

San Francisco Bay Conservation and Development Commission

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TO: Commissioner and Alternates

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SUBJECT: Staff Report and Recommendation on a Contract with the Port of San Francisco for Amending the *San Francisco Waterfront Special Area Plan*
(For Commission consideration on September 20, 2018)

Recommendation Summary

The staff recommends that the Commission authorize the Executive Director to execute a contract with the Port of San Francisco for the purpose of providing the Commission with up to \$150,000 for assistance in developing amendments to the *San Francisco Waterfront Special Area Plan* in coordination with the Port's ongoing update to its Waterfront Land Use Plan. The staff also recommends that the Commission authorize the Executive Director to amend the contract as long as the amendment does not involve substantial changes in the scope.

Staff Report

On July 20, 2000, at a joint meeting with the San Francisco Port Commission, the Commission adopted amendments to the *San Francisco Waterfront Special Area Plan (SAP)* and the *San Francisco Bay Plan*. The amendments to the SAP encompassed the area between Pier 35 and China Basin and identified the location and conditions for the placement and removal of fill, new public plazas and public access; designated areas as open water basins to provide views of the Bay and space for water recreation; established a strategy to achieve historic preservation; and provided policies regarding parking, transportation, and waterfront design.

Beginning in 2015, the Port completed a comprehensive review of land use changes and events that have occurred under its Waterfront Land Use Plan, which sets forth land use and urban design policies for the Port's jurisdiction from Fisherman's Wharf to India Basin. In December 2017, the Waterfront Plan Working Group, assisted by seven Advisory Teams, finalized Port-wide policy recommendations focused on land use, transportation, and waterfront resilience.

The proposed amendments to the SAP would potentially involve the following issues identified during the Waterfront Land Use Plan update process: Public Trust Objectives specifically tailored to the Embarcadero Historic District; balancing public access and maritime berthing and operations; incorporating the Port's comprehensive open space and public access plan, including the Blue Greenway, into the SAP; deleting geographic vicinity boundaries in the current SAP; incorporating City and County's of San Francisco's Public Realm and Complete Streets policies and design standards; allowing more active uses and programming to enhance public access and open space; potentially creating a public access credit bank to support larger-scale initiatives; potentially removing the 50% replacement rule for the Fisherman's Wharf area; and incorporating Bay Plan climate change policies into the SAP. However, the Port has not yet prepared specific proposed language and, instead, proposes to work with BCDC staff to consider these issues, leading towards preparation of proposed language.

The Commission's regulations require that whenever a party other than the Commission or the Executive Director proposes an amendment of the Commission's planning documents, that party must pay for the Commission's costs. Accordingly, the staff recommends that the Commission authorize the Executive Director to: (1) execute a contract with the Port of San Francisco under which the Port of San Francisco will provide up to \$150,000 to the Commission for the staff's assistance in developing proposed amendments to the *San Francisco Waterfront Special Area Plan*, an element of the *San Francisco Bay Plan*; and (2) amend the contract as long as the amendment does not involve substantial changes in the scope.