammed

Nuru, Mohammed 45AB17F474FA...

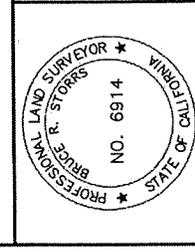
Director

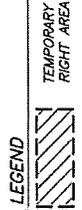
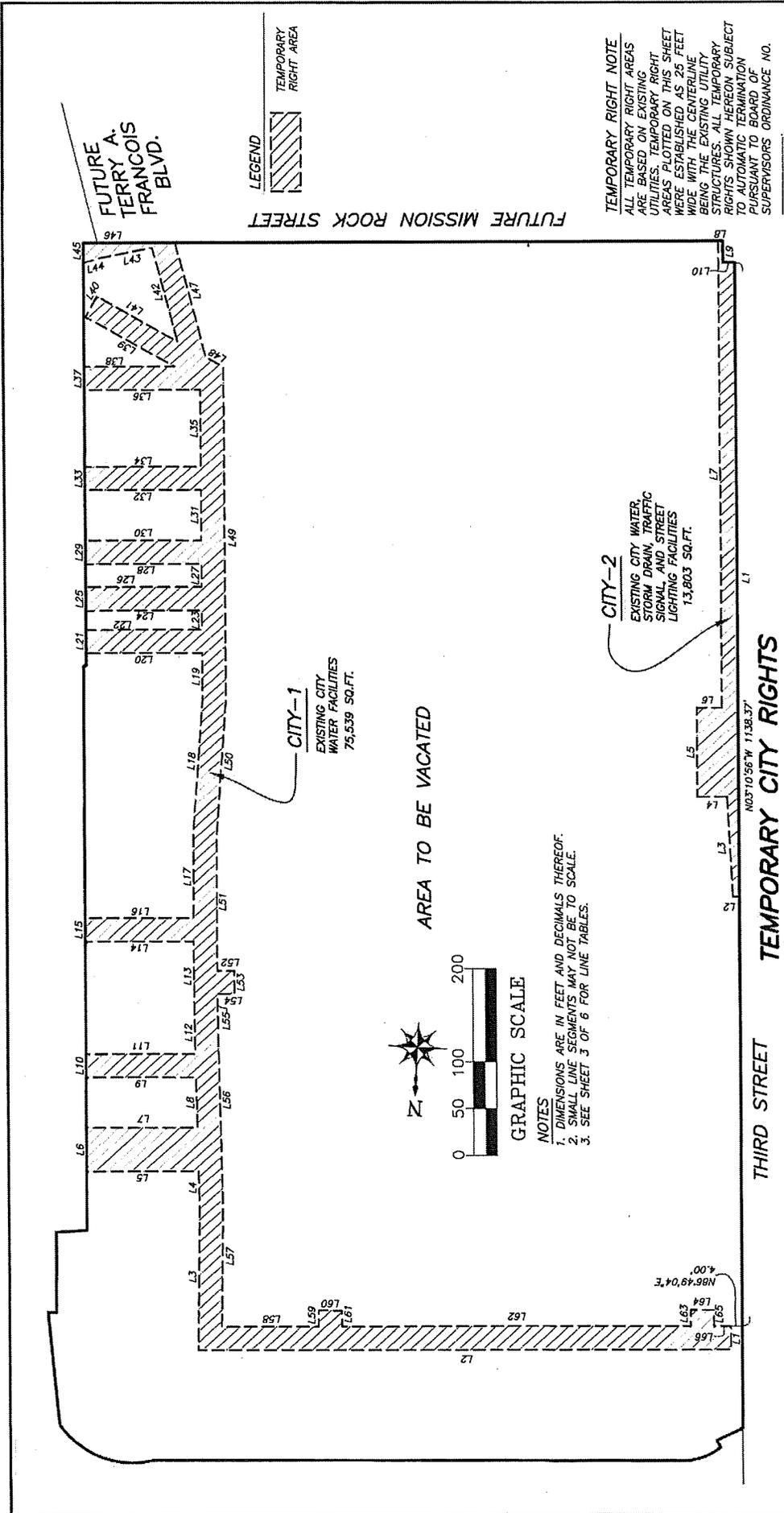


CITY AND COUNTY OF SAN FRANCISCO PUBLIC WORKS SUBDIVISION AND MAPPING	
MAP TITLE	STREET AND EASEMENT VACATION AREA AT MISSION ROCK
FILE: SUR 2019-002	SHEET 1 OF 6
SCALE: 1"=200'	REVISION

APPROVED: *[Signature]*
 BRUCE R. STORRS
 CITY & COUNTY SURVEYOR

DATE: 6/3/19





TEMPORARY RIGHT NOTE
 ALL TEMPORARY RIGHT AREAS ARE BASED ON EXISTING UTILITIES. TEMPORARY RIGHT AREAS PLOTTED ON THIS SHEET WERE ESTABLISHED AS 25 FEET WIDE WITH THE CENTERLINE BEING THE EXISTING UTILITY STRUCTURES. ALL TEMPORARY RIGHTS SHOWN HEREON SUBJECT TO AUTOMATIC TERMINATION PURSUANT TO BOARD OF SUPERVISORS ORDINANCE NO.

AREA TO BE VACATED

GRAPHIC SCALE
 0 50 100 200

NOTES
 1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. SMALL LINE SEGMENTS MAY NOT BE TO SCALE.
 3. SEE SHEET 3 OF 6 FOR LINE TABLES.

TEMPORARY CITY RIGHTS

CITY AND COUNTY OF SAN FRANCISCO PUBLIC WORKS SUBDIVISION AND MAPPING		REVISION
MAP TITLE	STREET AND EASEMENT VACATION AREA AT MISSION ROCK	
FILE:	SUR 2019-002	SHEET 2 OF 6
		SCALE: 1"=100'

APPROVED: 
 BRUCE R. STORRS
 CITY & COUNTY SURVEYOR

DATE: 6/3/19



CITY-2

Course	Bearing	Distance
L1	N 03-10-56 W	678.98
L2	N 86-49-04 E	6.90
L3	S 06-20-15 E	106.49
L4	N 86-49-50 E	32.02
L5	S 03-10-40 E	96.08
L6	S 86-49-32 W	27.27
L7	S 03-10-58 E	499.92
L8	S 86-49-04 W	5.00
L9	N 03-10-56 W	23.36
L10	S 86-49-04 W	12.50

CITY-1

Course	Bearing	Distance
L1	N 03-10-56 W	25.00
L2	N 86-49-04 E	581.18
L3	S 02-26-28 E	156.72
L4	S 04-25-37 E	35.17
L5	N 86-49-04 E	120.45
L6	S 03-10-56 E	46.61
L7	S 86-49-04 W	119.44
L8	S 04-25-37 E	53.72
L9	N 86-49-04 E	118.27
L10	S 03-10-56 E	25.00
L11	S 86-49-04 W	117.73
L12	S 04-25-37 E	45.94
L13	S 03-10-56 E	75.11
L14	N 86-49-04 E	116.73
L15	S 03-10-56 E	25.00
L16	S 86-49-04 W	116.73
L17	S 03-10-56 E	87.81
L18	S 01-07-55 W	146.04
L19	S 03-10-56 E	50.60
L20	N 86-49-04 E	124.72
L21	S 03-10-56 E	25.00
L22	S 86-49-04 W	124.72
L23	S 03-10-56 E	20.47
L24	N 86-49-04 E	124.72
L25	S 03-10-56 E	25.00
L26	S 86-49-04 W	124.72
L27	S 03-10-56 E	24.69
L28	N 86-49-04 E	124.72
L29	S 03-10-56 E	25.00
L30	S 86-49-04 W	124.72
L31	S 03-10-56 E	54.05
L32	N 86-49-04 E	124.72
L33	S 03-10-56 E	25.00

Course	Bearing	Distance
L34	S 86-49-04 W	124.72
L35	S 03-10-56 E	82.29
L36	N 86-49-04 E	124.72
L37	S 03-10-56 E	25.00
L38	S 86-49-04 W	97.60
L39	S 64-00-18 E	109.48
L40	S 25-59-42 W	25.00
L41	N 64-00-18 W	99.17
L42	S 17-50-35 E	107.87
L43	N 75-35-16 E	57.26
L44	N 71-28-20 E	17.96
L45	S 03-10-56 E	17.69
L46	S 86-49-04 W	98.86
L47	N 17-50-35 W	127.18
L48	N 64-00-18 W	21.39
L49	N 03-10-56 W	357.57
L50	N 01-07-55 E	146.04
L51	N 03-10-56 W	143.68
L52	S 86-49-04 W	18.00
L53	N 03-10-56 W	25.00
L54	N 86-49-04 E	18.00
L55	N 03-10-56 W	18.02
L56	N 04-25-37 W	206.61
L57	N 02-26-28 W	131.83
L58	S 86-49-04 W	103.97
L59	S 03-10-56 E	17.00
L60	S 86-49-04 W	25.00
L61	N 03-10-56 W	17.00
L62	S 86-49-04 W	383.62
L63	S 03-10-56 E	17.00
L64	S 86-49-04 W	25.00
L65	N 03-10-56 W	17.00
L66	S 86-49-04 W	18.26

LINE TABLES FOR TEMPORARY CITY RIGHTS

CITY AND COUNTY OF SAN FRANCISCO PUBLIC WORKS
SUBDIVISION AND MAPPING

MAP TITLE STREET AND EASEMENT VACATION AREA AT MISSION ROCK

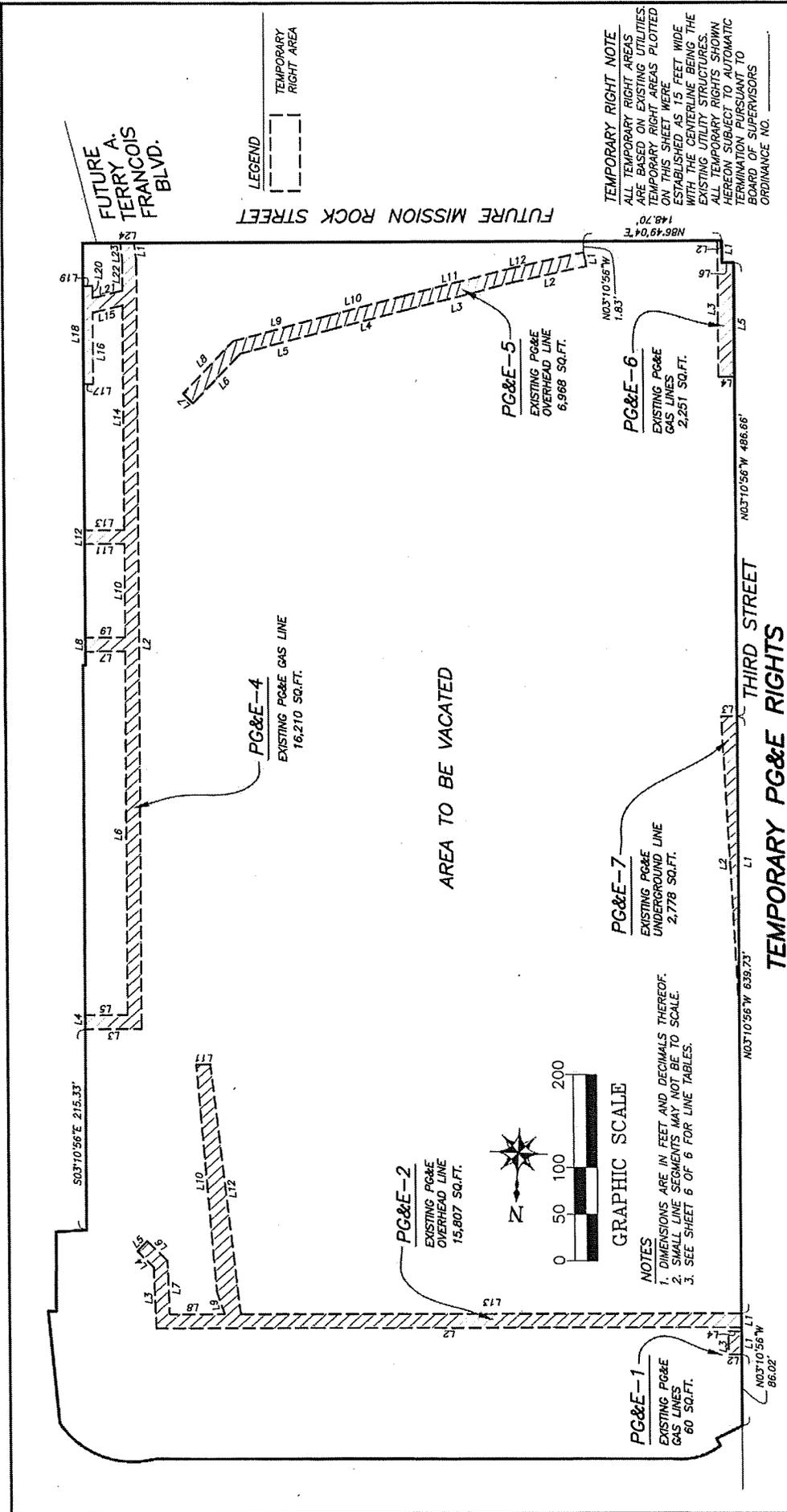
FILE: SUR 2019-002 SHEET 3 OF 6 NO SCALE REVISION

APPROVED:

[Signature]
BRUCE R. STORRS
CITY & COUNTY SURVEYOR



6/3/2019
DATE



TEMPORARY RIGHT NOTE
 ALL TEMPORARY RIGHT AREAS ARE BASED ON EXISTING UTILITIES. TEMPORARY RIGHT AREAS PLOTTED ON THIS SHEET WERE ESTABLISHED AS 15 FEET WIDE WITH THE CENTERLINE BEING THE EXISTING UTILITY STRUCTURES. ALL TEMPORARY RIGHTS SHOWN HEREON SUBJECT TO AUTOMATIC TERMINATION PURSUANT TO BOARD OF SUPERVISORS ORDINANCE NO. _____

PG&E-1
 EXISTING PG&E GAS LINES
 60 SQ.FT.

PG&E-2
 EXISTING PG&E OVERHEAD LINE
 15,807 SQ.FT.

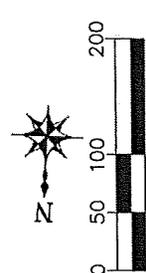
PG&E-3
 EXISTING PG&E UNDERGROUND LINE
 2,778 SQ.FT.

PG&E-4
 EXISTING PG&E GAS LINE
 16,210 SQ.FT.

PG&E-5
 EXISTING PG&E OVERHEAD LINE
 6,968 SQ.FT.

PG&E-6
 EXISTING PG&E GAS LINES
 2,251 SQ.FT.

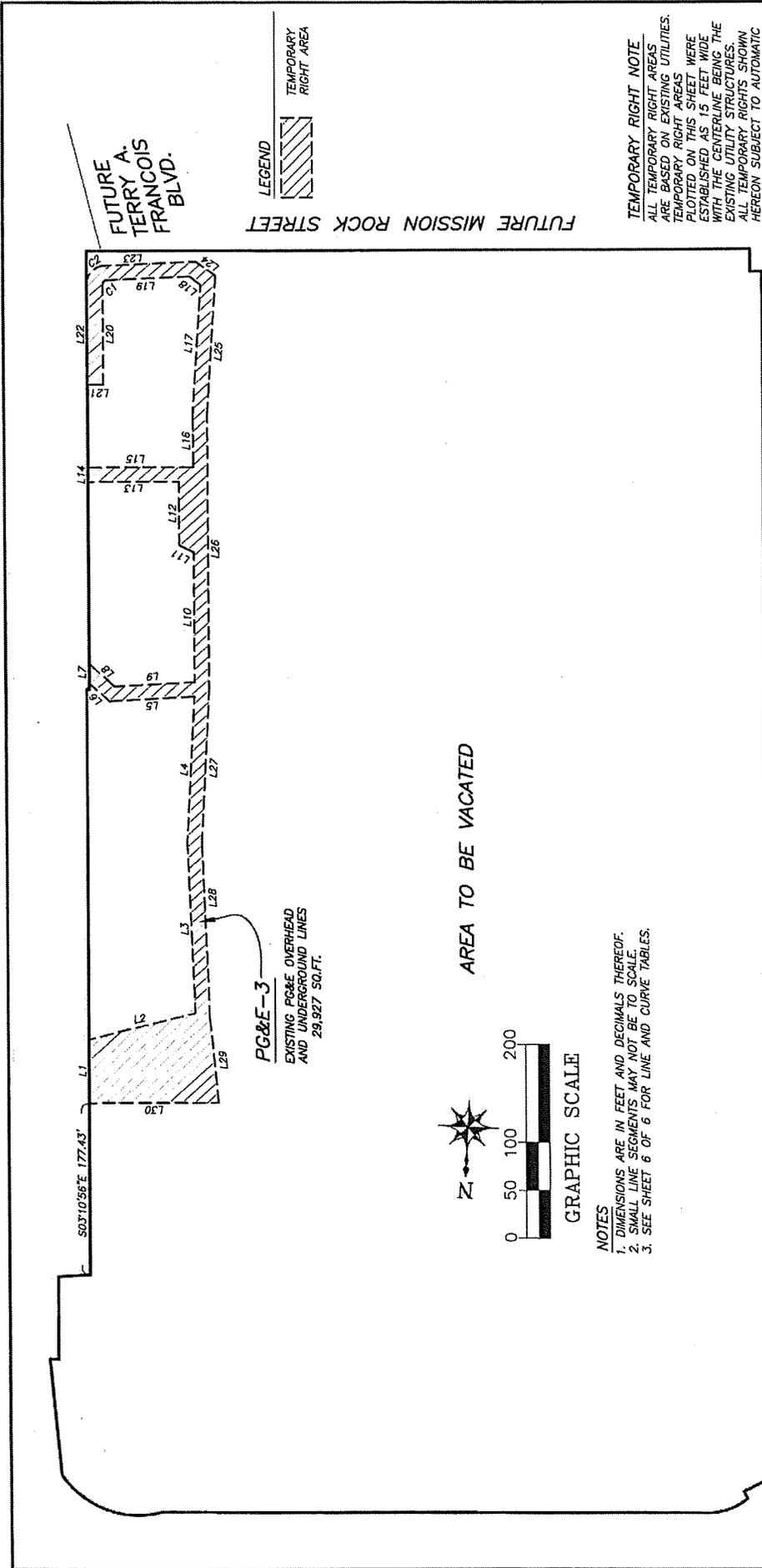
AREA TO BE VACATED



NOTES
 1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. SMALL LINE SEGMENTS MAY NOT BE TO SCALE.
 3. SEE SHEET 6 OF 6 FOR LINE TABLES.

CITY AND COUNTY OF SAN FRANCISCO PUBLIC WORKS SUBDIVISION AND MAPPING	
MAP TITLE STREET AND EASEMENT VACATION AREA AT MISSION ROCK	REVISION
FILE: SUR 2019-002	SHEET 4 OF 6
APPROVED:  BRUCE R. STORRS CITY & COUNTY SURVEYOR	DATE 6/3/19
TEMPORARY PG&E RIGHTS	
SCALE: 1"=100'	





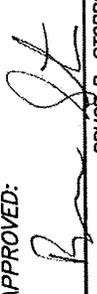
AREA TO BE VACATED

GRAPHIC SCALE

- NOTES
1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. SMALL LINE SEGMENTS MAY NOT BE TO SCALE.
 3. SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLES.

TEMPORARY RIGHT NOTE
 ALL TEMPORARY RIGHT AREAS
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 EXISTING UTILITY STRUCTURES.
 ALL TEMPORARY RIGHTS SHOWN
 HEREON SUBJECT TO AUTOMATIC
 TERMINATION PURSUANT TO
 BOARD OF SUPERVISORS
 ORDINANCE NO. _____

THIRD STREET
 TEMPORARY PG&E RIGHTS

APPROVED:  BRUCE R. STORRS CITY & COUNTY SURVEYOR	CITY AND COUNTY OF SAN FRANCISCO PUBLIC WORKS SUBDIVISION AND MAPPING	
	MAP TITLE STREET AND EASEMENT VACATION AREA AT MISSION ROCK	REVISION
FILE: SUR 2019-002	SHEET 5 OF 6	SCALE: 1"=100'



PG&E-1

Course	Bearing	Distance
L1	N 03-10-56 W	15.00
L2	N 87-00-00 E	4.00
L3	S 03-10-56 E	15.00
L4	S 87-00-00 W	4.00

PG&E-2

Course	Bearing	Distance
L1	N 03-10-56 W	15.00
L2	N 86-49-04 E	630.09
L3	S 05-25-46 E	66.02
L4	S 48-54-41 E	24.27
L5	S 41-05-19 W	15.00
L6	N 48-54-41 W	30.25
L7	N 05-27-42 W	57.59
L8	S 86-49-04 W	59.01
L9	S 72-16-56 E	26.00
L10	S 07-59-06 E	244.85
L11	S 86-51-35 W	15.19
L12	N 09-45-33 W	270.33
L13	S 86-49-04 W	529.48

PG&E-3

Course	Bearing	Distance
L1	S 03-10-56 E	65.33
L2	S 72-59-19 W	113.56
L3	S 05-31-10 E	176.56
L4	S 00-07-33 E	151.58
L5	N 83-46-37 E	88.15
L6	S 50-03-03 E	27.58
L7	S 03-10-56 E	20.55
L8	N 50-03-03 W	35.23
L9	S 83-46-37 W	82.99
L10	S 03-10-56 E	134.43
L11	S 66-38-38 E	16.48
L12	S 03-10-56 E	65.92
L13	N 86-49-04 E	93.84
L14	S 03-10-56 E	15.00
L15	S 86-49-04 W	108.58
L16	S 03-10-56 E	55.28
L17	S 00-39-01 W	132.90
L18	S 55-45-30 E	14.18
L19	N 84-28-11 E	85.93
L20	N 03-10-56 W	103.12
L21	N 86-49-04 E	16.51
L22	S 03-10-56 E	103.03
L23	S 84-27-20 W	94.54
L24	N 57-33-35 W	25.14
L25	N 00-38-45 E	142.70
L26	N 03-10-56 W	284.78
L27	N 00-07-33 W	159.43
L28	N 05-31-10 W	181.58
L29	N 08-41-46 W	87.77
L30	N 86-49-04 E	133.92

	Radius	Delta	Length	Radial In	Radial Out
C1	4.00	87-39-07	6.12	N 05-31-49 W	N 86-49-04 E
C2	19.00	87-42-21	29.08	S 86-44-59 W	S 05-32-40 E

PG&E-4

L1	N 08-58-46 W	18.76
L2	N 03-10-56 W	824.63
L3	N 86-49-04 E	60.59
L4	S 03-10-56 E	15.00
L5	S 86-49-04 W	45.59
L6	S 03-10-56 E	389.90
L7	N 86-49-04 E	42.59
L8	S 03-10-56 E	15.03
L9	S 86-49-04 W	42.59
L10	S 03-10-56 E	100.51
L11	N 86-49-04 E	42.59
L12	S 03-10-56 E	15.00
L13	S 86-49-04 W	42.59
L14	S 03-10-56 E	241.36
L15	N 73-46-19 E	32.94
L16	N 03-10-56 W	76.73
L17	N 86-49-04 E	10.50
L18	S 03-10-56 E	104.91
L19	S 86-49-04 W	10.50
L20	N 03-10-56 W	12.78
L21	S 73-46-19 W	32.94
L22	S 03-10-56 E	32.43
L23	S 09-13-24 E	18.77
L24	S 86-49-04 W	15.08

PG&E-5

Course	Bearing	Distance
L1	N 15-16-37 W	15.00
L2	N 74-43-23 E	79.29
L3	N 72-57-50 E	120.23
L4	N 72-34-21 E	85.22
L5	N 72-04-39 E	101.26
L6	N 40-31-17 E	73.93
L7	S 49-28-43 E	15.00
L8	S 40-31-17 W	78.17
L9	S 72-04-39 W	105.56
L10	S 72-34-21 W	85.34
L11	S 72-57-50 W	120.52
L12	S 74-43-23 W	79.52

PG&E-6

Course	Bearing	Distance
L1	S 03-10-56 E	23.36
L2	N 86-49-04 E	5.00
L3	N 03-10-56 W	145.34
L4	S 86-49-04 W	17.50
L5	S 03-10-56 E	121.98
L6	N 86-49-04 E	12.50

PG&E-7

Course	Bearing	Distance
L1	N 03-10-56 W	317.46
L2	S 06-20-15 E	317.94
L3	S 86-49-04 W	17.50

LINE AND CURVE TABLES FOR TEMPORARY PG&E RIGHTS



APPROVED: 
 BRUCE R. STORRS
 CITY & COUNTY SURVEYOR

DATE: 6/3/19

CITY AND COUNTY OF SAN FRANCISCO PUBLIC WORKS
 SUBDIVISION AND MAPPING

MAP TITLE: STREET AND EASEMENT VACATION AREA AT MISSION ROCK

FILE: SUR 2019-002

SHEET 6 OF 6

NO SCALE

REVISION

