



EJ Bay Plan Amendment

Public Access



San Francisco Bay Conservation
and Development Commission



Environmental Justice and Social Equity Bay Plan Amendment

Goal:

Amend the San Francisco Bay Plan to incorporate principles of environmental justice and social equity into the planning, design, and permitting of shoreline projects in and along the San Francisco Bay

Overview

- BCDC and Public Access
- Public Access and EJ
- Policy Examples
- Questions



What is Public Access?

- Public access to and along the Bay
- Pedestrian, bicycle, and non-motorized forms of movement
- Other uses: fishing, picnicking, windsurfing, boating, nature education, and other waterfront activities
- Physical access and visual access



Examples of “Public Access”

- Trails
- Shoreline and Waterfront Parks
- Beaches
- Plazas
- Promenades
- Fishing Piers
- Boat Launches
- Parking Spaces
- Overlooks and View Platforms
- View Corridors



McAteer-Petris Act and Public Access



66602. Findings and Declarations as to Necessity for Providing Locations for Water-Oriented Land Uses and Increased Public Access to Shoreline and Waters.

[...] that existing public access to the shoreline and waters of the San Francisco Bay is inadequate and that maximum feasible public access, consistent with a proposed project, should be provided.

McAteer-Petris Act and Public Access



66632.4. Permits for Projects Within Shoreline Band Located Outside Boundaries of Water-Oriented Priority Land Uses.

Within any portion or portions of the shoreline band [...] the commission may deny an application for a permit for a proposed project only on the grounds that the project fails to provide maximum feasible public access, [...]

Bay Plan and Public Access



- P1 – maximum extent feasible
- P2 – provided for development projects unless it is inconsistent with public safety or there are use conflicts (provide in lieu instead)
- P3 – appropriate agencies need to be consulted
- P4 – should prevent significant adverse effects on wildlife

Bay Plan and Public Access



- P5 – should avoid significant adverse impacts from sea level rise and flooding
- P6 – permanently guaranteed
- P7 – improvements should be consistent with the project and physical environment, encourage diverse activities, be barrier-free for those with disabilities, include ongoing maintenance and appropriate signs
- P8 - a small amount of fill may be allowed (minimum required)

Bay Plan and Public Access



- P9 – connection to public parking and transit
- P10 – roads near the water should be designed as scenic parkways (recreational traffic)
- P11 – cooperation among federal, state, regional, and local governments
- P12 – Public Access Design Guidelines and Design Review Board
- P13 – integrate public access design early in process of habitat restoration projects
- P14 – study impacts of public access on wildlife

Other Relevant Bay Plan Chapters

- Recreation
- Appearance, Design, and Scenic Views

These policies work in conjunction with the public access policies.



Design Review Board (DRB)



The Design Review Board shall consist of seven (7) members of the design professions, including at least one (1) architect, one (1) landscape architect, and one (1) engineer.

The Board shall advise the Commission and the staff on the appearance and design of projects for which a Commission permit or consistency determination is needed, particularly as the project affects public access to the Bay and shoreline.

Public Access Design Guidelines

- Shoreline Spaces ('05)
- Shoreline Signs ('05)
- Shoreline Plants ('07)



Shoreline Signs

PUBLIC ACCESS SIGNAGE GUIDELINES

San Francisco Bay Conservation and Development Commission

Shoreline Spaces

PUBLIC ACCESS DESIGN GUIDELINES
FOR THE SAN FRANCISCO BAY



San Francisco Bay Conservation and Development Commission

Shoreline Plants

A LANDSCAPE GUIDE
FOR THE SAN FRANCISCO BAY



Public Access Objectives



1. Make public access **public**.
2. Make public access **usable**.
3. Provide, maintain and enhance **visual access** to the Bay and shoreline.
4. Maintain and enhance the **visual quality** of the Bay, shoreline and adjacent developments.
5. Provide **connections** to and **continuity** along the shoreline.
6. Take advantage of the **Bay setting**.
7. Ensure that public access is **compatible with wildlife** through siting, design and management strategies.

Public Access and EJ Issues

- Number of public access areas
- Distribution/Location
- Quality
- Maintenance



Public Access and EJ Issues

(con't)

- Physical Barriers to Access
 - Gates and locks
 - Fences and barriers
- Other Barriers to Access
 - Costs (special events, use permits, parking/transit)
 - Availability of transit or parking
 - Unsafe conditions for pedestrians and cyclists
 - Welcoming/comfort
 - Culturally appropriate (including language)
- Unintended Consequences
 - Gentrification → non-use, reduced use



Potential Next Steps



- Amend existing Public Access policies
- Add Public Access policies regarding EJ
- Amend regulations on Design Review Board
- Update BCDC Public Access Guidelines
- Revise BDN to include Recreation and Appearance, Design, and Scenic Views policies

Questions



What can BCDC learn from other policy examples?

How does BCDC balance its role as a regional agency and the localized needs of communities as we attempt to be equitable?

Is BCDC's permit process too late in the design process?

Are the regulations (DRB) and Public Access Design Guidelines a good place to implement EJ and equity in public access in addition to the Bay Plan?