Ordinance amending the San Francisco General Plan in connection with approvals for the proposed Executive Park -- Candlestick Cove Project; adopting findings pursuant to the California Environmental Quality Act; and adopting findings that the General Plan amendment is consistent with the General Plan and the eight Priority Policies of Planning Code Section 101.1.

Note: Additions are single-underline italics Times New Roman; deletions are strikethrough italics Times New Roman. Board amendment additions are double underlined. Board amendment deletions are strikethrough normal.

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

Section 1. Findings. The Board of Supervisors of the City and County of San Francisco ("Board") hereby finds and determines that:

(a) City Charter Section 4.105 requires that the San Francisco Planning Commission ("Planning Commission") consider any proposed amendments to the General Plan of the City and County of San Francisco ("General Plan") and make a recommendation for approval or rejection to the Board before the Board acts on the proposed amendments.

(b) Approval of Candlestick Cove, LLC's proposed Planned Unit Development ("PUD") for up to 450 dwelling units, 14,000 square feet of retail/personal services use, a 1,000 square-foot community center, and 588 off-street parking spaces within the Executive Park Subarea, at Lots 241 and 279 of Assessor's Block 4991 ("Executive Park -- Candlestick Cove Project") requires an amendment to some portions of the Executive Park Subarea section of the South Bayshore Area Plan, an element of the General Plan ("General Plan Amendment"). The General Plan Amendment would allow for an additional 499 residential units, and would eliminate 1,324,000 square feet of office space, 10,000 square feet of retail
space, and 25,000 square feet of health club use. The Amendment would also reduce the total allowable square footage for child-care use from 13,240 square feet to 10,000 square feet.

(c) Since 1976, the San Francisco Executive Park Sub-Area has been the subject of several development plans, environmental analyses, and Commission actions. In 1998, a supplemental environmental assessment was conducted ("1999 SEIR") to extend the project authorization, modify the previous approvals and update previous environmental analyses. As part of the 1999 SEIR, the previous conditions of approval and mitigation measures were generally carried forward. In addition, modifications to the development program were addressed. On December 2, 1999, the Planning Commission certified the Final Supplemental Environmental Impact Report for the Executive Park Development Plan (Case No. 1990.299E) pursuant to the California Environmental Quality Act ("CEQA") (California Public Resources Code sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations Title 14 sections 15000 et seq.), and Chapter 31 of the San Francisco Administrative Code.

(d) The Planning Department conducted environmental review of the Proposed Project, including the Proposed General Plan Amendment, pursuant to the CEQA, the State CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, and issued an EIR Addendum on June 9, 2005 ("EIR Addendum") analyzing the Proposed Project and related actions (Case No. 1990.299E). A copy of the EIR Addendum is on file with the Clerk of the Board in File No. 05/12/05 and is incorporated by reference herein.

(e) On June 16, 2005, in Motion No. 17037 the Planning Commission approved the PUD with conditions, including exceptions for rear yard, parking, and freight loading, a copy of which is on file with the Clerk of the Board in File No. 05/11/27 and is incorporated by reference herein.
(f) In Resolution No. 17124, the Planning Commission approved and recommended adoption of the General Plan Amendment by the Board, a copy of which is on file with the Clerk of the Board in File No. 17124, and is incorporated by reference herein. Said Resolution also found the General Plan Amendment to be consistent with the General Plan and the eight priority policies of Planning Code Section 101.1.

(g) Pursuant to Planning Code Section 340, this Board of Supervisors finds that this General Plan Amendment will serve the public necessity, convenience and general welfare for the reasons set forth in Planning Commission Resolution No. 17124, and incorporates such reasons by reference herein.

(h) The Board finds that this ordinance is consistent with the priority policies of Section 101.1(b) of the Planning Code and the General Plan as proposed for amendment, and hereby adopts the findings of the Planning Commission, as set forth in Planning Commission Resolution No. 17124, and incorporates said findings by reference herein.

(i) The Board has reviewed and considered the information in the EIR Addendum. The Board hereby adopts and incorporates herein by reference as though fully set forth the CEQA findings adopted by the Planning Commission in Motion No. 17057. For purposes of this action, the Board also adopts the CEQA mitigation monitoring and reporting programs, set forth in Planning Commission Motion No. 17057 as its own, and finds that the mitigation measures cited therein are within the jurisdiction of the City agencies identified therein and such measures have been, can and should be adopted and implemented by such other agencies.

Section 2. The Board hereby approves the following amendments to the Executive Park Subarea section of the South Bayshore Area Plan, an Area Plan of the General Plan:

(a) Amend Policy 19.2 to read as follows:

OFFICES
Develop a maximum of 1,700,000 square feet of office space. Locate all new office space in buildings which range in height from 4 stories to 15 stories. Beware such that they are taller the closer they are to the center of the site, subject to the limits outlined in Exhibit 20—Urban Form Plan. The massing of the structures should reflect the form of the hillside to the north and reinforce the urban character of the project. Each building should extend out to the edge of the sidewalk. Office buildings may contain other, complementary uses such as child care, fitness center and retail services.

(b) Amend Policy 19.4 to read as follows:

HOTEL

In the future, The Project Sponsor or property owner may deem it desirable to build a hotel to serve office uses in the area. If a hotel is deemed appropriate by the Planning Commission, it should be located, and the building so oriented and designed, in such a way as to complement the Executive Park project Subarea as a visual “gateway” to the City and to strengthen the pedestrian interest and livability of the Town Center. The hotel should provide garage space for the hotel and the displaced surface parking under the hotel.

(c) Amend Policy 19.5 to read as follows:

RETAIL USES

Provide approximately 55,000 square feet of neighborhood-serving retail space integrated with the office uses and situated primarily around the Town Center. Orient retail uses to serve office workers and residents of the area as well as those of surrounding communities. Provide additional retail space within the hotel. In addition, allow a restaurant south of Alana Way. Allow additional up to 10,000 square feet of space for a child care center and a fitness center/health club.

(d) Amend Policy 19.6 to read as follows:
RESIDENTIAL COMMUNITY

Seek to create an urban village at Executive Park by incorporating new housing to accommodate new workers to the area. Affordable housing should be well integrated with market-rate housing on-site. Develop housing (a considerable number should be two bedrooms) primarily on the northern and eastern portions of the site in two to eight-story multi-storied structures over one to two level parking podiums. The limits for overall building heights are subject to Figure 20 - San Francisco Executive Park Urban Form Plan. Construct the housing following the form of the hillside contours. Include children’s play area(s). Residential buildings may contain other complementary uses such as retail services or day care.

(e) Amend Policy 19.7 to read as follows:

OPEN SPACE

Develop approximately twenty-six one acres of the northern portion of the site as a permanent open space preserve to be improved by removing non-native vegetation, replanting native vegetation in such a way as to minimize erosion and stabilize the hillside, and to maintain the hillside as a scenic resource for residents and visitors to the area and City. At a minimum of one location within the open space preserve, construct a hiking trail leading to a level vista point that offers views of the water to the south. This vista point should be furnished with benches, picnic tables, and trash receptacles.

Create a variety of landscaped zones on the hillside. The area adjacent to the freeway should be densely planted with trees and shrubs. Trees should be used to screen parking structures as well as provide an appropriately scaled backdrop to the office buildings. The northern-most zone adjacent to Bayview Hill Park should be planted with trees and shrubs which are similar to those already growing within it, visually integrating both sides of the hill. The central portion of the hill should be planted with smaller shrubs and cascading...
plant materials which will cover the hillside with low growing vegetation, thereby softening the
quarried texture of the exposed rock.

Landscape the open area not used for streets and parking areas, except the approximately 21-acre open space preserve, with ornamental plantings and coordinated
flowering ground covers to provide a continuous series of related open spaces and to create a
unified visual environment.

(f) Amend Policy 19.8 to read as follows:

TRANSIT

The City has a long-term goal of providing improved transit service to Executive Park
and its recreational environs. In the short-term, Executive Park should provide continuing
shuttle service throughout the day and evening hours when area workers and residents need it
between the subarea, downtown and other regional transportation terminals as a supplement
to public transit service, with sufficiently short headways to encourage their use and reduce
dependency on autos for both commute and non-commute transportation needs. Such shuttle
service shall be evaluated every three years to determine if patronage and market are
sufficient to support public transit service for both commute and non-commute needs at the
same levels of service.

(g) Amend Policy 19.10 to read as follows:

PARKING

Limit the total number of commuter parking spaces to the extent reasonable and
feasible and without adverse impacts on adjacent areas, to encourage alternatives to single-
occupant vehicles for employee travel.

Develop parking facilities to adequately serve the uses in all commercial buildings, with
preferential rideshare and short-term visitor/patron parking provided closest to building
entrances. Allow up to two covered parking spaces per unit for residential uses whether provided in
parking structures or private garages as well as additional on-street visitor parking spaces to reduce potential impacts to adjacent neighborhoods. Design any commercial parking structure to blend visually with the hillside, and soften the visual impact of parking facilities with landscaping. If long-term transit use goals are met by area workers and residents, or if parking resources are not needed at night or on weekends by residents or workers, surplus commercial parking should be made available for use by nearby recreation users, Candlestick Park event patrons, or for use as satellite commuter parking for the City.

(h) On page II.9.51, delete current "Figure 18 – San Francisco Executive Park Land Use Plan" and add new "Figure 18 – San Francisco Executive Park Land Use Plan" as shown in the attachments to Planning Commission Resolution No. 17/24 concerning the General Plan Amendment.

(i) On page II.9.52, delete current "Figure 19 – San Francisco Executive Park Auto Access" and add new "Figure 19 – San Francisco Executive Park Auto Access" as shown in the attachments to Planning Commission Resolution No. 17/24 concerning the General Plan Amendment.

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

By: John D. Malamut
Deputy City Attorney

Supervisor Maxwell
BOARD OF SUPERVISORS
File Number: 051509

Ordinance amending the San Francisco General Plan in connection with approvals for the proposed Executive Park -- Candlestick Cove Project; adopting findings pursuant to the California Environmental Quality Act; and adopting findings that the General Plan amendment is consistent with the General Plan and the eight Priority Policies of Planning Code Section 101.1.

November 1, 2005 Board of Supervisors — PASSED ON FIRST READING
Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

November 8, 2005 Board of Supervisors — FINALLY PASSED
Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval
I hereby certify that the foregoing Ordinance was FINALLY PASSED on November 8, 2005 by the Board of Supervisors of the City and County of San Francisco.

Date Approved

Gloria L. Young
Clerk of the Board

Mayor Gavin Newsom