



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Initiation of General Plan, Planning Code Text, and Map Amendments

HEARING DATE: APRIL 7, 2011

Date: April 7, 2011
Case No.: **2006.0422EMTUZ**
Project Address: **EXECUTIVE PARK**
Zoning: M-1, C-2; 40-X AND 80-X HEIGHT AND BULK
Block/Lot: xxxx
Project Sponsor: Yerby Company and Universal Paragon Corporation
5 Thomas Mellon Circle (Yerby)
150 Executive Park Boulevard (UPC)
San Francisco, CA 94134
Staff Contact: Mat Snyder – (415) 575-6891
mathew.snyder@sfgov.org
Recommendation: **Initiate Amendments**

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PROJECT DESCRIPTION

There are three actions scheduled for consideration at this Hearing:

Initiation of General Plan Amendments: The General Plan amendments consist of changes to the Executive Park Subarea Plan of the Bayview Hunters Point Area Plan to accommodate a transition from predominately office use to mixed-use / predominately residential use. The overall goal is to create a vibrant, urban, pedestrian oriented neighborhood characterized by active publicly-accessible streets. Other corresponding minor General Plan amendments are also proposed to various maps and figures throughout and to the Land Use Index.

Initiation of Planning Code Text Amendments: The text amendments consist of establishing the Executive Park Special Use District (SUD) (Section 249.53), height controls specifically tailored to the SUD (Section 263.27), and a new 309 Design Review process for projects within Executive Park (Section 309.2).

Initiation of Zoning Map Amendments: The map amendments consist of rezoning the portion of Executive Park surrounded by Harney Way, Executive Park Boulevard West, Executive Park Boulevard, and Executive Park Boulevard from M-1 and C-2 to RC-3; include the subject parcels within the new Executive Park SUD, and include those parcels north of Alana and Harney within the 65/240-EP Height and Bulk District.

Two development proposals by Yerby and UPC would be accommodated by these amendments and have been analyzed under the Environmental Impact Report along with the subject amendments (Case No. 2006.0422E). The two development proposals would be located at the existing office park and together could include up to 1,600 dwelling units, 70,000 square feet of

retail and approximately 1,400 off-street parking spaces. Buildings within the development would generally range between 65-feet to 240-feet tall. This development would feature a new publicly accessible internal road network and small open spaces. Parking would either be below grade or wrapped with active uses.

Approvals of the actual development are not before the Commission at this time.

Development for the entire Executive Park area (previous entitled projects and the ones described above) could include up to 2,800 dwelling units, and 84,000 square feet of retail space along with other accessory uses.

SITE DESCRIPTION AND PRESENT USE

Executive Park is the area immediately east of Highway 101 at the City and County line and at the Bay shoreline. The approximately 70-acre site is boxed in on three sides by Highway 101, Bayview Hill and San Francisco Bay. Executive Park is isolated from the City street grid and has limited points of ingress and egress. Its circulation is characterized by a looped road surrounding an office park and two separate private street networks that lead away from it. Harney Way, the main access point to Candlestick Point and the stadium, also serves as the main route to Executive Park. Only two other streets lead to and from Executive Park: Blanken Avenue, which leads to residential neighborhoods westward, and Alana, which leads to the main southbound access point for Highway 101. (See attached Context Maps)

The Executive Park area is divided into three subareas generally defined by property ownership and phase of entitlement. The central area includes three office buildings (approximately 307,000 gross square feet) and expansive surface parking. Two areas to the north and northeast of the office park are being developed for residential use. Signature Properties is developing the portion of Executive Park directly north of the office park, and when complete, will consist of approximately 450 dwelling units, and 14,000 square feet of retail. The Signature Project includes three podium buildings (between the heights of 60 and 90 feet tall) and a series of joined townhouse structures. At this point, only one podium building has been built along with roughly half of the planned townhouses. An expansive natural open space along the hillside has been improved in conjunction with the Signature development; it includes a public trail to a hilltop lookout.

To the northeast of the office development is another residential development being constructed by Top Vision. Five buildings consisting of roughly 300 units have been constructed, three of which sit atop a hilltop embankment overlooking Harney Way and the Candlestick Point State Recreation Area (CPSRA). A final phase for Top Vision has been approved for an addition 465 dwelling units upslope from the existing buildings which has not yet been constructed. These units would be within podium buildings and a 160-foot residential tower.

In discussing Executive Park and the actions before the Commission, there are two geographic areas referenced. The larger 70-acre Executive Park area includes all developments including existing office, residential, and hillside open space areas. The draft amendments to the Subarea Plan would apply to this entire area. The proposed rezoning, however, only applies to the 15-acre office park area.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Executive Park is bordered on the west by Highway 101. Beyond the freeway are the Little Hollywood and Visitacion Valley neighborhoods. Blanken Avenue leads from the intersection of Executive Park Boulevards North and West, under the freeway, and through Little Hollywood westward to Third Street. At Blanken and Third Street, about ½ mile from Executive Park, the Schlage Lock factory site is being redeveloped into a new mixed-use neighborhood that will include roughly 1,200 dwelling units and supporting retail and community uses.

To the east is Candlestick Point, the stadium and parking lot and the CPSRA. Candlestick is planned for a large scale redevelopment in conjunction with the redevelopment of Hunters Point Shipyard, located east of Candlestick. The mixed-use project will include up to 10,500 dwelling units, roughly 900,000 gross square feet of retail, 2.5 million square feet of office development among many other uses and public improvements. The CPSRA is located east and immediately south of Executive Park across Harney Way. The State Park is undergoing a planning effort to amend its General Plan. Bayview Hill Park, a natural open space park, is immediately to the north on top of the bordering hill. (see attached Context Maps)

ENVIRONMENTAL REVIEW

An environmental impact report (EIR) has been prepared that includes the subject legislative actions along with the Yerby and UPC development proposals described above. The EIR was published in October 2010, had a public hearing in November 2010 and would need to be certified prior to the Commission taking action on the subject legislative amendments. EIR certification is tentatively scheduled for May 5, 2011, the same hearing date staff proposes for approval of the subject amendments.

DISCUSSION

General Plan Amendments

The General Plan Amendments consist of a complete revision to the Executive Park Subarea Plan along with other minor changes throughout the General Plan.

The Subarea Plan was originally established in 1985 as part of the South Bayshore Plan (now called the Bayview Hunters Point Area Plan). The original Subarea Plan explicitly laid out a site plan for a mixed-use predominately office and commercial development. The Subarea Plan's prescribed site plan had a suburban style and insular orientation. Over the years, the Executive Park entitlements were amended to incrementally allow more residential development; however, the main thrust of the Subarea Plan remained largely oriented to commercial use.

In the mid-2000s, three of the Executive Park developers expressed interest in pursuing residential development: Signature Properties wanted to develop residential in-lieu of previous approved office development; Yerby and UPC wanted to redevelop their office and parking uses as residential. After considering the new surrounding context, market forces, and other factors, staff agreed to pursue a new vision for Executive Park.. Planning saw an opportunity to apply the same principles in creating vibrant pedestrian-oriented mixed-use neighborhood used for

Downtown Residential Districts, Market / Octavia and other projects to Executive Park. It became apparent that a new envisioning of Executive Park could also address many of its long standing challenges, including tying the different phases of development in a coherent whole, and providing better ways to connect established neighborhoods with the shoreline.

The completely rewritten Subarea Plan sets the framework and tone for new development at Executive Park as a pedestrian-oriented, mixed-use, predominately residential neighborhood: it provides general objectives and policies relating to land use, urban design, circulation, and recreation and open space. While it does not include a specific site plan as earlier versions did, it does provide a Proposed Street Network diagram that breaks up the large central office blocks into a fine grained block pattern more typical of San Francisco development. It provides a general framework for street typologies and circulation, and for open space.

Planning Code Amendments

Underlying Zoning. The Planning Code amendments include rezoning the portion of the office park from either their current M-1 (Light Industrial) or C-2 (Community Commercial) Use District designations to an underlying RC-3 (Residential Commercial Mixed – Medium Density). The RC-3's name denotes the intended residential mixed-use development; RC-3 also allows for greater density. M-1 and C-2 densities are generally set at one dwelling unit for every 800 square feet and 600 square feet of lot area respectively. The RC-3 would allow up to one unit for every 400 square feet of lot area.

The Executive Park Special Use District. The Planning Code Amendments also include the establishment of the Executive Park Special Use District (SUD), which creates specifically tailored controls unique for the new neighborhood. As one example, a widened Harney Way and a new Highway 101 interchange are now planned that will likely encroach onto existing lots. The SUD enables development densities to be transferred from portions of the Executive Park area that might become right-of-way to other portions within the Special Use District. As another example, Executive Park does not have a typical residential street and block pattern that is assumed by most Planning Code development controls. Because of this, the creation of a more fine-grained street network is required. The SUD includes provisions for delivery of publicly accessible streets and open space in conjunction with development.

New Height and Bulk Designation. The Planning Code Amendments also include new provisions for heights. The Subarea Plan calls for a dynamic urban form. As such, the new zoning establishes a 65/240-EP Height and Bulk District that enables 65-foot buildings throughout the District but also allows for taller buildings at specific locations. Buildings along Harney and Alana can be built to 85 feet as a means to creating a definitive streetwall at the neighborhood's (and City's) edge. Such treatment is also allowed along Executive Park Boulevard North, which has long been envisioned as the neighborhood center. Similarly, the height controls allow three towers within the SUD at key locations and at specific heights (240-feet, 200-feet, and 170-feet).

Design Review. Finally, the Planning Code Amendments extend the Design Review Procedures under Planning Code Section 309 and 309.1 used for Downtown and the DTR (Downtown Residential) Districts to Executive Park. Under this design review provision, all development projects that include new construction will be required to come before the Commission and be subject to neighborhood notification.

Design Guidelines

Planning staff has prepared draft Design Guidelines for Executive Park. The Guidelines aim to do the following: (1) provide an urban design framework for the entire site with specific strategies for particular portions of the site; (2) include general performance criteria for public realm improvements and include guidelines for how buildings and their streetwalls are to relate to different street typologies; (3) establish both performance criteria and specific requirements for building modulation, activation and architectural treatment; and (4) provide general performance criteria for sustainability. The Design Guidelines do not require Commission initiation. No action related to the Design Guidelines will be before the Commission at their April 7 hearing but should be adopted along with zoning as its referenced and enabled by the new SUD.

ISSUES AND CONSIDERATIONS

The planning process for Executive Park has been underway for more than five years. Environmental review has taken longer than anticipated, largely due to the changing circumstances of surrounding planned development and changes in planned infrastructure improvements.

Planning staff sent out a mailed notice regarding the informational hearings to give the public the opportunity to voice any concerns directly to the Commission. Planning staff also hosted an open house in the neighborhood to elicit questions and feedback about the proposed General Plan and zoning amendments. In general, public feedback has been favorable regarding the proposed new land uses and intensity of development. However, some have voiced concern about needed additional community participation, ensuring quality design in the future, and assuring that local streets are not overburdened with spillover parking. Some have voiced concern over the particulars of the proposed urban form, with some concerned about the towers.

One of the challenges of Executive Park has been and will continue to be coordinating development between different property owners. For the proposed new layout, the delivery of publicly accessible streets and open space will need to be coordinated. Staff is working with the Project Sponsors to have a Streetscape Master Plan completed at the time the Commission considers approvals to help establish expectations across all property owners. If it is not completed, additional provisions may need to be considered to assure a coherent aesthetic approach to streetscape improvements and to assure a consistent commitment to quality. Because there is not a specific phasing plan for Executive Park, the SUD includes requirements that all surrounding publically accessible streets be improved at the same time of any given building or group of buildings. Similarly, the new zoning requires that identified open space be complete at the same time as it adjacent buildings.

REQUIRED COMMISSION ACTION

Initiation of General Plan Amendments: Complete revision of the Executive Subarea Plan of the Bayview Hunters Point Area Plan, amendments to various maps and figures throughout the General Plan, revisions to the General Plan Land Use Index reflecting changes to the Subarea Plan.

Initiation of Planning Code Text Amendments: Establishment of the Executive Park Special Use District (SUD) (Section 249.53{4}); establishment of the 65/240-EP Height and Bulk (Section 263.27), establishment of new design review procedures for Executive Park (Section 309.2).

Initiation of Zoning Map Amendments: The map amendments consist of rezoning the portion of Executive Park surrounded by Harney Way, Executive Park Boulevard West, Executive Park Boulevard, and Executive Park Boulevard from M-1 and C-2 to RC-3; include the subject parcels within the new Executive Park SUD, and include those parcels north of Alana and Harney within the 65/240-EP Height and Bulk District.

RECOMMENDATION:

Initiate Amendments

Schedule a Hearing to Consider Approval on or after May 5 ,2011

Attachments:

Context Maps

General Plan Amendments

Draft Resolution to Initiate

Draft Ordinance (Exhibit A)

Attachment A: Superseded Text and Figures

Attachment B: Amended Text and Figures

Legislative Digest

Planning Code Text Amendments

Draft Resolution to Initiate

Draft Ordinance (Exhibit A)

Legislative Digest

Zoning Map Amendment

Draft Resolution to Initiate

Draft Ordinance (Exhibit A)

Legislative Digest

Map of Existing Zoning and Proposed Zoning

MMS: I:\Citywide\Community Planning\Southeast BVHP\Executive Park\Work Products in Progress\Initiation Packet\Ex Park - Executive Summary - Initiation.doc

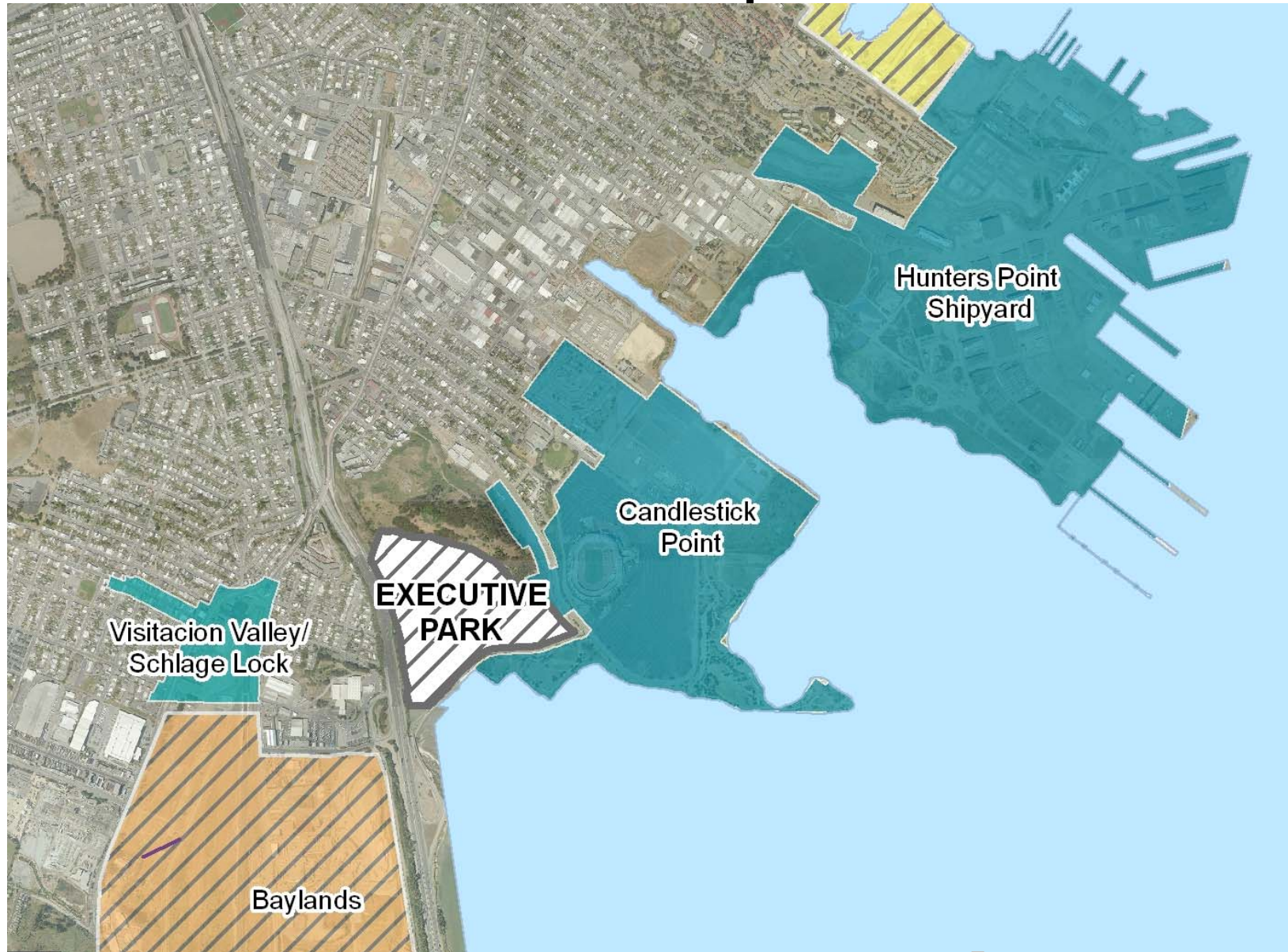
Context Map



Immediate Context

Case No. 2006.0422MTUZ
Executive Park

Context Map



Southeast San Francisco Context

Case No. 2006.0422MTUZ
Executive Park



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No.

HEARING DATE: APRIL 7, 2011

Date: **March 24, 2011**
Case No.: **2006.0422EMTUZ**
Project: **Executive Park – General Plan Amendments**
Location: **Highway 101 and Harney Way**
Staff Contact: **Mat Snyder – (415) 575-6891**
mathew.snyder@sfgov.org
Recommendation: **Initiate Amendment**

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INITIATION OF AMENDMENTS TO THE EXECUTIVE PARK SUBAREA PLAN OF THE BAYVIEW HUNTERS POINT AREA PLAN, THE LAND USE INDEX ALONG WITH OTHER MINOR GENERAL PLAN MAP AMENDMENTS.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides to the Planning Commission the opportunity to periodically recommend General Plan Amendments to the Board of Supervisors; and

Pursuant to Planning Code Section 340(c) Yerby Company (“Yerby”) and Universal Paragon Corporation (“UPC”) (together, “Project Sponsors”), owners of the properties located between, Harney Way, Executive Park Boulevard North, Executive Park Boulevard, submitted applications to amend the General Plan. In working with the Project Sponsors, the Planning Department is proposing amendments to the General Plan by amending the Executive Park Subarea Plan and the Bayview Hunters Point Area Plan, the Land Use Index, along with other minor amendments throughout the General Plan Elements.

This General Plan Amendment application is part of a larger project that includes three components: (1) a development project sponsored by UPC that would include up to 1,100 dwelling units, approximately 70,000 gross square feet of retail, and approximately 1,677 off-street parking spaces (2) a development project sponsored by Yerby Co. that would include up to 500 dwelling units and approximately 750 off-street parking spaces; and (3) the subject General Plan amendments along with Planning Code Map and Text amendments.

The subject General Plan amendments along with the new Planning Code provisions would transition the subject site from an office park to a mixed-use predominately residential neighborhood.

The history of Executive Park starts in the mid 1970s. In 1976, the Planning Commission certified the San Francisco Executive Park Final EIR which included 833,000 square feet of office space, 174,000 square feet of hotel/meeting space and 75,000 square feet of retail space (about 1,100,000 square feet in total), plus 3,900 parking spaces. At the time, Amendments were made to the South Bayshore Plan to allow commercial uses at the location. In 1978, a master development plan (“1978 Development Plan”) was created to guide development based on the Project analyzed in the 1976 EIR.

In 1980 and 1981, the Planning Commission approved minor changes to the 1978 Development Plan, which slightly altered the locations and amounts of the various land uses. The City issued permits for the construction of four office buildings and a restaurant under the 1978 Development Plan; three of the office buildings had been constructed by 1985 (OB-1, OB-2 and OB-3), for a total of about 307,600 square feet of office space and 2,500 square feet of retail space. The fourth office building and the restaurant were not constructed.

In 1985, following certification of a subsequent environmental impact report, the Planning Commission approved a Planned Unit Development that revised the 1978 Development Plan that, when combined with the four office buildings and restaurant previously approved, provided for 1,644,000 square feet of office space, 234,000 square feet of hotel, 50,000 square feet of retail/restaurant space and 600 residential units, plus about 5,300 parking spaces. At the same time, the Executive Park Subarea Plan was established as part of the South Bayshore Area Plan to memorialize the development program and urban form through a General Plan Amendment. Related Planning Code Map amendments were also approved.

In 1992, the developer sought and obtained a further revision to the 1985 Planned Unit Development. This revision added 25,000 square feet of health club space, 10,000 square feet of child care space and an additional 10,000 square feet of restaurant space and increased the square footage of residential use but not the unit count. Five residential buildings, located in the eastern portion of the site, containing 304 units and 517 parking spaces have been constructed under this development proposal by TopVision. ("TopVision Phases I and II"). Minor General Plan amendments were approved in conjunction with this approval.

In 1999, the Planning Commission certified a supplemental environmental impact report, and in 2000, approved a Planned Unit Development that extended and modified the prior 1985 Planned Unit Development authorization by including a residential variant, which provided for some additional residential development in the northwestern portion of the site. Amendments to the Executive Park Subarea Plan that replaced all of the Plan's figures and added text were adopted in conjunction with these approvals. The general land use program remained the same.

In 2005, Signature Properties development project was approved under a separate PUD for the northwestern portion of the Subarea Plan Area. Nearing completion, it will include up to 450 residential units, 14,000 square feet of retail space, and 588 parking spaces when built-out. Amendments to the Executive Park Subarea Plan were adopted as a part of this Planned Unit Development authorization.

In 2007 TopVision obtained approval under the 2000 Approved Development Plan for a Phase III development, which includes 465 units and about 776 parking spaces north of existing TopVision Phases I and II residential buildings on the eastern portion of the Subarea Plan Area.

Existing and approved development projects in the Executive Park Subarea Plan Area currently include up to approximately 1,220 residential units, 307,600 square feet of office space in OB-1, OB-2 and OB-3, 17,400 square feet of retail and restaurant space, 2,013 residential parking spaces and 830 office parking spaces.

The Yerby Company ("Yerby") has applied for approval to demolish OB-1 and replace it with a mixed use, predominantly residential development of up to 500 dwelling units and 750 subsurface parking spaces, and Universal Paragon Corporation ("UPC") has applied for approval to demolish OB-2 and OB-3 and replace them with up to 1,100 residential units and 1,677 subsurface parking spaces. These projects will require amendment of the Executive Park Subarea Plan and related amendments to the

Zoning Map and Planning Code. The proposed General Plan amendments would apply to the entire 71-acre Executive Park Subarea Plan Area, be consistent with existing development and approvals, and provide for the transition of the existing office park development within a 14.5 acre southern portion of the Subarea Plan Area (the Yerby and UPC development sites) to a new, primarily residential area with 1,600 additional residential units and about 73,000 gsf retail. These projects would complete the build-out of the Subarea Plan Area and accomplish its transition from the office park first approved in 1976 to a new mixed-use, predominantly residential neighborhood.

Since 2006, proposed amendments to the Executive Park Subarea Plan and the development proposals of Yerby and UPC have been reviewed in public meetings by the Bayview Hunters Point community, the Visitacion Valley community, the Little Hollywood community and other stakeholders, including at meetings held before the Executive Park Citizens Advisory Committee, a body composed of property owners of Executive Park, the Bayview Hunters Point Redevelopment Project Area Committee, and the Visitacion Valley Planning Alliance.

The Planning Commission is scheduled to consider the certification of the Executive Park Environmental Impact Report on May 5, 2011 prior to considering relevant amendments to the General Plan, Planning Code and Zoning Maps. It will also consider adopting California Environmental Quality Act Findings at that hearing.

Planning Code Section 101.1(b) establishes eight priority policies and is a basis by which differences between competing policies in the General Plan are resolved. An initial analysis for consistency with the priority findings has determined that the Project meets the findings in that it supports new neighborhood serving retail and opportunities for local businesses without unduly competing with existing retail clusters; that it provides significant new housing opportunities, that it calls for the redevelopment underutilized land and not existing established neighborhoods thereby preserving existing neighborhood character; that it calls for the development of a robust pedestrian network to encourage travel by foot; that it provides for new construction job opportunities and some permanent job opportunities without displacing existing industries, and that it calls for establishment of a new green pedestrian and open space network. Analysis for consistency for the eight priority policies will be included in all final actions for the proposed General Plan Amendments.

An initial analysis of applicable General Plan objectives and policies has determined that the proposed General Plan, Planning Code, and Zoning Map amendments are, on balance, consistent with the General Plan as it is proposed to be amended. The proposed actions offer a compelling articulation and implementation of many of the concept outlined in the General Plan, especially the Housing and Urban Design Elements and the Bayview Hunters Point Area Plan. The proposed amended Executive Park Subarea Plan translates the directive of these Elements with specific consideration for the neighborhood conditions of Executive Park. A final analysis for consistency with the General Plan will be included in the final actions for the General Plan Amendments.

A draft ordinance, **attached hereto as Exhibit A**, would amend the Executive Park Subarea Plan the Land Use Index, along with various General Plan maps.

NOW, THEREFORE BE IT RESOLVED, That pursuant to Planning Code Section 340, the Planning Commission Adopts a Resolution to Initiate amendments to the General Plan.

Resolution No.
Hearing Date: April 7, 2011

Case No 2006.0422EMZ
Executive Park
Initiation of General Plan Amendments

AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced General Plan amendments contained in the draft ordinance, approved as to form by the City Attorney in **Exhibit A**, to be considered at a publicly noticed hearing on or after May 5, 2011.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on March 25, 2010.

Linda D. Avery
Commission Secretary

AYES:

NOES:

ABSENT:

**Executive Park
General Plan Amendments
Exhibit A – Draft Ordinance**

1 [General Plan Amendments – Executive Park Subarea Plan.]

2
3 **Ordinance amending the San Francisco General Plan by amending the Executive Park**
4 **Subarea Plan of the Bayview Hunters Point Area Plan, the Land Use Index and maps**
5 **and figures in various elements and adopting findings, including environmental**
6 **findings and findings of consistency with the General Plan and Planning Code Section**
7 **101.1.**

8 NOTE: Additions are single-underline italics Times New Roman;
9 deletions are ~~strike-through italics Times New Roman~~.
10 Board amendment additions are double-underlined;
11 Board amendment deletions are ~~strikethrough-normal~~.

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

12 Section 1. The Board of Supervisors of the City and County of San Francisco hereby
13 finds and determines that:

14 A. The proposed amendments to the Executive Park Subarea Plan of the Bayview
15 Hunters Point Area Plan, the Land Use Index and the maps and figures in various elements of
16 the General Plan will establish a new vision for the area of creating a vibrant, urban,
17 pedestrian oriented mixed-use, predominantly residential neighborhood characterized by
18 active publicly-accessible streets.

19 B. The General Plan amendments are necessary because the existing plan
20 contemplates suburban-like office and hotel development where mixed-use residential
21 development is now desirable. Since 1976, the San Francisco Executive Park Subarea has
22 been the subject of several development plans, environmental analyses, and City actions.

23 (1) In 1976, the Planning Commission certified the San Francisco Executive Park
24 Final EIR and approved a development of 833,000 square feet of office space, 174,000
25 square feet of hotel/meeting space and 75,000 square feet of retail space (about 1,100,000

1 square feet in total), plus 3,900 parking spaces. At the time, Amendments were made to the
2 South Bayshore Plan to allow commercial uses at the location. ("1978 Development Plan").

3 (2) In 1980 and 1981, the Planning Commission approved minor changes to the
4 1978 Development Plan, which slightly altered the locations and amounts of the various land
5 uses. The City issued permits for the construction of four office buildings and a restaurant
6 under the 1978 Development Plan; three of the office buildings had been constructed by 1985
7 (OB-1, OB-2 and OB-3), for a total of about 307,600 square feet of office space and 2,500
8 square feet of retail space. The fourth office building and the restaurant were not constructed.

9 (3) In 1985, following certification of a subsequent environmental impact report, the
10 Planning Commission approved a Planned Unit Development that revised the 1978
11 Development Plan that, when combined with the four office buildings and restaurant
12 previously approved, provided for 1,644,000 square feet of office space, 234,000 square feet
13 of hotel, 50,000 square feet of retail/restaurant space and 600 residential units, plus about
14 5,300 parking spaces. At the same time, the City developed the Executive Park Subarea
15 Plan, an amendment to the General Plan, which memorialized the development program and
16 urban form for the area. The City also approved related Planning Code Map amendments.

17 (4) In 1992, the developer sought and obtained a further revision to the Planned
18 Unit Development, including minor General Plan amendments. This revision added 25,000
19 square feet of health club space, 10,000 square feet of child care space and an additional
20 10,000 square feet of restaurant space and increased the square footage of residential use
21 but not the unit count. Five residential buildings, located in the eastern portion of the site,
22 containing 304 units and 517 parking spaces have been constructed under this development
23 proposal by TopVision. ("TopVision Phases I and II").
24
25

1 (5) In 1999, the Planning Commission certified a supplemental environmental
2 impact report and extended and modified the prior 1985 Planned Unit Development
3 authorization by adopting a residential variant, which provided for some additional residential
4 development in the northwestern portion of the site ("2000 Planned Unit Development"). The
5 City also amended the Executive Park Subarea Plan, replacing all of the Plan's figures and
6 adding new text. The general land use program remained the same.

7 (6) In 2005, Signature Properties obtained approval under a separate Planned Unit
8 Development for the northwestern portion of the Subarea Plan Area. Nearing completion, it
9 will include up to 450 residential units, 14,000 square feet of retail space, and 588 parking
10 spaces when built-out. The City adopted further amendments to the Executive Park Subarea
11 Plan as part of this Planned Unit Development approval.

12 (7) In 2007 TopVision obtained approval under the 2000 Approved Development
13 Plan for a Phase III development, which includes 465 units and about 776 parking spaces
14 north of existing TopVision Phases I and II residential buildings on the eastern portion of the
15 Subarea Plan Area.

16 (8) Existing and approved development projects in the Executive Park Subarea
17 Plan Area currently include up to approximately 1,220 residential units, 307,600 square feet of
18 office space in OB-1, OB-2 and OB-3, 17,400 square feet of retail and restaurant space, 2,013
19 residential parking spaces and 830 office parking spaces.

20 (9) The Yerby Company ("Yerby") has applied for approval to demolish OB-1 and
21 replace it with a mixed use, predominantly residential development of up to 500 dwelling units
22 and 750 subsurface parking spaces, and Universal Paragon Corporation ("UPC") has applied
23 for approval to demolish OB-2 and OB-3 and replace them with up to 1,100 residential units
24 and 1,677 subsurface parking spaces. These projects will require amendment of the
25

1 Executive Park Subarea Plan and related amendments to the Zoning Map and Planning
2 Code. The proposed General Plan amendments would apply to the entire 71-acre Executive
3 Park Subarea Plan Area, be consistent with existing development and approvals, and provide
4 for the transition of the existing office park development within a 14.5 acre southern portion of
5 the Subarea Plan Area (the Yerby and UPC development sites) to a new, primarily residential
6 area with 1,600 additional residential units and about 73,000 gsf retail. These projects would
7 complete the build-out of the Subarea Plan Area and accomplish its transition from the office
8 park first approved in 1976 to a new mixed-use, predominantly residential neighborhood.

9 (10) Since 2006, proposed amendments to the Executive Park Subarea Plan and the
10 development proposals of Yerby and UPC have been reviewed in public meetings by the
11 Bayview Hunters Point community, the Visitacion Valley community, the Little Hollywood
12 community and other stakeholders, including at meetings held before the Executive Park
13 Citizens Advisory Committee, a body composed of property owners of Executive Park, the
14 Bayview Hunters Point Redevelopment Project Area Committee, and the Visitacion Valley
15 Planning Alliance.

16 C. On _____, 2011, by Resolution No. _____, the Planning Commission
17 certified as adequate, accurate and complete the Final Environmental Impact Report ("FEIR")
18 for the Executive Park project. A copy of Planning Commission Resolution No. _____
19 is on file with the Clerk of the Board of Supervisors in File No. _____.

20 D. In accordance with the actions contemplated herein, this Board adopted
21 Resolution No. _____ concerning findings pursuant to the California Environmental
22 Quality Act. Said Resolution is on file with the Clerk of the Board of Supervisors in File No.
23 _____.

24 E. Pursuant to San Francisco Charter Section 4.105 and Planning Code Section
25 340, any amendments to the General Plan shall first be considered by the Planning

1 Commission and thereafter recommended for approval or rejection by the Board of
2 Supervisors. On _____, 2011, by Resolution No. _____, the Commission
3 conducted a duly noticed public hearing on the General Plan amendments pursuant to
4 Planning Code Section 340, adopted the General Plan amendments and recommended them
5 for approval to the Board of Supervisors. A copy of Planning Commission Resolution No.
6 _____ is on file with the Clerk of the Board of Supervisors in File No. _____.

7 F. The Board of Supervisors finds that this ordinance is in conformity with the
8 Priority Policies of Section 101.1 of the Planning Code and, on balance, consistent with the
9 General Plan as it is proposed for amendment herein, and hereby adopts the findings set forth
10 in Planning Commission Resolution No. _____ and incorporates such findings by
11 reference as if fully set forth herein.

12 Section 2. The Board of Supervisors hereby approves the following amendments to
13 the Executive Park Subarea Plan of the Bayview Hunters Point Area Plan ("BVHP") of the
14 General Plan. These amendments are described generally below.

15 A. The existing Executive Park Subarea Plan, which includes Objective 19, Policies
16 19.1 through 19.9, and Figures 18 through 21 of the Bayview Hunters Point Area Plan,
17 provides for the creation of a balanced urban gateway to the city containing office, retail space
18 and residential uses integrated with a "town center," promenades and open space, with a new
19 residential community to the east. Figures 18 through 21 illustrate the San Francisco
20 Executive Park Land Use Plan, Auto Access, Auto Egress and Urban Form Plan. The Board
21 of Supervisors hereby repeals in its entirety the text and figures of the existing Executive Park
22 Subarea Plan, which are shown in Exhibit A to this ordinance, on file with the Clerk of the
23 Board of Supervisors in File No. _____.

24 B. The Board adopts as an entirely new Executive Park Subarea Plan the text and
25 figures marked as Exhibit B to this ordinance, which is on file with the Clerk of the Board of

1 Supervisors in File No. _____. Described generally, the amendments to the text,
2 maps and figures of the Executive Park Subarea Plan reflect the change in the nature of the
3 development proposal for Executive Park from primarily an office development to a mixed-use
4 predominantly residential neighborhood.

5 1. The amended text of the General Plan Amendments contained in the Executive
6 Park Subarea Plan provides for the transition from an office park with some housing that is
7 internally focused and gated to a mixed-used residential neighborhood with attractive public
8 streets and open space connectivity. The amendments are designed to: (1) create a urban
9 residential neighborhood, including the redevelopment over time of the office uses now there,
10 (2) meet the daily needs of residents within the neighborhood by encouraging neighborhood –
11 serving retail uses, (3) create a city street pattern supportive of an urban residential
12 neighborhood, (4) encourage walking and bicycling, (5) reduce dependency on the
13 automobile, (6) establish a residential community that reflects the scale and character of a
14 typical San Francisco urban neighborhood, (7) create a distinctive skyline that complements
15 Bayview Hill, the surrounding neighborhoods and the Bay and is viewed as a gateway to San
16 Francisco from the south, (8) promotes the sustainability of resources, (9) provides and
17 enhances community facilities in the neighborhood and (10) enhances and provides improved
18 connections to public open space.

19 2. The amended figures in the Executive Park Subarea Plan contain the following
20 entirely new figures:

21 Figure 1 – Context Map

22 Figure 2 – Neighborhood Map

23 Figure 3 – Existing Lot Pattern

24 Figure 4 – Existing Land Use Districts

25 Figure 5 – Proposed Land Use Districts

1 Figure 6 – Proposed Street Network

2 Figure 7 – Proposed Circulation Network

3 Figure 8 – Existing Height Districts

4 Figure 9 – Proposed Height Districts

5 Section 3. The Board of Supervisors hereby approves the following amendments to
6 other figures in the Bayview Hunters Point Area Plan of the General Plan by updating Figures
7 4, 5, 8, 9, 12, and 15 to add a boundary around Executive Park and a referral notation to the
8 Executive Park Subarea Plan of the Bayview Hunters Point Area Plan.

9 Section 4. The Board of Supervisors hereby approves the following amendments to the
10 maps and figures in other Elements of the General Plan as follows:

11 **Commerce and Industry**

12 Map 1 – Generalized Commercial and Industry. Remove shading at Executive Park.

13 Map 2 – Generalized Commercial and Industry Density Plan. Remove shading at
14 Executive Park.

15 **Transportation**

16 Map 6 – Vehicular Street Map. Insert boundary around Executive Park and refer to the
17 Executive Park Subarea Plan of the Bayview Hunters Point Area Plan.

18 Map 11 – Pedestrian Network. Insert boundary around Executive Park and refer to the
19 Executive Park Subarea Plan of the Bayview Hunters Point Area Plan.

20 Map 12 – Neighborhood Pedestrian Streets. Insert boundary around Executive Park
21 and refer to the Executive Park Subarea Plan of the Bayview Hunters Point Area Plan.

22 **Urban Design**

23 Map 4 – Urban Design Guidelines for Height of Buildings. Insert boundary around
24 Executive Park and refer to the Executive Park Subarea Plan of the Bayview Hunters Point
25 Area Plan.

1 Map 5 – Urban Design Guidelines for Bulk of Buildings. Insert boundary around
2 Executive Park and refer to the Executive Park Subarea Plan of the Bayview Hunters Point
3 Area Plan.

4 **Recreation and Open Space**

5 Map 8 – Eastern Shoreline Plan. Add shading at the location of the Executive Park
6 Open Space. Insert boundary around Executive Park and refer to the Executive Park
7 Subarea Plan of the Bayview Hunters Point Area Plan.

8 Section 5. The Board of Supervisors hereby approves the following amendment to the
9 General Plan to amend the Land Use Index:

10 ***Candlestick Point – Hunters Point Shipyard Phase 2.***

11 ***Section I: Housing***

12 *Executive Park Subarea Plan of the Bayview Hunters Point Area Plan*

13 *Objective 1, Policies 1.1, 1.2, 1.3*

14 *Objective 2, 2.1*

15 ***Housing Figures – Land Use Maps from the General Plan***

16 *Executive Park Subarea Plan of the Bayview Hunters Point Area Plan*

17 *Figure 5 – Proposed Land Use Districts*

18 ***Commerce and Industry Figures – Land Use Maps from the General Plan***

19 *Executive Park Subarea Plan of the Bayview Hunters Point Area Plan*

20 *Figure 5 – Proposed Land Use Districts*

21 **Section III -- Recreation and Open Space**

22 *Executive Park Subarea Plan of the Bayview Hunters Point Area Plan*


23 *Objective 9, Policy 9.1*

24 *Objective 10, Policies 10.1, 10.2*

25 **Recreation and Open Space Figures – Land Use Maps from the General Plan**

1 Executive Park Subarea Plan of the Bayview Hunters Point Area Plan
2 Figure 10 – Pedestrian Network and Open Space
3 **Section VI – Population Density and Building Intensity**
4 Executive Park Subarea Plan of the Bayview Hunters Point Area Plan
5 Objective 1, Policies 1.1, 1.2
6 Objective 6, Policy 6.1
7 Objective 7, Policy 7.1
8 **Population Density and Building Intensity – Land Use Maps from the General Plan**
9 Executive Park Subarea Plan of the Bayview Hunters Point Area Plan
10 Figure 4 – Existing Land Use Districts
11 Figure 5 – Proposed Land Use Districts
12 Figure 7 – Existing Height Districts
13 Figure 8 – Proposed Height Districts

14
15 APPROVED AS TO FORM:
16 DENNIS J. HERRERA, City Attorney

17 By: 
18 Elaine C. Warren
19 Deputy City Attorney
20
21
22
23
24
25

FILE NO.

LEGISLATIVE DIGEST

[General Plan Amendments – Executive Park Subarea Plan.]

Ordinance amending the San Francisco General Plan by amending the Executive Park Subarea Plan of the Bayview Hunters Point Area Plan, the Land Use Index and maps and figures in various elements and adopting findings, including environmental findings and findings of consistency with the General Plan and Planning Code Section 101.1.

Existing Law

The San Francisco General Plan consists of various Elements and Area Plans that set forth goals, policies and programs for the future physical development of the City and County that takes into account social, economic and environmental factors. Charter Section 4.105 provides that the Planning Commission "shall periodically recommend to the Board of Supervisors for approval or rejection proposed amendments to the General Plan."

Amendments to Current Law

This ordinance proposes amendments to the Executive Park Subarea Plan, which comprises a portion of the Bayview Hunters Point Area Plan. The amendments aim to facilitate the transition of the existing suburban-like office development in the area to a vibrant, urban, pedestrian oriented mixed-use, predominantly residential neighborhood characterized by active publicly-accessible streets. It also proposes amendments to various Elements of the General Plan to make these Elements consistent with the proposed amendments to the Subarea Plan.

Background Information

The San Francisco Executive Park Subarea, a 71 acre area bounded by Highway 101, San Francisco Bay to the south and Bayview Hill to the north has been the subject of several development plans, environmental analyses, and City actions since 1975. The original development plan envisioned low-density office uses and resulted in the construction of the existing office development that is on a portion of the site. In 1985, the City approved residential development in the undeveloped portions of the site and residential developments have been completed or are approved in those areas. The proposed amendments to the Subarea Plan would create a vision for mixed-uses that would be predominately residential, but would provide for smaller blocks, pedestrian and bicycle paths, new open space, community amenities, better connections to nearby open space areas and sufficient density to support active street uses. This ordinance is part of a package of amendments to the General Plan, the Zoning Map and the Planning Code that will facilitate the transition of the existing office park to a medium to high density, mixed-use, predominately residential area.

Attachment A

to General Plan Amendment Ordinance

Executive Park Subarea Plan Text and Figures to be Superseded

Executive Park
Case No. 2006.0422EMTUZ

Attachment A

Executive Park Subarea Plan

Text To Be Superseded

Case No 2006.0422EMTUZ

OBJECTIVE 19

~~TO CREATE, AS A "GATEWAY TO THE CITY", AN ATTRACTIVE, BALANCED URBAN DEVELOPMENT WHERE OFFICE, RETAIL SPACE AND A HOTEL ARE INTEGRATED WITH A CENTRAL PLAZA, PROMENADES, AND OPEN SPACE, WITH A NEW RESIDENTIAL COMMUNITY.~~

The policies below shall apply to development of the Executive Park subarea. The Land Use Plan for the 71 acre Executive Park subarea appears in Figure 18. The Circulation Plan (Automobile Access) appear in Figures 19 the Urban Form (height and bulk) Plan appears in Figure 20.

~~Figure 18 San Francisco Executive Park Land Use Plan~~

~~Figure 19 San Francisco Executive Park Auto Access~~

~~Figure 20 San Francisco Executive Park Auto Egress~~

~~Figure 21 San Francisco Executive Park: Urban Form Plan~~

POLICY 19.1: URBAN DESIGN

The Executive Park development should function as an attractive "gateway" to the City as viewed from the water, freeway and other roadways. As such, the development must be designed and developed in such a way as to complement the area's natural resources, including the Bay View Hill form, the water and natural vegetation, and should incorporate architectural, signage/graphics and landscaping elements that complement rather than detract from or visually compete with these natural resources.

The massing of the development in Executive Park should be designed such that the ensemble of buildings, open space and the dramatic backdrop of Bay View Hill and the Bay work together to form a prominent, dramatic gateway to the South Bayshore community and to the City, while meeting all other policies of this plan. This massing also should be internally consistent, so that it helps form and define Executive Park as its own special place. The visual qualities of the total development, including its building orientation, massing, height, landscaping, color, texture and signage, should address views from the freeway in both directions and all other major public spaces and rights of way, including the water.

Executive Park Subarea Plan Text to be Superseded

~~The color of buildings or other design elements should not attract the eye such that the visual prominence of the area's natural resources is diminished. Signage should be limited to business and identifying signs and should be effective but subtle and should not be internally illuminated nor feature electronically moving text or images. There should be no pedestrian bridges or arcades.~~

~~Buildings should be built with an urban, rather than suburban, ground floor treatment with well-lighted fenestration, a minimum of landscaped setbacks from the sidewalk, and, whenever possible, with pedestrian interest uses.~~

~~POLICY 19.2 OFFICES~~

~~Develop a maximum of 1,700,000 square feet of office space. Locate all new office space, excluding office buildings OB 1, OB 2, OB 3, and OB 4 as shown on Figure 24, north of Executive Park Boulevard in buildings which range in height from 4 stories to 15 stories, becoming taller the closer they are to the center. The massing of the structures, stepping up and back from the street incrementally, 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 street incorporating an arcade which covers the sidewalk. Office buildings may contain other, complementary uses such as child care, fitness center and retail services.~~

~~POLICY 19.3 TOWN CENTER~~

~~Develop a Town Center which features convenience personal service and retail activity to serve Executive Park workers, visitors and residents. This retail and personal service activity should be designed in such a fashion as to serve as a gathering place for the different users/occupants of the area; a place where workers and residents can meet and communicate. The Town Center should feature convenience goods and services that contribute to the dynamic, convenience shopping of a neighborhood center. The Town Center should be centrally located between existing and new development and should be easily identifiable by and accessible to workers and residents, and should incorporate outdoor seating areas.~~

~~POLICY 19.4 HOTEL~~

~~In the future, The Project Sponsor 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 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.~~

~~POLICY 19.5 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 square feet of space for a child care center and a fitness center/health club.~~

~~POLICY 19.6 RESIDENTIAL COMMUNITY~~

~~Seek to create an urban village at Executive Park by incorporating new housing to accommodate new workers to the area. Affordable housing to accommodate workers in new office buildings or a hotel should be well integrated with market rate housing on site. Develop housing primarily on the eastern portion of the site in two to eight story structure over one to two level parking podiums. Construct the housing following the form of the hillside contours. Include children's plan areas.~~

~~POLICY 19.7 OPEN SPACE~~

~~Develop approximately twenty six 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 with 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 the parking structure 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 26 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.~~

~~POLICY 19.8 TRANSPORTATION MANAGEMENT PROGRAM~~

~~The Executive Park management should continue to seek ways to increase public transit service and use by area workers and residents to reduce automobile traffic to and from the development and should develop and implement a comprehensive transportation management program (TMP) in cooperation with the City, transit operators, ridesharing agencies and other agencies or organizations, to provide alternative to single occupant vehicle use by commuters. This TMP may, at least in the short term, include the provision of private shuttle service to transport workers, residents, and visitors to public transit stations. This service to the area, in terms of hours of service or routes, and should not compete for ridership with public transit providers.~~

Executive Park Subarea Plan
Text to be Superseded

~~Provide continuing on-site transportation brokerage services over the life of the project for subarea employees, residents and visitors, to coordinate a phased program of reduced trip-making by single-occupant vehicle for both commute and non-commute travel.~~

~~POLICY 19.8[10] PARKING~~

~~Limit the total number of commuter parking spaces to the extent reasonable and feasible and without adverse impact on adjacent areas, to encourage alternatives to single-occupant vehicle 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, 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 week-ends by residents or workers, surplus parking should be made available for use by commuter parking for the City.~~

~~POLICY 19.9 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 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.~~

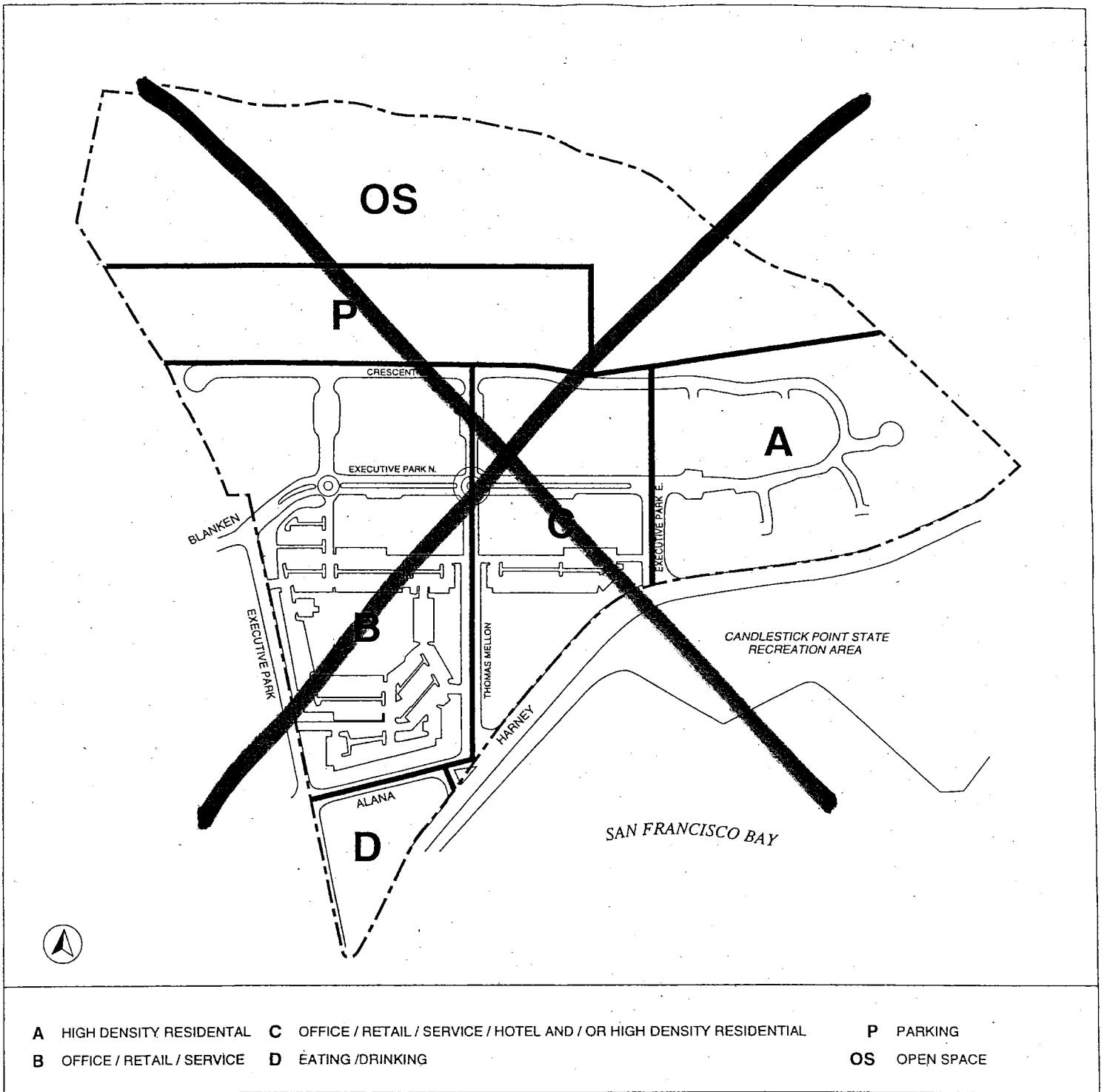


FIGURE 18
 SAN FRANCISCO EXECUTIVE PARK
 LAND USE PLAN

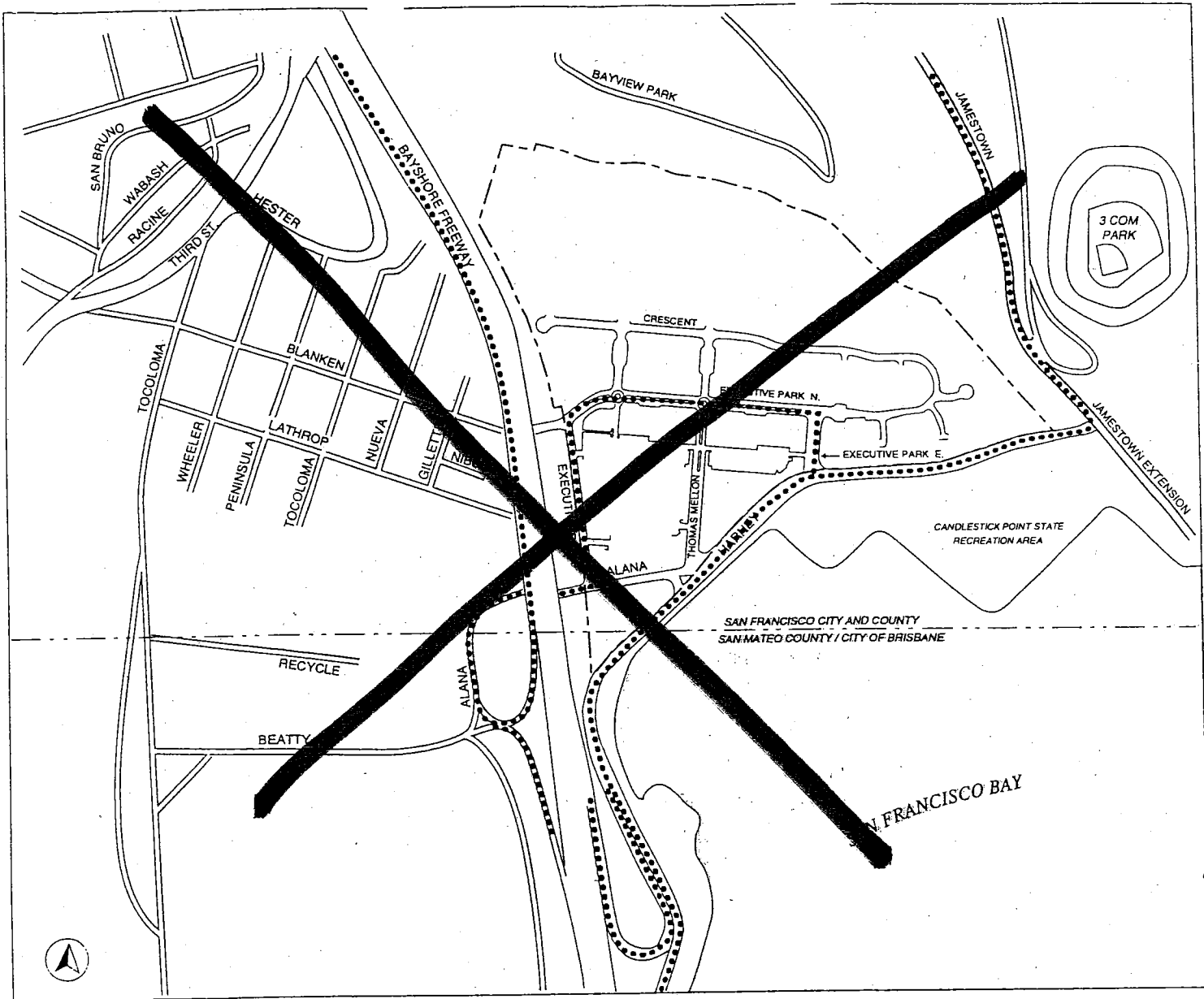
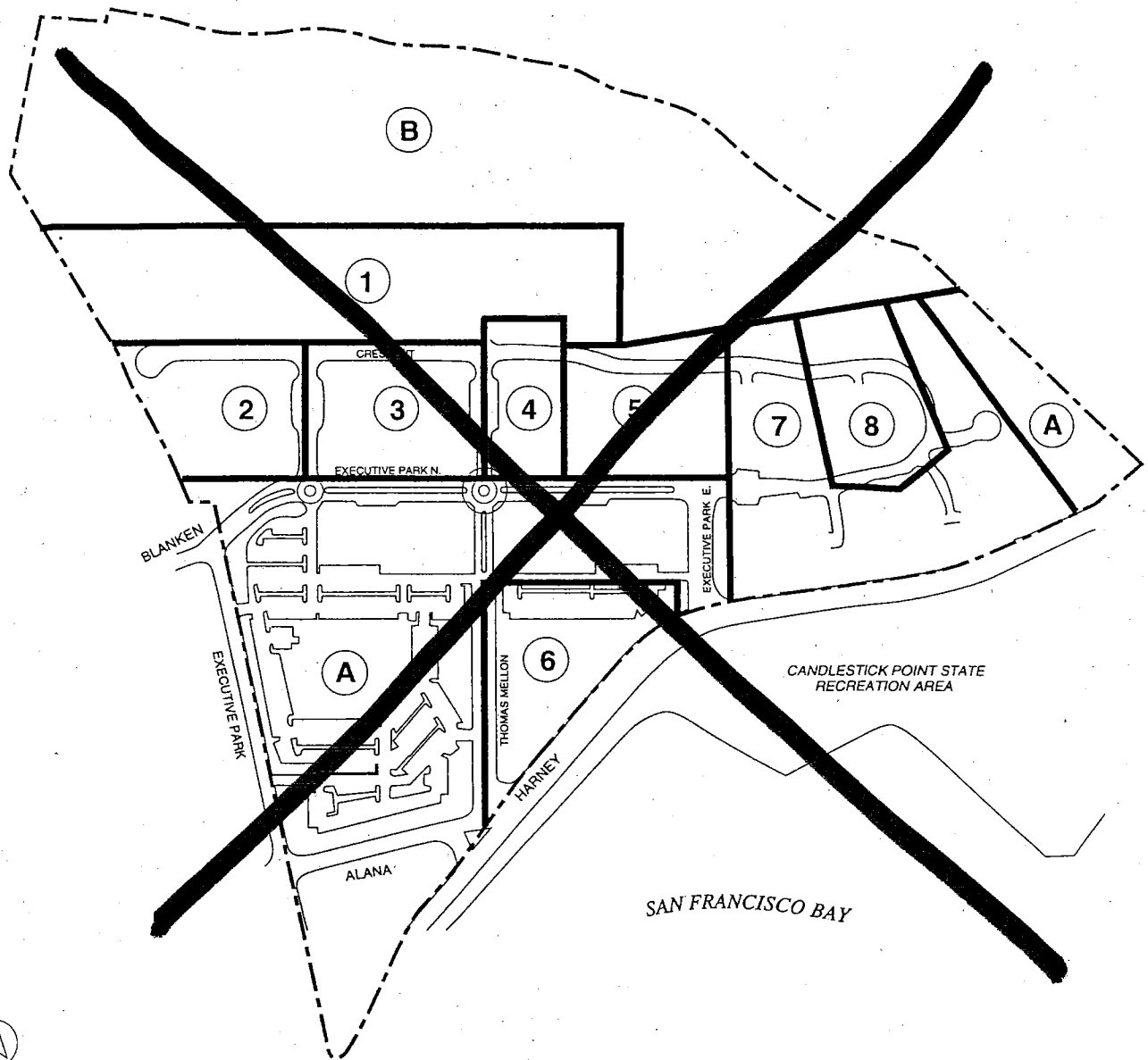


FIGURE 19
SAN FRANCISCO EXECUTIVE PARK
AUTO ACCESS



ZONE	HEIGHT	BULK
1	40	X
2	100	G
3	140	H
4	200	I
5	165	X
6	80	X
7	60	X
8	80	X
A	40	X
B	OS	

BULK LIMITS			
Symbol	Height Above Which Maximum Dimensions Apply	Maximum Building Length	Maximum Diagonal Dimension
G	80	170	200
H	100	170	200
I	150	170	200
X	Bulk Limits Not Applicable		

FIGURE 20
SAN FRANCISCO EXECUTIVE PARK
URBAN FORM PLAN

Attachment B

to General Plan Amendment Ordinance

Executive Park Subarea Plan Text and Figures to be Superseded

Executive Park
Case No. 2006.0422EMTUZ

ATTACHMENT B

Text of the Executive Park Subarea Plan

[place for Figure 1 Context Map, Figure 2 Neighborhood Map and Figure 3 Existing Lot Pattern]

INTRODUCTION

This is the Sub-area plan for Executive Park. It contains objectives and policies to guide land use decisions, and background to them.

Where is Executive Park

Executive Park is a Sub-area of the Bayview/Hunters Point neighborhood in southeastern San Francisco. The Executive Park Sub-area comprises the southernmost 71 acres of Bayview. It is bounded on the west by US Highway 101, on the east by the Candlestick Point Special Use District, on the north by Bayview Hill, and on the south by Candlestick State Park and San Francisco Bay.

Executive Park faces south towards San Francisco Bay. While the area itself lies within Bayview Hunters Point, Executive Park is closely connected to Visitacion Valley and the Little Hollywood neighborhoods west of Highway 101. Being on the south side of Bayview Hill separates it physically from Bayview Hunters Point. Candlestick Point, and the 49ers Stadium and parking lot is to the immediate east. Executive Park's focus on the Bay and its street network both orient the area to the neighborhoods to the west and to the south.

Neighborhood Vision

Executive Park is now an office park with some housing on the far eastern end. The office buildings are surrounded by surface parking and the housing is internally focused and gated. The area as it exists does not provide a physical framework for supporting a vital San Francisco neighborhood. The Executive Park Sub-area Plan challenges this pattern. It envisions a new San Francisco neighborhood: a mixed-used residential neighborhood with attractive public streets and open space connectivity. This pervasive public quality would be achieved through a street and open space system that knits all the various neighborhood parts together and in turn links the neighborhood to its surroundings. The plan focuses on providing a welcoming environment for visitors and residents to the area through the creation of good streets, good urban design, and sound land use policies.

Plan Goals

Attachment C
Executive Park Subarea Plan “New Plan”
Text to Supersede Existing Text

The Executive Park Sub-area Plan sets forth objectives and policies to aide the area’s transition to a residential neighborhood. It is based on the following goals.

1. Create a new residential neighborhood to help address the city’s and the region’s housing needs, support regional transit use, and strengthen community facilities and services, including neighborhood-serving retail.
2. Create a livable urban community with easy access to the waterfront and well-designed streets and open spaces.
3. Create a pedestrian-oriented urban environment that encourages walking.
4. Enhance public linkages within the area and to nearby neighborhood commercial districts.
5. Encourage residents, workers, and visitors to use alternative modes of transportation.
6. Provide a home for some 8,000 residents in as approximately 2,800 dwelling units.

In recent years there has been a shift in land use in Executive Park from office to housing. This plan capitalizes on this interest in residential development, taking advantage of the area’s proximity to open space and transit to create a mixed-use residential neighborhood that balances housing density and livability, provides the services needed to support the residential population, and supports and encourages the neighborhood-serving uses in adjacent neighborhoods.

01 LAND USE

OBJECTIVE 1

CREATE A SENSITIVELY PLANNED AND DESIGNED URBAN RESIDENTIAL NEIGHBORHOOD IN EXECUTIVE PARK, INCLUDING THE REDEVELOPMENT OVER TIME OF THE OFFICE USES NOW THERE.

POLICY 1.1

Create an urban neighborhood that balances density with livability.

Development within Executive Park must be dense enough to create a lively residential neighborhood of active, gracious streets and sufficient public amenities, with outstanding livability and quality of life.

POLICY 1.2

Create a neighborhood form that supports residential density.

Attachment C
Executive Park Subarea Plan “New Plan”
Text to Supersede Existing Text

The intent of the plan is to encourage high residential densities but in a way that assures high quality livability and excellent urban design. For the portions of the Executive Park Plan area that have not yet been entitled, the targeted density level would be one dwelling unit for every 400 square feet of lot area, the density level of existing RM-3 (Residential, Mixed, Medium Density) Districts and RC-3 (Residential-Commercial Combined, Medium Density) Districts, the same zoning districts that include portions of the Marina, Nob Hill, North Beach, among others. Densities would be based on existing lot configuration, but would be applied to resultant lot configuration even after portions of the lots are dedicated to creating a new internal street grid and possibly to reconfigurations of Harney Way and Alana Way. The intent is also to allow densities to be spread unevenly over the site, similar to many San Francisco neighborhoods. While some portions of the yet-to-be-entitled blocks will be at lower densities and heights, others will feature residential towers.

POLICY 1.3

Create a neighborhood supportive of diverse families and mixed incomes.

A diverse neighborhood provides a number of benefits ranging from increased social interaction, reduction of crime, and long-term benefits to children. This new residential neighborhood should benefit from the benefits of diversity and in doing so, increase livability in the area. Executive Park development should be consistent with dwelling unit bedroom requirements elsewhere in the City and strive to provide even greater number of units suitable to families where possible.

OBJECTIVE 2

MEET THE DAILY NEEDS OF RESIDENTS WITHIN THE NEIGHBORHOOD.

POLICY 2.1

Encourage the development of centralized neighborhood-serving retail uses to serve the daily needs of residents.

Create a town center within an easy walk for all residents to allow them to shop via foot or bicycle for daily needs, while depending on larger commercial districts like Leland Avenue in Visitacion Valley and anticipated retail at Candlestick Point for less frequent shopping needs. Small-scale retail uses should be scattered throughout the area as it grows. The retail services provided within Executive Park should not unduly compete with existing neighborhood commercial districts outside the Sub-area. The main core of retail should be at the Town Center at Thomas Mellon and Executive Park Boulevard, and with smaller retail spaces throughout.

POLICY 2.2

Improve physical connections that would encourage residents to shop in nearby neighborhood commercial districts, such as Leland Avenue.

As part of any development, a comprehensive plan for streetscape improvements should be created to clearly lay out street design for Thomas Mellon, Executive Park, Executive Park East, Executive Park West, and the new proposed streets within them. Such a plan should strive to improve the pedestrian and bicycle connection to Leland Avenue (the neighborhood commercial district for Visitacion Valley) in order to minimize the geographic barriers that currently exist. Similarly, the Visitacion Valley Community Facilities and Infrastructure Fee and Fund, identify streetscape improvements that could include the Blanken Avenue Tunnel as a possible use of funds collected through the program. Executive Park developers, residents and other interested parties should work with residents to the west in advocating for, and planning a seamless connection from Executive Park, through the Blanken tunnel to the Little Hollywood and Visitacion Valley neighborhoods. Such seamless connection would not only connect existing and future residents of Executive Park to existing neighborhoods westward, but would enable easier access Visitacion Valley and Little Hollywood to Candlestick Point State Recreation Area and new development eastward.

[place for Figure 4 Existing Land Use Districts, and Figure 5 Proposed Land Use Districts]

02 STREETS AND TRANSPORTATION

OBJECTIVE 3

CREATE A CITY STREET PATTERN SUPPORTIVE OF AN URBAN RESIDENTIAL NEIGHBORHOOD.

POLICY 3.1

Establish a new internal street grid between Harney Way, Alana Way, Executive Park Boulevard, Executive Park West and Executive Park East that would divide the existing site into smaller blocks more in keeping with the typical San Francisco built pattern.

he end goal is to ensure the development of a residential street pattern that reflects the fine grain of adjacent neighborhoods, organizes neighborhood activities, is walkable, landscaped, and adequately furnished, lit at night, and equally designed for all modes of travel. The proposed street network is provided in Figure 6.

The newly established streets should accomplish the following:

1. Recognize and correct the inadequacies of the existing street system to support a new residential community,
2. Improve the physical and visual connections to the Bay and to other neighborhoods,
3. Allow for better circulation in and around the Executive Park Subarea,

Attachment C
Executive Park Subarea Plan “New Plan”
Text to Supersede Existing Text

4. Establish main points of entry into the Sub-area.
5. Identify areas within the neighborhood for community activity.
6. Highlight streets of particular significance.
7. Connect public spaces throughout the Subarea, and
8. Focus on landscaping, sidewalk widenings, street lighting, and street furniture to coordinate the development and character of individual development sites.

POLICY 3.2

Ensure existing street and new proposed streets are deigned and constructed in a way that promotes pedestrian and bicycle usage, clarifies travel ways and purpose of different streets, and is aesthetically coherent and pleasant.

Based on the proposed street network provided in Figure 6, a more detailed comprehensive streetscape plan will be developed to not only finalize standards for street cross sections, but to find a palate of streetscape improvements and plantings that can coherently be installed across Executive Park.

POLICY 3.3

Reconfigure the intersection of Harney Way, Mellon Drive and Alana Way to support the Sub-area’s new role as a residential neighborhood.

Improvements to the intersection of Harney Way, Alana Way and Thomas Mellon Drive have been required of the entitled Projects of the residential development north of Executive Park Boulevard.

On top of needing to better handle new traffic volumes by the entitled projects, the intersection of Harney Way, Mellon Drive, and Alana Way is currently not conducive to a residential neighborhood. It is clear that the intersection needs to be reconfigured and simplified to better accommodate pedestrians and better connect the Executive Park neighborhood (along with Little Hollywood and Visitacion Valley) to the Bay shore across Harney. However, it is anticipated that Harney will be widened and reconfigured to handle heavier traffic volumes and to provide dedicated transit lanes to accommodate additional development at Candlestick Point and Hunters Point Shipyard. Also anticipated is a new Harney / Highway 101 Interchange. Studies are ongoing as to the best solution for Harney and the interchange and what their spatial needs will be.

One possible solution that had been contemplated would separate the Alana Way and Thomas Mellon interfaces with Harney as two separate intersections, with each Alana and Thomas Mellon turning to meet Harney at 90-degree angles. At this time, this proposal is not being pursued. This solution should still be considered if future conditions allow but should not be depended upon.

POLICY 3.4

Require that buildings and their uses along Harney and Alana face those streets with appropriate entries, setbacks or other features that will enable appropriate activation of Harney and Alana as urban streets, regardless of the final configuration.

POLICY 3.5

Establish a mechanism that will assign responsibility in an equitable way on the implementation of streetscape and infrastructure improvements along with other possible off-site improvements.

OBJECTIVE 4

ENCOURAGE WALKING AND BICYCLING AS THE PRIMARY MEANS OF ACCESSING DAILY SERVICES AND NEEDS.

The development of a streetscape master plan will enable the full realization and articulation of the circulation network. (Figure 7) The circulation network illustrates the pattern of circulation throughout the area, including bikes, pedestrians, and local vehicle traffic. The circulation network establishes safe and attractive travel routes for all modes of transportation. It calls for the addition of sidewalks on streets where currently there are none, and an eventual gracious pedestrian crossing at Harney Way to Candlestick State Park. New bike facilities should also be established throughout consistent with the City’s Bike Plan and any other relevant MTA policies.

POLICY 4.1

Create a pedestrian network that includes streets devoted to or primarily oriented to pedestrian use.

Walking should be a clear and comfortable choice. All streets should be walking streets, and the pedestrian network should include public plazas and open spaces. Land uses adjacent to the major links in the pedestrian network should be of interest to pedestrians. Conflicts between pedestrians and vehicular traffic should be minimized and street crossings should be gracious.

The proposed pedestrian network should connect pedestrians to the new town center for the Sub-area, to parks and open spaces, and to adjacent neighborhoods. The pedestrian network concepts are shown in the proposed Pedestrian Network and Public Open Space in Figure 9.

POLICY 4.2

Improve pedestrian areas by ensuring human scale and interest.

In addition to landscaping, other features along streets add to the comfort and interest of pedestrians. Sidewalk paving and furnishings, if designed in a unified way, make walking more pleasurable. Gentle changes in level have the same effect. In commercial areas, continuous and well-appointed shop windows are invitations both to movement and to strolling. Transit stops should be gracious, with benches and shelters.

POLICY 4.3

Provide for safe and convenient bicycle use as a viable means of transportation.

Bikes should be provided for throughout the plan area in a way that assures travel by bike is comfortable, safe, and accessible and is consistent with the City’s Bike Plan and any other bike-related policies. The development of a Streetscape Master Plan should include provisions for bicycle travel and parking. Designations for bicycle travel should be consistent with the City’s bike plan and any related MTA bicycle related policies.

POLICY 4.4

Provide ample, secure and conveniently located bicycle parking.

OBJECTIVE 5

REDUCE DEPENDENCY ON THE AUTOMOBILE.

Executive Park local service is provided by San Francisco Municipal Railway (MUNI) bus and light rail lines. The Third Street Light Rail Line runs on Bayshore Boulevard, with stops at the CalTrain Bayshore Station, and at Sunnydale and Arleta Avenues. Executive Park is also served with an existing shuttle system, a part of the area’s Transportation Management Program.

Discussions about future transit service include a new Bus Rapid Transit (BRT) system that would run from the Bayshore Caltrain Station to Candlestick Point and Hunters Point. The right-of-way for such transit could run along Harney in front of Executive Park and would serve the Executive Park residents.

POLICY 5.1

Provide a range of transportation opportunities to the residents of Executive Park.

There is currently an Executive Park Transportation Management Program (TMP) in place. It was created to divert office workers from their cars to transit. The Transportation Management Program should be revised consistent with required mitigations identified through the environmental review process to include the management of the transportation demand that would be expected from planned new residential development. It should aim to maximize the number of people who arrive at Executive Park by public transit, by the Executive Park shuttle service, and by carpools and vanpools. Consistent with Planning Code provisions for car sharing, the program should also facilitate car sharing, and expand the existing shuttle service both in number of trips as well as number of stops. The Transportation Management Plan could also include the provision of transit passes to the area’s residents. The revised TMP should be

designed to clearly delineate responsibility of carrying out the TMP between developers and property owners.

POLICY 5.2

Encourage the expansion of transit services to the area.

Harney Way is a main street to Executive Park, and a major access to the Bayview, Candlestick Point State Park, and other uses to the east. As new development occurs in these areas, Harney Way or alternative routes through Executive Park should accommodate the option to extend transit services and sufficient vehicle capacity to serve these areas commensurate with creating a gracious boulevard bringing the Executive Park neighborhood to the waterfront.

POLICY 5.3

Discourage the ownership of automobiles by unbundling parking from the provision of housing.

No one should be required to rent parking they do not want nor need. The cost of parking is often aggregated in other costs, however, especially in rents for residential property. This forces people to lease parking, with no consideration of need or the availability of alternatives to driving. To avoid this, parking costs should be made visible and disaggregated from residential rents or the cost of for-sale units.

[sidebar] Better Streets Plan

The Better Streets Plan (BSP), of San Francisco, approved in December 2010, sets out new standards for streetscape improvements building on existing requirements, which are codified in Planning Code Section 138.1. The Plan was created to lay out a unified set of policies and guidelines which emphasize and improve the City’s public realm.

The BSP describes streets and the public realm in a systematic way that clarifies their function and how to best organize and improve the public realm. It provides standards for street typologies, lays out which improvements are appropriate for each street type, and describes specific guidelines for each element.

A Streetscape Master Plan will be required prior to the first approval for development at Executive Park. Staff will review the Streetscape Master Plan against the guidelines and principles of the Better Streets Plan, and may require specific streetscape and sidewalk elements.

[place for Figure 6 Proposed Street Network, and Figure 7 Proposed Circulation Network]

03 URBAN DESIGN

OBJECTIVE 6

ESTABLISH A RESIDENTIAL COMMUNITY THAT REFLECTS THE SCALE AND CHARACTER OF A TYPICAL SAN FRANCISCO URBAN NEIGHBORHOOD.

POLICY 6.1

Provide a consistent streetwall that defines the street as a useable, comfortable civic space.

POLICY 6.2

Require an engaging transition between private development and the public realm.

Development must complement and enhance the neighborhood environment. In recent years, Executive Park has seen the construction of a gated residential enclave and office buildings that contribute little to the pedestrian environment, exacerbated by above ground parking and featureless walls facing the street. Applying clear development standards and design guidelines can result in buildings that contribute positively to the neighborhood and to the city.

OBJECTIVE 7

CREATE A DISTINCTIVE SKYLINE THAT COMPLIMENTS THE LARGER FORM OF BAYVIEW HILL, THE SURROUNDING NEIGHBORHOODS AND THE BAY, AND IS A GATEWAY TO SAN FRANCISCO FROM THE SOUTH.

POLICY 7.1

Preserve public views of the bay from the neighborhood and through the neighborhood from key distant public locations.

New buildings that extend to heights greater than 85 feet should not block significant views of public open spaces, especially large parks and the Bay. Buildings near these open spaces should permit visual access, and in some cases physical access, to them. This plan uses height limits and design guidelines to define the area’s public realm and building form to preserve public views and affect the variety, activity, and liveliness of the area.

POLICY 7.2

Respect the form of Bayview Hill and follow the policies already established in the Urban Design Element that address building heights near the waterfront.

New buildings should accentuate the topography of Bayview Hill while allowing for visual permeability to the Bay.

POLICY 7.3

Ensure that existing and new streets and open spaces receive adequate sunlight and sky access.

Maximize sky exposure from street level and maintain an airiness to the skyline for neighborhood livability. Application of the design guidelines described in this plan will achieve this policy.

POLICY 7.4

Allow buildings greater than 85 feet in height only if they meet all of the criteria in the Design Guidelines.

The arrangement of buildings over 85 feet can be a strong determinant of livability of the immediate area at street level. The presence of buildings over 85 feet must be tailored to support a living environment. Care must be taken to maintain sunlight to public spaces including parks and streets.

OBJECTIVE 8

PROMOTE THE SUSTAINABILITY OF RESOURCES.

POLICY 8.1

In the design and construction of new buildings, streets, and open space in Executive Park, use best practices for sustainable design and resource conservation.

Sustainability addresses topics including energy, hazardous materials, water, human health, parks, open spaces, streetscapes, transportation and building methodologies and technologies. Promote resource conservation and rehabilitation of the built environment, using an environmentally sensitive “green building standards” approach to development.

Ongoing commitment to conservation saves, recycles, rehabilitates and reuses valuable materials. The components of green building standards include resource-efficient design principles both in rehabilitation and deconstruction projects, the appropriate selection of materials, space allocation within buildings and sites for recycling, and low-waste landscaping techniques. The salvage and reuse of construction and demolition materials that are structurally sound as part of new construction and rehabilitation projects promotes the principles of green building standards and achieves sustainability.

[place for Figure 8 Existing Height Districts, and Figure 9 Proposed Height Districts]

04 COMMUNITY FACILITIES – RECREATION AND OPEN SPACE

OBJECTIVE 9

PROVIDE AND ENHANCE COMMUNITY FACILITIES TO SERVE EXISTING AND FUTURE RESIDENTS.

POLICY 9.1

Encourage development that provides the necessary community facilities to serve the intended population and to create a livable neighborhood.

A great neighborhood has a variety of gathering places such as parks and playgrounds, a full range of public services for residents such as libraries and schools, and its own special character shaped by its physical setting, streets, buildings, open spaces, and residents. Development in Executive Park should recognize these requirements for creating a neighborhood, and they should be integral to the planning and design of individual sites within the Subarea.

A key goal of this plan is to create an urban neighborhood that supports the anticipated housing development at Executive Park but also contributes to the strengthening, improvement, and enhancement the neighborhoods to the west. If the plan is realized, new residents will create significant new needs. While new development will generate real estate transfer taxes and annual property tax increases, pay citywide school fees and meet inclusionary housing requirements, additional investments in parks, streets, and community facilities and services – beyond what can be provided through property tax revenue – may be essential to meeting the needs of new residents.

The Visitation Valley Community Facilities and Infrastructure Fee and Fund was established in November 2005. This ordinance imposed a fee on new residential development in the Visitation Valley area and established a “Visitation Valley Community Facilities and Infrastructure Fund” to mitigate impacts from new residential development in Executive Park and elsewhere on public infrastructure in Visitation Valley. A Nexus Study has been completed to describe the relationship between new development and the need for new infrastructure and facilities. The Nexus Study establishes that growth in Visitation Valley, including Executive Park, will generate needs for a new library, street improvements, transit improvements, community facilities, childcare and parks and recreation amenities. The Fee and Fund will enable the City to provide necessary public infrastructure to new residents while increasing neighborhood livability and investment in the area. Improvements could include the following:

1. Active Recreational Spaces: development of neighborhood playground, pool, and outdoor education center.
2. Library Facilities: construction of a new neighborhood library in Visitation Valley.
3. Community Facilities: development of community meeting spaces.
4. Streetscape Improvements: Blanken Avenue sidewalk widening and lighting improvements, .

OBJECTIVE 10

ENHANCE PUBLIC OPEN SPACE AND CONNECTIONS TO IT.

POLICY 10.1

Provide convenient access to a variety of recreation opportunities.

Recreation space should be provided to serve all age groups and interests. Some recreation space should be within walking distance of every dwelling. The more visible the recreation space is in each neighborhood, the more it will be appreciated and used.

Recreation space should be easily accessible, and be connected by gracious streets, walkways and bicycle paths. San Francisco Bay is among the major recreation resources of the city, and visual and physical access to the Bay should be maximized.

Public open spaces within the new developments should be designed with its intended use and adjacencies in mind. Its design and construction should be done in coordination with the design and construction of the new streets. Open spaces should be part of a larger coherent network of streets, paths and larger regional open spaces including bayview Hill Park and the Candlestick Point State Recreation Area. See *Pedestrian Network and Public Open Space (Figure 9)*.

POLICY 10.2

Provide adequate maintenance for public areas.

In view of the importance attached to the cleaning, paving and other maintenance of streets as an index of neighborhood upkeep, and as a stimulant to private improvements, these types of programs should be carried on continuously and effectively.

[place for Figure 10 Pedestrian Network and Public Open Space]



Context Map

0 Feet 1,000

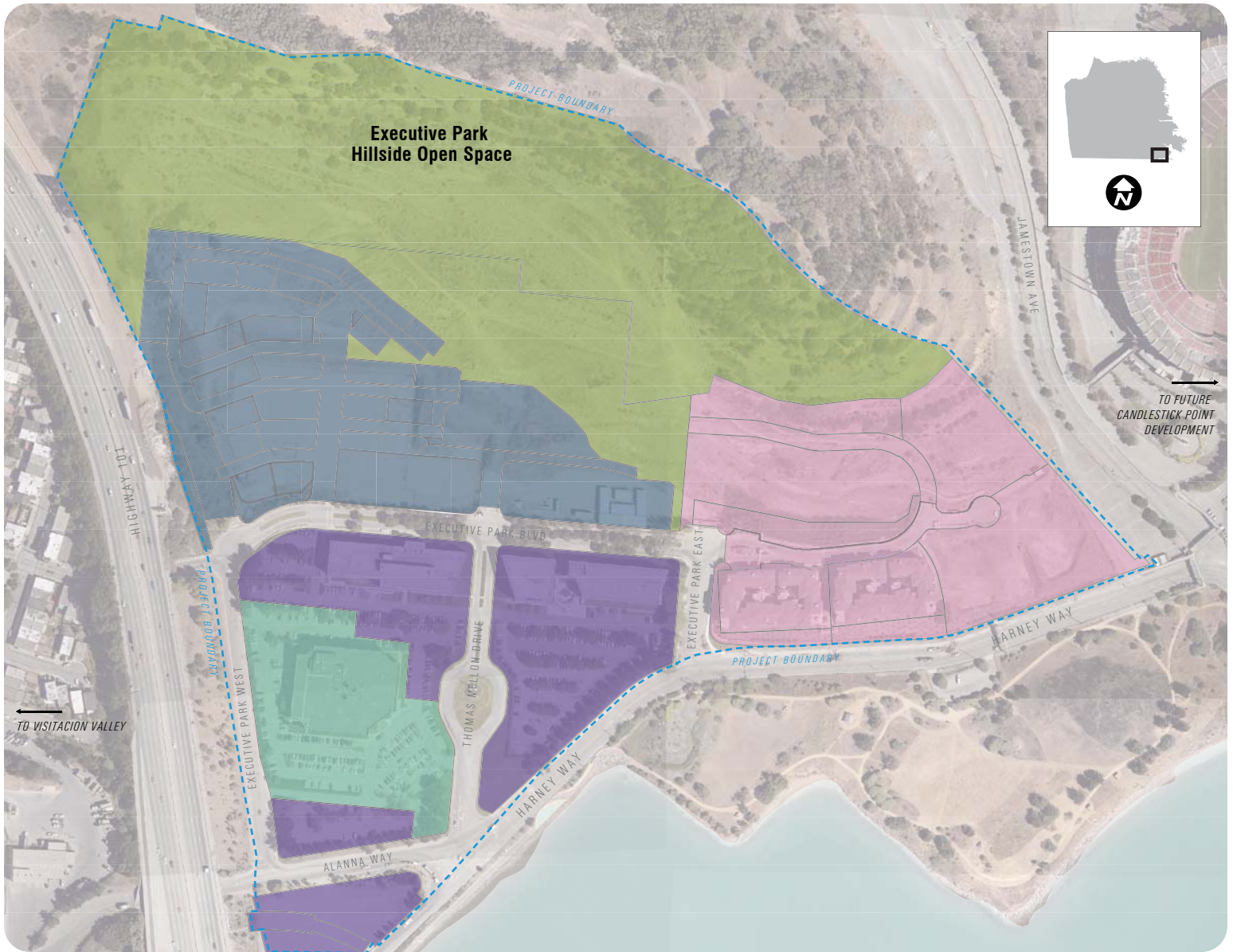
FIGURE 01



Neighborhood Map

0 Feet 500

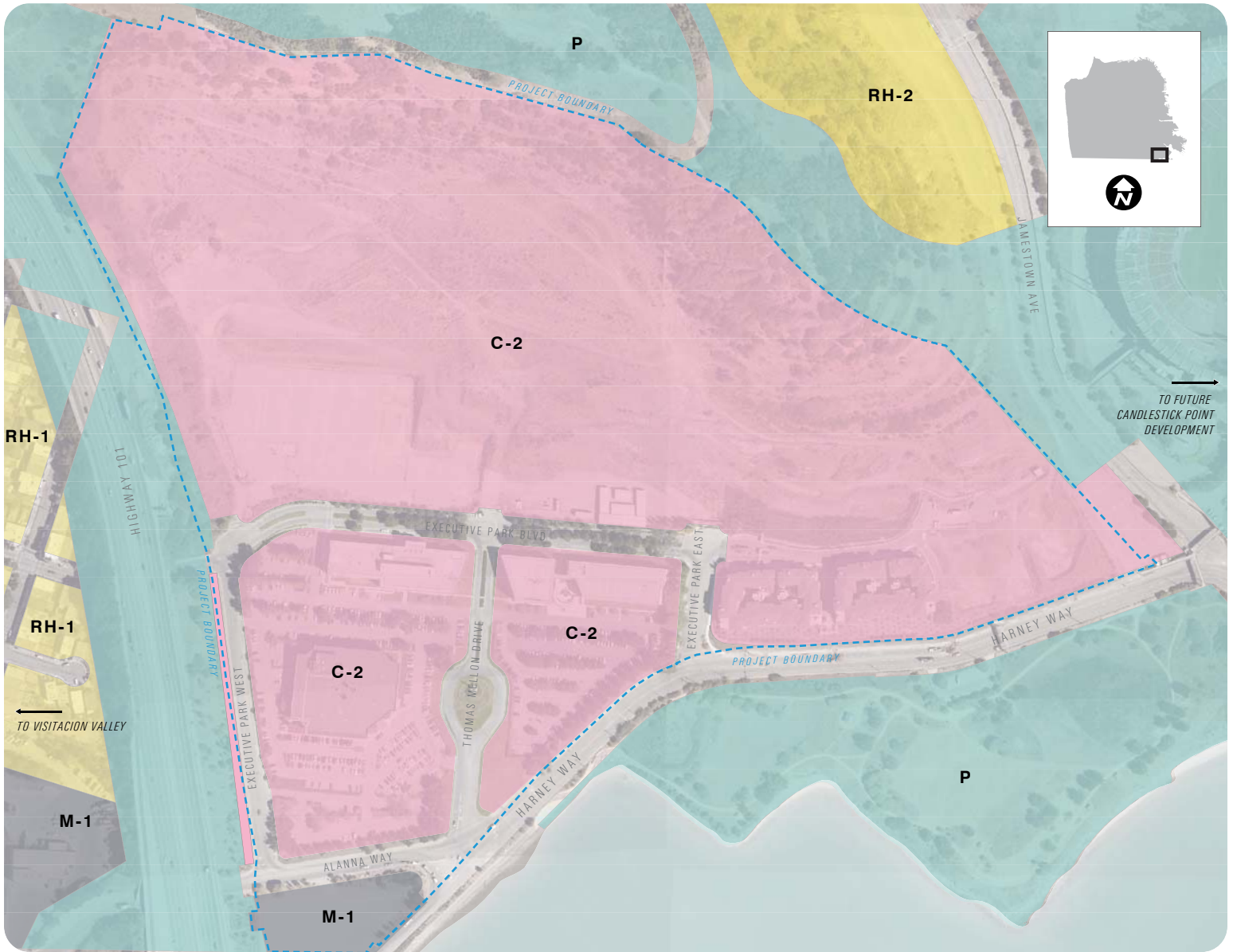
FIGURE 02



Existing Lot Pattern



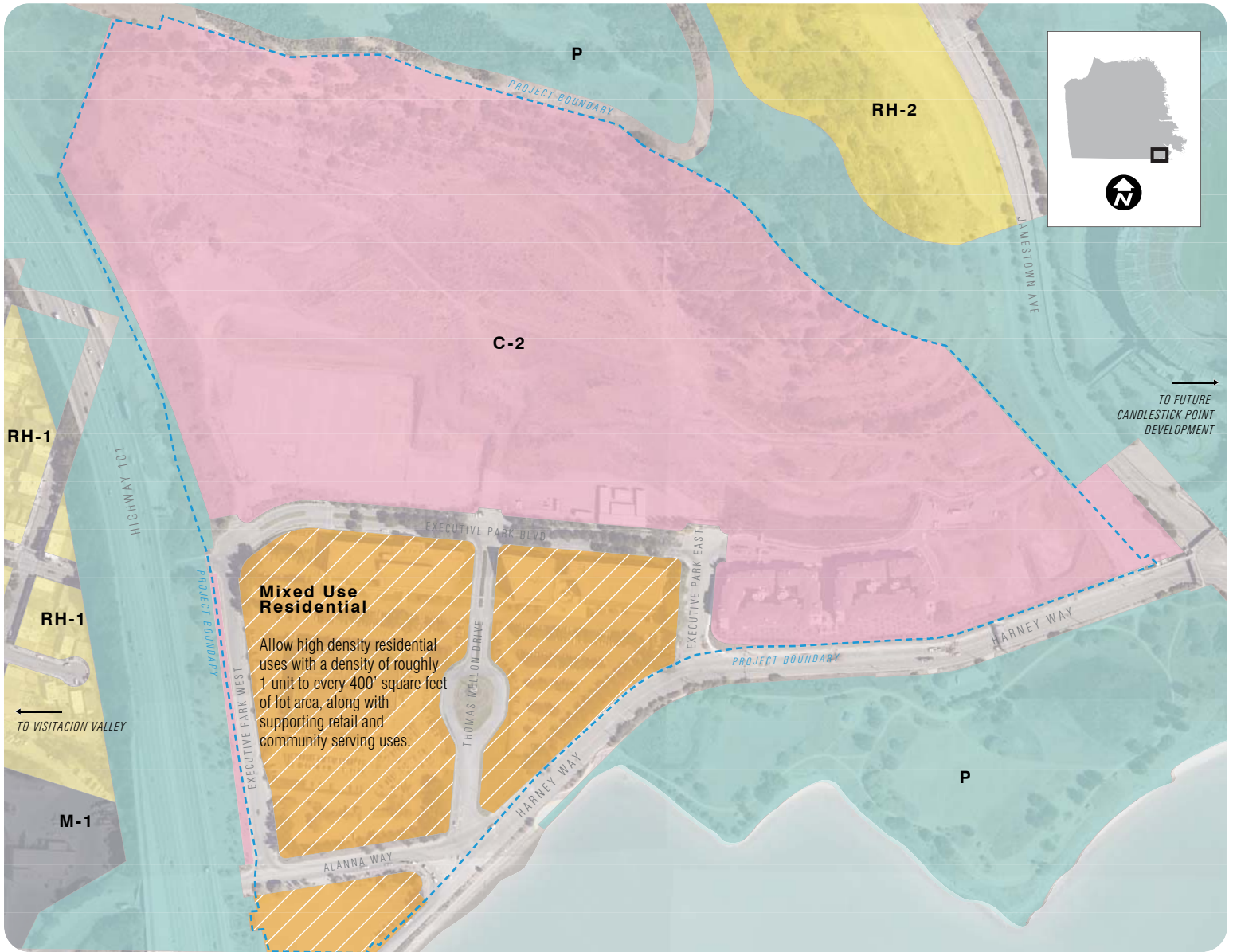
FIGURE 03



Existing Land Use Districts

0 Feet 500

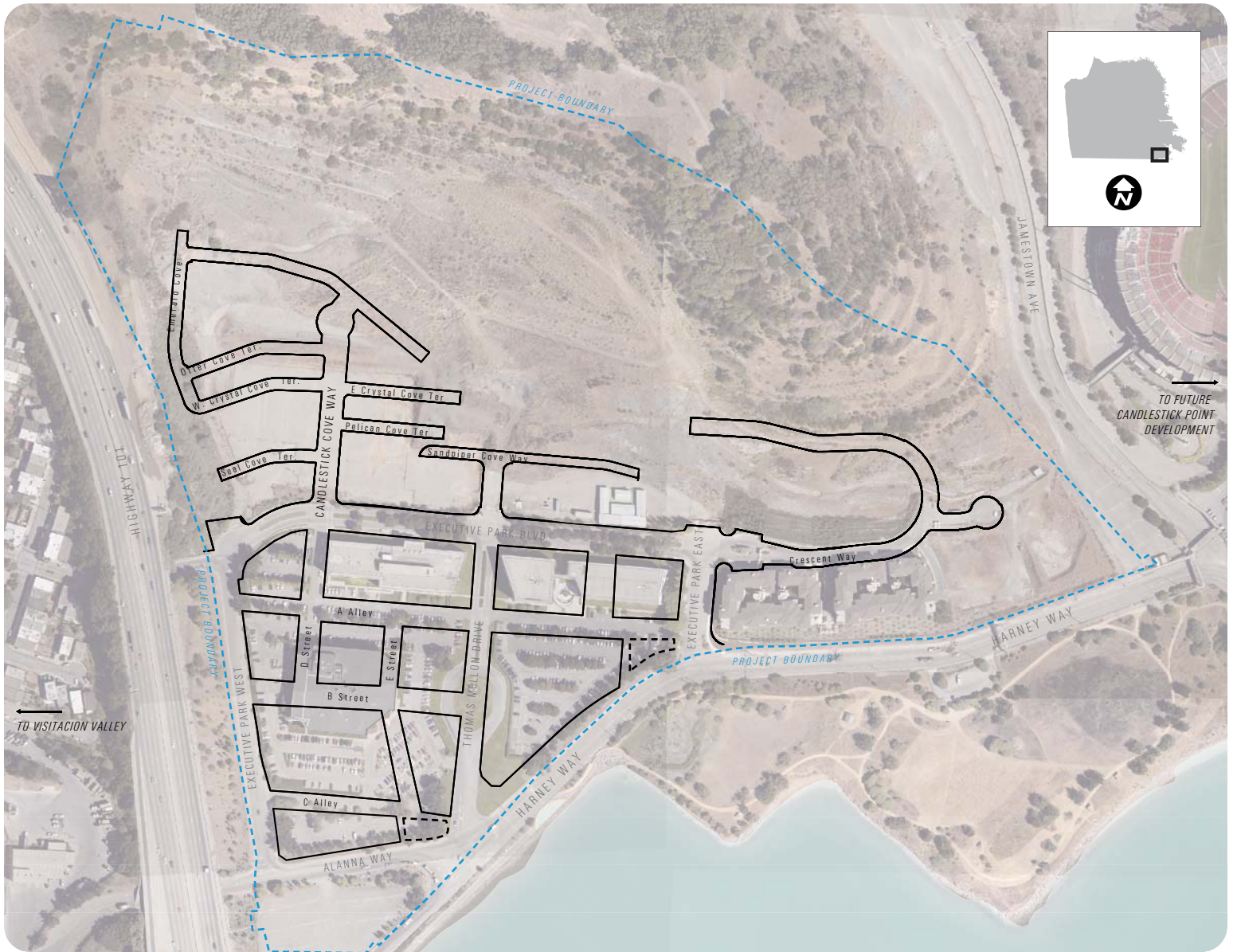
FIGURE 04



Proposed Land Use Districts



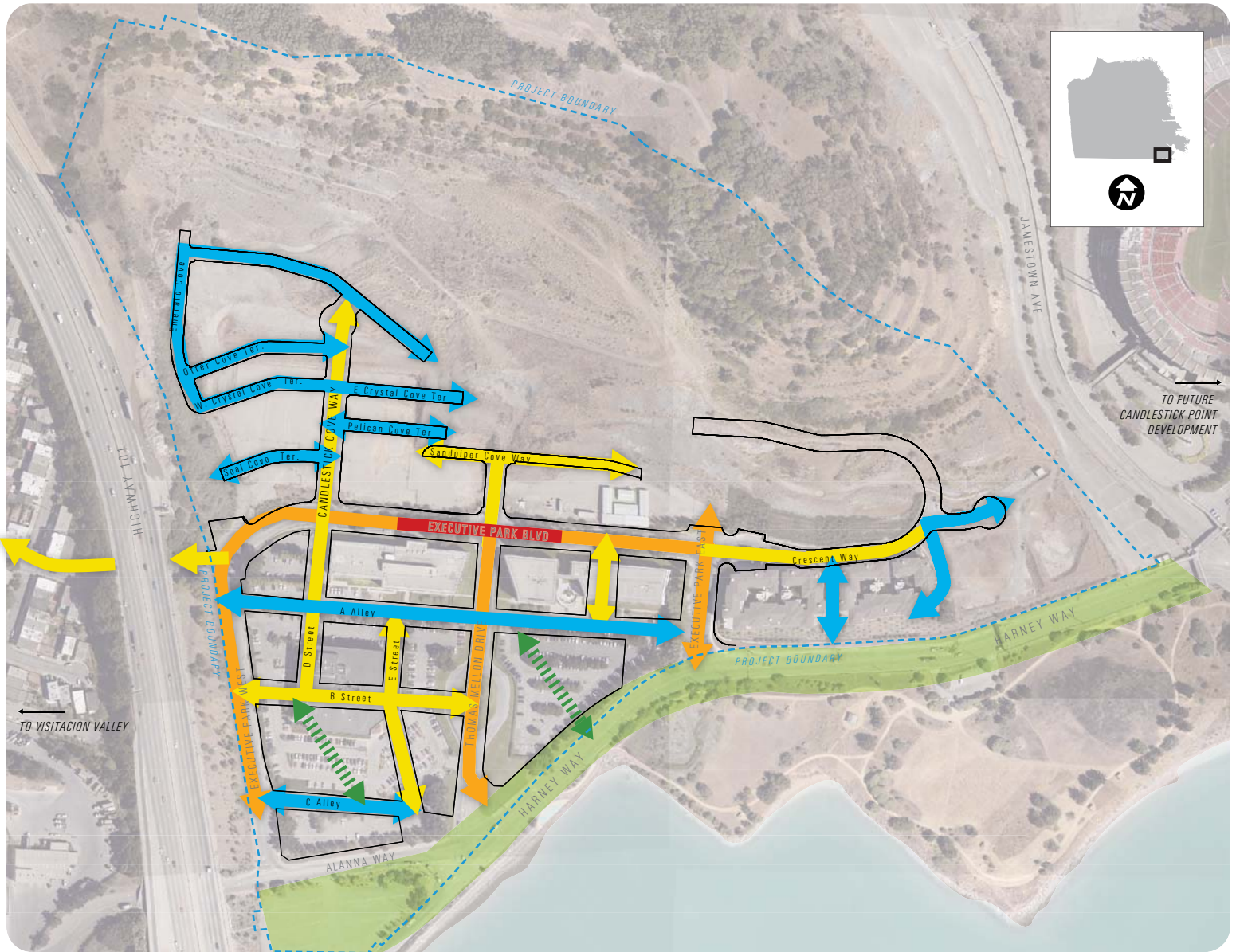
FIGURE 05



Proposed Street Network

0 Feet 500

FIGURE 6

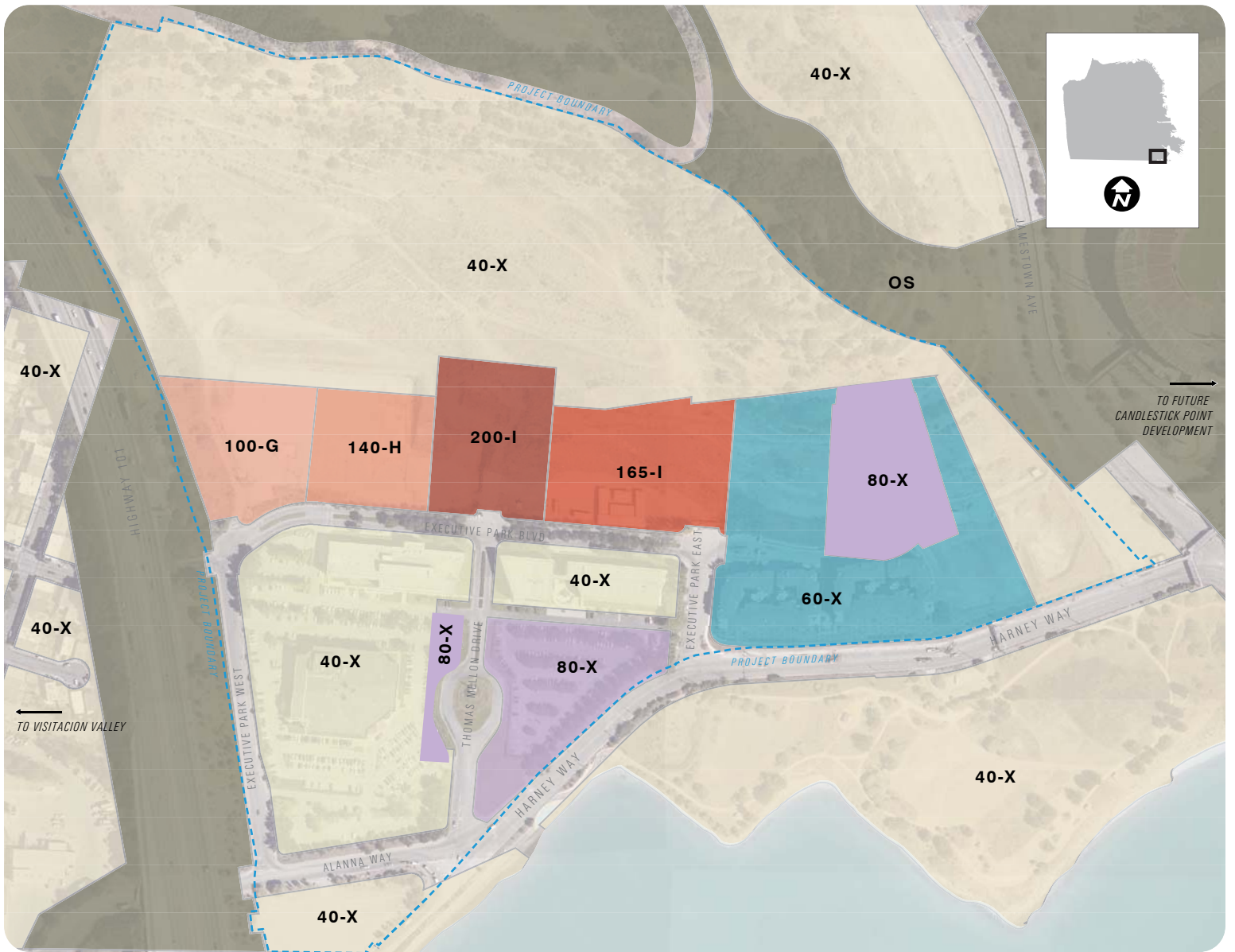


Proposed Circulation Network

0 Feet 500

FIGURE 07

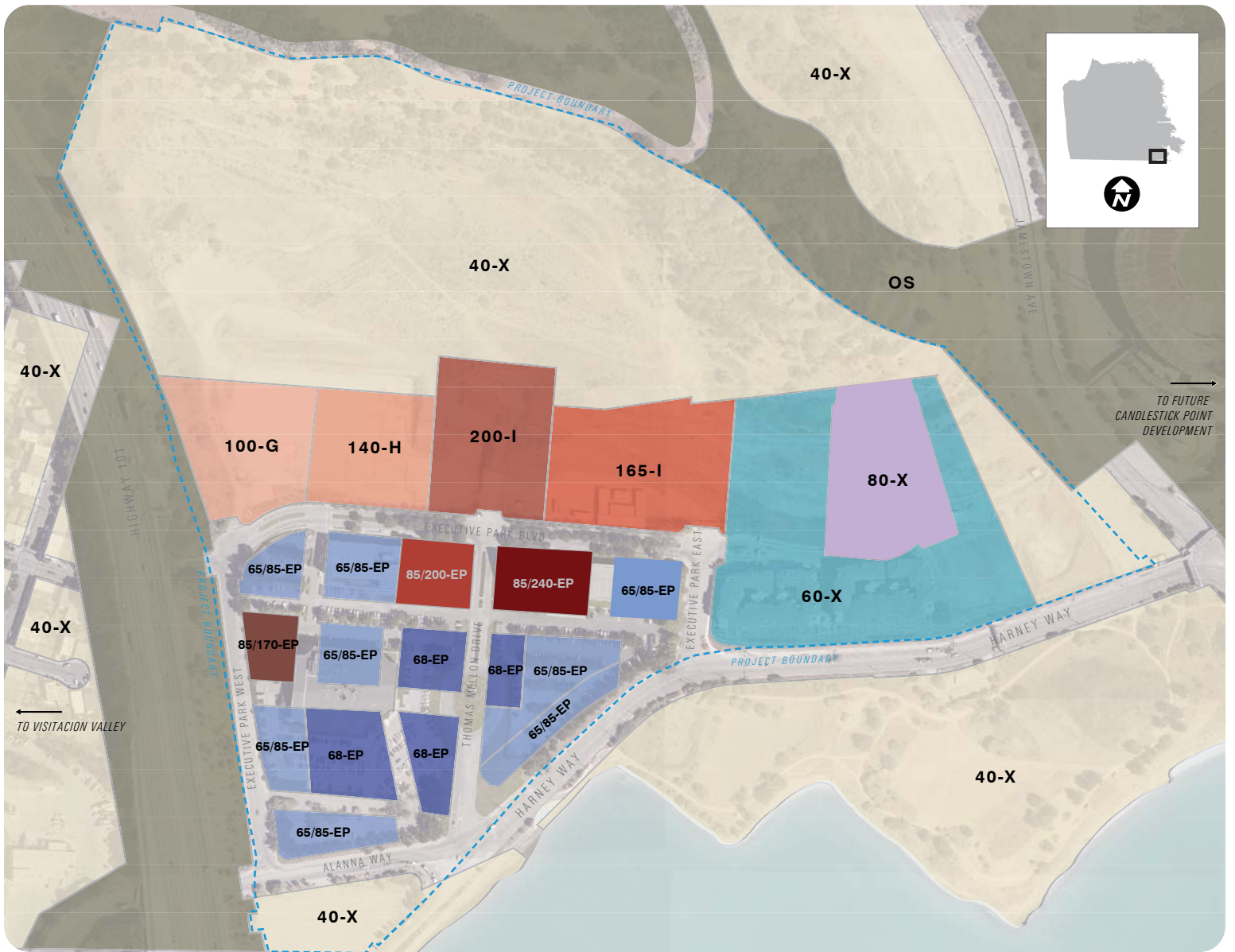
- Residential Throughway
- Neighborhood Commercial
- Local Street
- Alley
- Pedestrian Path
- Harney Way - Possible Alignment
(Specific improvements under separate project)



Existing Height Districts

0 Feet 500

FIGURE 08



Proposed Height Districts

0 Feet 500



FIGURE 09



Pedestrian Network and Public Open Space



FIGURE 10

-  Existing Public Parks and Open Space
-  Set Aside Open Space



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No.

HEARING DATE: APRIL 7, 2011

Date: **March 24, 2011**
Case No.: **2006.0422EMUTZ**
Project: **Executive Park**
Location: **Highway 101 and Harney Way**
Staff Contact: **Mat Snyder – (415) 575-6891**
mathew.snyder@sfgov.org
Recommendation: **Initiate Amendments**

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INITIATING AMENDMENTS TO THE SAN FRANCISCO PLANNING CODE BY ESTABLISHING THE EXECUTIVE PARK SPECIAL USE DISTRICT, THE 65/240-EP HEIGHT AND BULK DISTRICT, AND PLANNING CODE SECTION 309.2 REGARDING REVIEW PROCEDURES FOR PROJECTS WITHIN THE EXECUTIVE PARK SPECIAL USE DISTRICT.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides to the Planning Commission the opportunity to periodically recommend Planning Code Text Amendments to the Board of Supervisors; and

On May 11, 2006, Universal Paragon Inc. (Project Sponsor) and on March 22, 2006 Yerby Corporation (Project Sponsor) submitted applications to jointly amend the Planning Code. In working with the Project Sponsors, the Planning Department is proposing amendment to the Planning Code by adding Planning Code Section 249.5X to establish the Executive Park Special Use District, Planning Code Section 263.27 and Planning Section to establish the 65/240-EP Height and Bulk District and controls thereto, and Planning Code Section 309.2, "Permit Review in Executive Park".

This Zoning Map Amendment application is part of a larger project that includes three components: (1) a development project sponsored by UPC that would include up to 1,100 dwelling units, approximately 70,000 gross square feet of retail, and approximately 1,677 off-street parking spaces (2) a development project sponsored by Yerby that would include up to 500 dwelling units and approximately 750 off-street parking spaces; and (3) General Plan amendments along with Planning Code Map and subject Text amendments.

The history of Executive Park in its current form starts in the mid 1970s. In 1976, the Planning Commission certified the San Francisco Executive Park Final EIR which analyzed a project that included 833,000 square feet of office space, 174,000 square feet of hotel/meeting space and 75,000 square feet of retail space (about 1,100,000 square feet in total), plus 3,900 parking spaces. At the time, Amendments were made to the South Bayshore Plan to allow commercial uses at the location. In 1978, a master development plan ("1978 Development Plan") was created to guide development based on the Project analyzed in the 1976 EIR.

In 1980 and 1981, the Planning Commission approved minor changes to the 1978 Development Plan, which slightly altered the locations and amounts of the various land uses. The City issued permits for the construction of four office buildings and a restaurant under the 1978 Development Plan; three of the office buildings had been constructed by 1985 (OB-1, OB-2 and OB-3), for a total of about 307,600 square feet of office space and 2,500 square feet of retail space. The fourth office building and the restaurant were not constructed.

In 1985, following certification of a subsequent environmental impact report, the Planning Commission approved a Planned Unit Development that revised the 1978 Development Plan that, when combined with the four office buildings and restaurant previously approved, provided for 1,644,000 square feet of office space, 234,000 square feet of hotel, 50,000 square feet of retail/restaurant space and 600 residential units, plus about 5,300 parking spaces. At the same time, the Executive Park Subarea Plan was established as part of the South Bayshore Area Plan to memorialize the development program and urban form through a General Plan Amendment. Related Planning Code Map amendments were also approved.

In 1992, the developer sought and obtained a further revision to the 1985 Planned Unit Development. This revision added 25,000 square feet of health club space, 10,000 square feet of child care space and an additional 10,000 square feet of restaurant space and increased the square footage of residential use but not the unit count. Five residential buildings, located in the eastern portion of the site, containing 304 units and 517 parking spaces have been constructed under this development proposal by TopVision. ("TopVision Phases I and II"). Minor General Plan amendments were approved in conjunction with this approval.

In 1999, the Planning Commission certified a supplemental environmental impact report, and in 2000, approved a Planned Unit Development that extended and modified the prior 1985 Planned Unit Development authorization by including a residential variant, which provided for some additional residential development in the northwestern portion of the site. Amendments to the Executive Park Subarea Plan that replaced all of the Plan's figures and added text were adopted in conjunction with these approvals. The general land use program remained the same.

In 2005, Signature Properties development project was approved under a separate PUD for the northwestern portion of the Subarea Plan Area. Nearing completion, it will include up to 450 residential units, 14,000 square feet of retail space, and 588 parking spaces when built-out. Amendments to the Executive Park Subarea Plan were adopted as a part of this Planned Unit Development authorization.

In 2007 TopVision obtained approval under the 2000 Approved Development Plan for a Phase III development, which includes 465 units and about 776 parking spaces north of existing TopVision Phases I and II residential buildings on the eastern portion of the Subarea Plan Area.

Existing and approved development projects in the Executive Park Subarea Plan Area currently include up to approximately 1,220 residential units, 307,600 square feet of office space in OB-1, OB-2 and OB-3, 17,400 square feet of retail and restaurant space, 2,013 residential parking spaces and 830 office parking spaces.

Yerby has applied for approval to demolish OB-1 and replace it with a mixed use, predominantly residential development of up to 500 dwelling units and 750 subsurface parking spaces, and Universal Paragon Corporation ("UPC") has applied for approval to demolish OB-2 and OB-3 and replace them with up to 1,100 residential units and 1,677 subsurface parking spaces. These projects will require amendment of the Executive Park Subarea Plan and related amendments to the Zoning Map and

Planning Code. The proposed General Plan amendments would apply to the entire 71-acre Executive Park Subarea Plan Area, be consistent with existing development and approvals, and provide for the transition of the existing office park development within a 14.5 acre southern portion of the Subarea Plan Area (the Yerby and UPC development sites) to a new, primarily residential area with 1,600 additional residential units and about 73,000 gsf retail. These projects would complete the build-out of the Subarea Plan Area and accomplish its transition from the office park first approved in 1976 to a new mixed-use, predominantly residential neighborhood.

Since 2006, proposed amendments to the Executive Park Subarea Plan and the development proposals of Yerby and UPC have been reviewed in public meetings by the Bayview Hunters Point community, the Visitacion Valley community, the Little Hollywood community and other stakeholders, including at meetings held before the Executive Park Citizens Advisory Committee, a body composed of property owners of Executive Park, the Bayview Hunters Point Redevelopment Project Area Committee, and the Visitacion Valley Planning Alliance.

The Planning Commission is scheduled to consider the certification of the Executive Park Environmental Impact Report on May 5, 2011 prior to considering relevant amendments to the General Plan, Planning Code and Zoning Maps. It will also consider adopting California Environmental Quality Act Findings at that hearing.

Planning Code Section 101.1(b) establishes eight priority policies and is a basis by which differences between competing policies in the General Plan are resolved. An initial analysis for consistency with the priority findings has determined that the Project meets the findings in that it supports new neighborhood serving retail and opportunities for local businesses without unduly competing with existing retail clusters; that it provides significant new housing opportunities, that it calls for the redevelopment of underutilized land and not existing established neighborhoods thereby preserving existing neighborhood character; that it calls for the development of a robust pedestrian network to encourage travel by foot; that it provides for new construction job opportunities and some permanent job opportunities without displacing existing industries, and that calls for establishment of a new green pedestrian and open space network. Analysis for consistency for the eight priority policies will be included in all final actions for the proposed General Plan Amendments.

An initial analysis of applicable General Plan objectives and policies has determined that the proposed General Plan, Planning Code, and Zoning Map amendments are, on balance, consistent with the General Plan as it is proposed to be amended. The proposed actions offer a compelling articulation and implementation of many of the concept outlined in the General Plan, especially the Housing and Urban Design Elements and the Bayview Hunters Point Area Plan. The proposed Planning Code Text Amendments translates the directive of these Elements with specific consideration for the neighborhood conditions of Executive Park. A final analysis for consistency with the General Plan will be included in the final actions for the General Plan Amendments.

A draft ordinance, **attached hereto as Exhibit A**, would amend Planning Code by adding Section 249.5, 263.27 and 309.2, and amending Table 270.

NOW, THEREFORE BE IT RESOLVED, That pursuant to Planning Code Section 302, the Planning Commission Adopts a Resolution to Initiate amendments to the Planning Code.

Resolution No.
Hearing Date: April 7, 2011

Case No 2006.0422EMTUZ
Executive Park
Initiation of Planning Code Text Amendments

AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced Planning Code text amendments contained in the draft ordinance, approved as to form by the City Attorney in **Exhibit A**, to be considered at a publicly noticed hearing on or after May 5, 2011.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on April 7, 2011.

Linda D. Avery
Commission Secretary

AYES:

NOES:

ABSENT:

**Executive Park
Planning Code Text Amendments
Exhibit A – Draft Ordinance**

[Zoning – Establishment of the Executive Park Special Use District and Special Height and Bulk Provisions and Permit Review Procedures for the Special Use District.]

Ordinance amending the San Francisco Planning Code by adding Section 249.54 to establish the Executive Park Special Use District; adding Section 263.27 to establish Special Height Provisions for the Executive Park Special Use District and the 65/240 EP Height and Bulk District; amending Table 270 to provide that the Table is not applicable to the Executive Park Special Use District; and adding Section 309.2 to establish Permit Review Procedures in the Executive Park Special Use District; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

NOTE: Additions are single-underline italics Times New Roman; deletions are ~~strike through 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.

(1) This legislation will affect property located in an approximately 15 acre area of southeast San Francisco generally bounded by Harney Way on the south, Highway 101 on the west, Executive Park Boulevard North on the north and Executive Park Boulevard East on the east.

(2) On _____, 2011, by Resolution No. _____, the Planning Commission certified as adequate, accurate and complete the Final Environmental Impact Report ("FEIR") for the Executive Park project. A copy of Planning Commission Resolution No. _____ is on file with the Clerk of the Board of Supervisors in File No. _____.

1 (3) In accordance with the actions contemplated herein, this Board adopted
2 Resolution No. _____ concerning findings pursuant to the California Environmental
3 Quality Act. Said Resolution is on file with the Clerk of the Board of Supervisors in File No.
4 _____ and those findings are incorporated into this ordinance by this reference.

5 (4) Pursuant to Section 302 of the Planning Code, the Board finds that this
6 ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in
7 Planning Commission Resolution No. _____ and the Board incorporates those
8 reasons into this ordinance by this reference. A copy of Planning Commission Resolution No.
9 _____ is on file with the Clerk of the Board of Supervisors in File No. _____

10 (4) The Board of Supervisors finds that this ordinance is in conformity with the
11 Priority Policies of Section 101.1 of the Planning Code and, on balance, consistent with the
12 General Plan as it is proposed for amendment in companion legislation on file with the Clerk
13 of the Board of Supervisors in File No. _____, and hereby adopts the findings set
14 forth in Planning Commission Resolution No. _____ and incorporates such findings
15 into this ordinance by this reference.

16 Section 2. The San Francisco Planning Code is hereby amended by adding Section
17 249.53, to read as follows:

18 SEC. 249.53. EXECUTIVE PARK SPECIAL USE DISTRICT

19 (a) General. A Special Use District entitled the Executive Park Special Use District is
20 hereby established for Assessor's Block 4991, Lots 012, 024, 061, 065, 074, 075, 078, 085 and 086 and
21 Assessor's Block 5076, Lots 012 and 013, generally bounded by Harney Way on the south, Highway
22 101 on the west, Executive Park Boulevard North on the north and Executive Park Boulevard East on
23 the east, and is set forth in Sectional Map SU10 of the Zoning Map.

24 (b) Purpose. The purpose of the Executive Park Special Use District (SUD) is to
25 accommodate and encourage medium to high density, mixed-use, predominately residential

1 development at the location of an existing office park. The new mixed-use development is envisioned to
2 tie together the new development with existing and approved residential development north and east of
3 the SUD, along with long-established neighborhoods to the west. The SUD provides controls tailored
4 to Executive Park's unique circumstances: the existing area does not feature a fine-grained street and
5 block pattern typical of San Francisco residential development adequate to serve the access,
6 circulation and open space needs of the envisioned urban residential and mixed use neighborhood.
7 Also, some portions of the area may become part of dedicated public right-of-way as a result of the
8 anticipated future widening of Harney Way and redesign of on-ramps and off-ramps to Highway 101 at
9 Alana Way and Harney Way. The SUD anticipates a new mixed-use, predominately residential
10 neighborhood, with a fine-grained block and street pattern and new open space, and provides for the
11 transfer of buildable density from portions of the area that may become part of dedicated public right-
12 of-way to other parts of the area, among other provisions.

13 (c) Controls. The Planning Code provisions for the underlying use district shall control
14 except as provided below.

15 (1). Executive Park Design Guidelines. In addition to the Planning Code provisions,
16 developments in the SUD shall comply with the Executive Park Subarea Plan of the Bayview Hunters
17 Point Area Plan of the General Plan, approved by the Board of Supervisors by Ordinance No.
18 _____ , on file with the Clerk of the Board of Supervisors in File No. _____ and the
19 Executive Park Design Guidelines as established by Planning Commission Resolution _____,
20 on file with the Clerk of the Board of Supervisors in File No. _____ and incorporated into this
21 Section by this reference. The Executive Park Design Guidelines also are on file with the Planning
22 Department in File No. _____.

23 (2). Uses.

24 (A) Retail uses under Planning Code Section 218 are principally permitted at street level
25 throughout the SUD when individual establishments are less than 10,000 square feet of gross floor

1 area. Retail establishments equal to or greater than 10,000 square feet of gross floor area require
2 Permit Design Review under Planning Code Section 309.2. Tenant spaces that are expanded to be
3 10,000 square feet or greater after initial approval will require addition review under Planning Code
4 Section 309.2.

5 (B) Ground floor retail is required at the two southern corners of the intersection of
6 Executive Park Boulevard North and Thomas Mellon Circle. (Portions of Block 4991, Lots 085 and
7 086). For each corner, retail frontage is required for a minimum of 100 feet along Executive Park
8 Boulevard North and 50 feet along Thomas Mellon Circle.

9 (C) Child-care facilities under Section 209.3(f) are principally permitted.

10 (D) Community facilities under Sec. 209.4(a) and (b) are principally permitted.

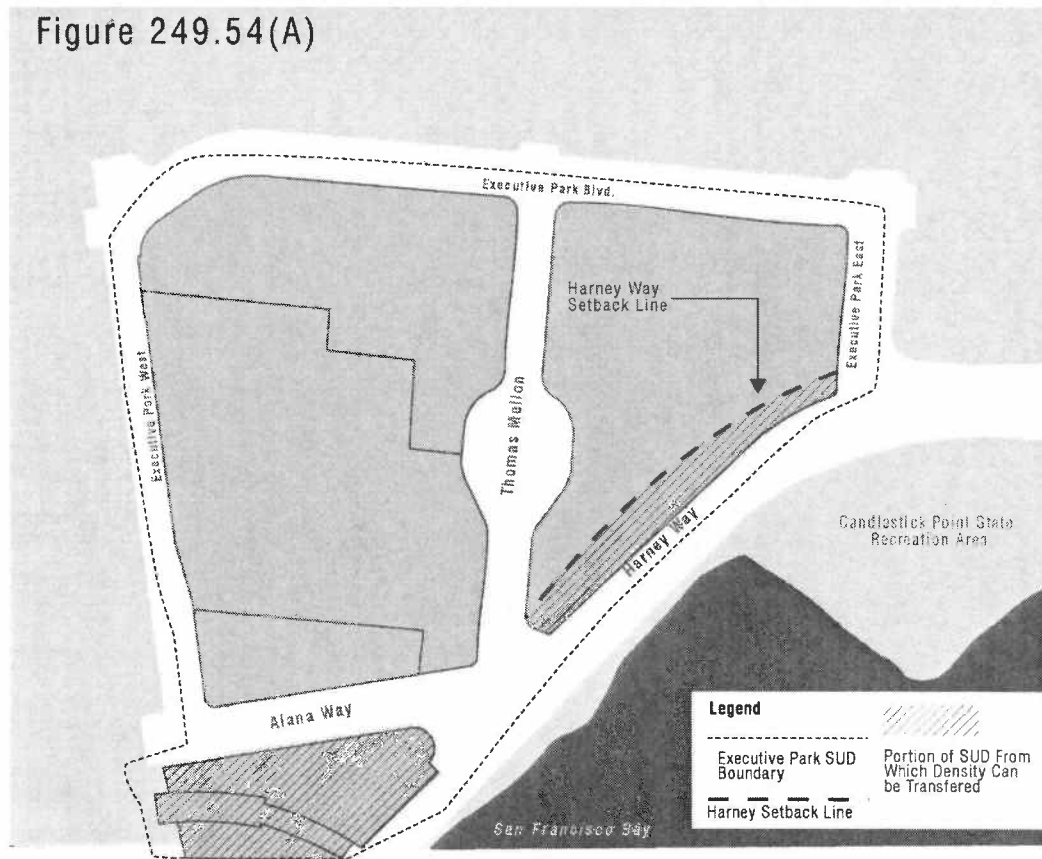
11 (E) Non-accessory parking is not permitted.

12 (3). Required Residential to Non-Residential Use Ratio. Non-residential uses are limited to
13 one occupiable square foot for every six occupiable square feet of residential use.

14 (4). Density Transfer.

15 (A) In accordance with the provisions of this subsection, (i) the density allowed on Block
16 4991, Lots 024, 061, 065 and 078, and Block 5076, Lots 012 and 013, may be transferred to any other
17 lot within the SUD north of Alana Way or north of the proposed Harney Way setback line and (ii) if the
18 portion of Assessor's Block 4991, Lot 085 south of the Harney setback line becomes its own lot through
19 a subdivision action, the new lot south of the setback line may transfer its density to any other lot north
20 of Alana Way or north of the Harney setback line pursuant to the procedures described in this
21 subsection. The Blocks and Lots in the SUD and the location of the proposed Harney Way setback line
22 are shown on the map in Figure 249.54(A).

Figure 249.54(A)



(B) To transfer density, a Notice of Special Restriction ("NSR") must be recorded against lots that both provide and receive the density transfer. Prior to recording a NSR for a density transfer, the Planning Department must have verified that the density transfer proposed is authorized by this subsection. The NSR shall explicitly state the square footage of the providing lot, and the maximum number of residential units and the maximum gross square footage of non-residential uses that are being forgone on the providing lot and transferred to the receiving lot or lots. If density is being distributed between more than one lot, the NSR shall explicitly state how much density each lot is receiving. The NSR must also explicitly state that by transferring density, the providing lot is foregoing all rights to develop on the providing lot the number of units and amount of non-residential square

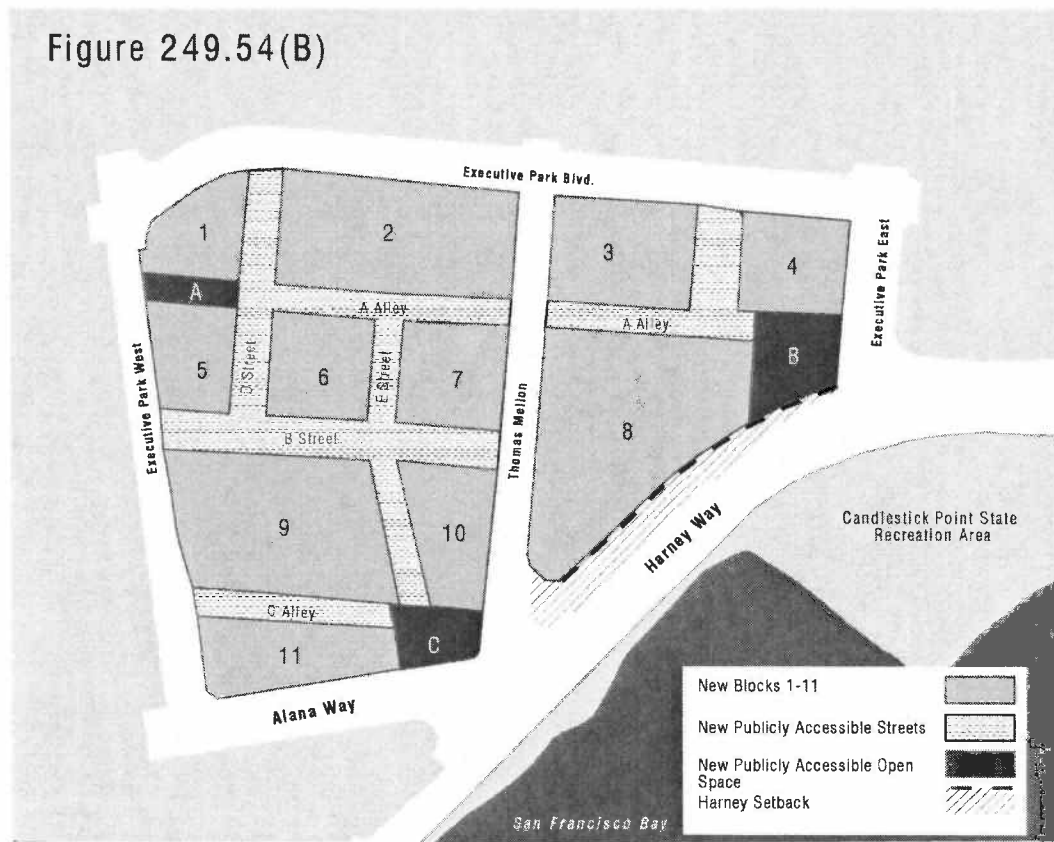
1 footage transferred. In all cases, lots receiving density transfers will continue to be subject to all
2 relevant controls and guidelines notwithstanding new maximum allowed density. The NSR
3 memorializing the transfer must be approved as to form by the City Attorney.

4 (5). Family Size Units. Section 207 applies to lots within the SUD.

5 (6). Harney Way Setback: No building shall be built on the southern side of the Harney
6 setback line as shown on Figure 249.54(A). Residential and non-residential densities that would have
7 otherwise been allowed south of the setback line may be applied to other portions of the lot or
8 transferred to other lots within the SUD pursuant to Section 249.54(c)(4).

9 (7). Site Coverage. Rear yard provisions of Planning Code Section 134 do not apply. The
10 maximum site coverage of any building is 75 percent of the site area as measured at the grade level of
11 the building's main pedestrian entry and at each succeeding level or story of the building. The site
12 area used to create new publicly accessible streets, will be credited toward the area required to be
13 unbuilt when calculating the site coverage. The location of proposed new publicly accessible streets
14 and resulting new formulated blocks are shown in Figure 249.54(B).

Figure 249.54(B)



(8). Open Space: For all residential uses, 75 square feet of open space is required per dwelling unit. All residential open space must meet the provisions described in Section 135, except where modified through Design Review under Section 309.2. Open space requirements may be met with the following types of open space: "private usable open space" as defined in Section 135(a) of this Code, "common usable open space" as defined in Section 135(a) of this Code, and "publicly accessible open space" as defined in 135(h) and (i) of this Code, except that in the case of new publicly accessible streets, "publicly accessible open space" does not include the curb-to-curb area that is open to vehicles and includes only the sidewalk area. At least 36 square feet of open space per dwelling unit must be provided on-site. Exceptions to this requirement may be sought through the Section 309.2 approval

1 process. For purposes of this Section “on-site” means the area within the new formulated blocks
2 shown in Figure 249.54(B). On-site includes setback area, but not areas used to create new publicly
3 accessible streets.

4 (9). Obstructions. Provisions in the Executive Park Design Guidelines shall be used in-lieu
5 of Planning Code Section 136 in determining allowable obstructions.

6 (10). Off-Street Parking. The minimum off-street parking requirements set forth in Section
7 151 shall not apply. However, for the purpose of determining the maximum amount of parking allowed
8 as an accessory use under Section 204.5, the amount of parking required by this Code shall be the
9 amount specified in Section 151 for the use or activity.

10 (11). Parking Location in Building. Parking shall be located below the grade of the floor of
11 the main pedestrian entrance to the building, with exceptions for (A) parking ingress and egress, and
12 (B) parking spaces dedicated to car sharing, vanpools, and handicap accessible parking spaces.
13 Notwithstanding the above, for sloping lots, building floor dedicated to parking may be partially
14 above grade, if fully wrapped with active uses as defined by Planning Code Section 145.1.

15 (12). Off-street Loading. Off-street loading pursuant to Section 152 through 152.2 is not
16 required. There is no limit to the number of allowed loading spaces as long as loading facilities meet
17 the Executive Park Design Guidelines.

18 (13). Car Sharing. The car sharing provisions of Planning Code Section 166 shall apply to
19 lots within the SUD.

20 (14). Signs. Sign controls for NC-2 Districts shall apply to the SUD in-lieu of sign controls
21 for the underlying use district.

22 (15). Streetscape and other Infrastructure Improvements.

23 (A) New publicly accessible streets and improvements to existing streets. For each building
24 or phase of development, all bordering streets, including proposed new publicly accessible streets as
25 shown on Figure 249.54(B), shall be fully improved for the entire width of the right-of-way consistent

1 with the Executive Park Subarea Plan and the Executive Park Design Guidelines. If a proposed
2 building or phase does not directly connect with Thomas Mellon Drive, Executive Park Boulevard
3 West, Executive Park Boulevard North or Executive Park Boulevard East, construction of the building
4 or phase must also include right-of-way improvements leading to at least one of these streets.

5 (B) Open Space. To provide adequate public open space, the Executive Park Subarea Plan
6 and Executive Park Design Guidelines identify three new public open space areas in the SUD as shown
7 in Figure 249.54(B). For any building or phase of development that is immediately adjacent to any of
8 the three identified open spaces in the SUD as shown in Figure 249.54(B), the construction of the open
9 space shall be completed to the satisfaction of the City prior to the issuance of any temporary or final
10 certificate of occupancy. This requirement applies to the first such building or phase of development
11 adjacent to the open space.

12 (C) Street improvements must comply with any applicable provisions of the San Francisco
13 Charter or municipal code and adopted implementing regulations, including, without limitation, those
14 contained in the City's Subdivision Code and Public Works Code regarding street lighting, sidewalk
15 paving, stormwater management, landscaping and design of public structures.

16 (D) Conditions of Approval for development within the SUD shall require the abutting
17 property owner or owners to hold harmless the City and County of San Francisco, its officers, agents,
18 and employees, from any damage or injury caused by reason of the design, construction or
19 maintenance of the improvements, and shall require the owner or owners or subsequent owner or
20 owners of the respective property to be solely liable for any damage or loss occasioned by any act.

21 (E) Project Sponsors shall apply for all required permits for changes to the legislated
22 sidewalk widths and street improvements and pay all required fees.

23 Section 3. The San Francisco Planning Code is hereby amended by adding Section
24 263.27, to read as follows:
25

1 SEC. 263.27. SPECIAL EXCEPTIONS; EXECUTIVE PARK SPECIAL USE DISTRICT AND
2 THE 65/240 EP HEIGHT AND BULK DISTRICT.

3 (a) Boundaries of the 65/240 EP Height and Bulk District. The boundaries of the EP
4 Height and Bulk District are set forth in Sectional Map HT10.

5 (b) Controls. In the 65/240 EP Height and Bulk District, height and bulk limitations are as
6 follows:

7 (1) There are no bulk limits for portions of buildings below 85 feet in height. Other design
8 requirements pursuant to the Executive Park Design Guidelines, as established by Planning
9 Commission Resolution _____, including but not limited to design requirements related to
10 modulating building mass, among other topics, shall apply. The Executive Park Design Guidelines are
11 on file with the Clerk of the Board of Supervisors in File No. _____ and incorporated into this
12 Section by this reference. The Executive Park Design Guidelines also are on file with the Planning
13 Department in File No. _____.

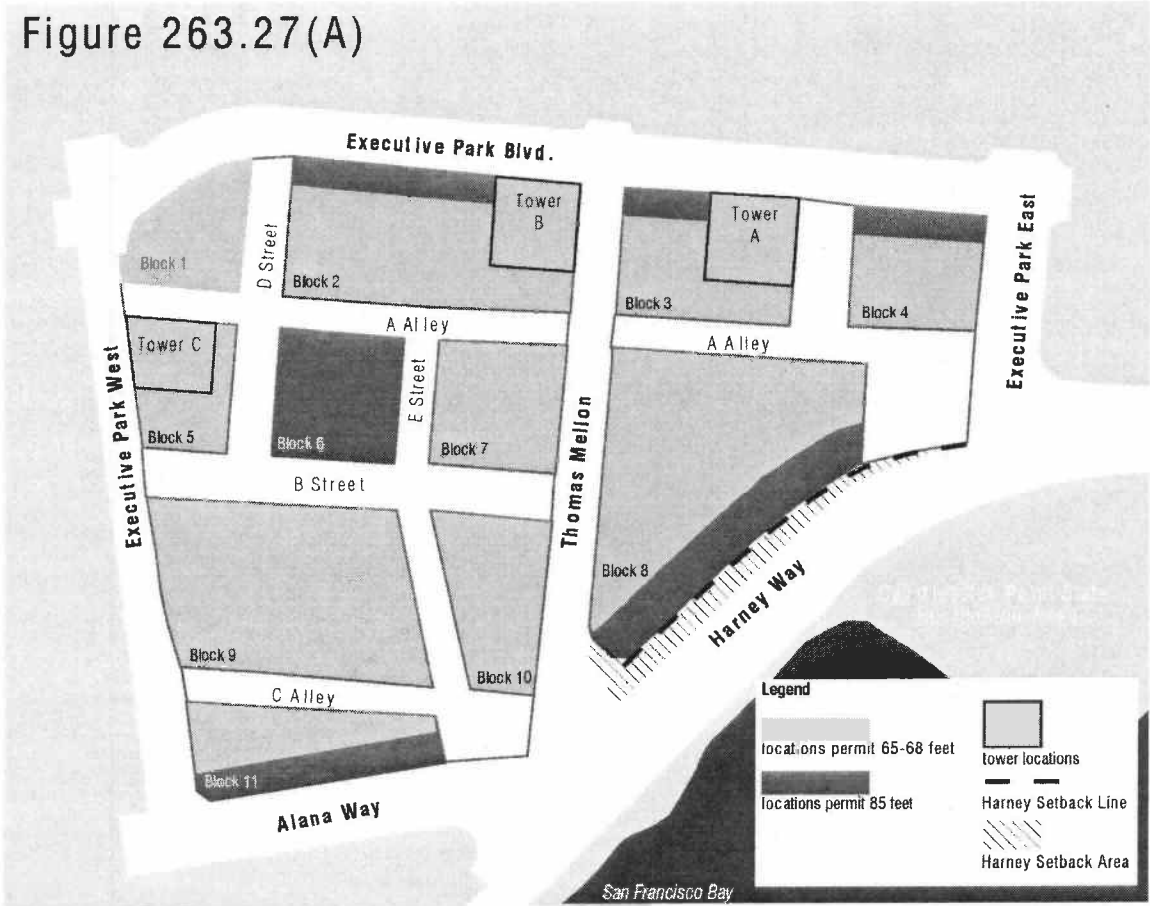
14 (2) Conditional Use for buildings taller than 40-feet in an "R" District is not required for lots
15 within this Special Use District.

16 (3) Height is limited to 65 feet with the following exceptions:

17 (A) Buildings throughout the 65/240 EP Height and Bulk District may be built an additional
18 three feet in height to 68 feet if the additional three feet in height is added to the ground floor relative
19 to ground floor heights otherwise required by the Planning Code.

20 (B) Building frontages along Harney Way, or the Harney Way setback line as shown on
21 Figure 263.27(A), and along Alana Way, may be built to 85 feet measured for a depth of 70 feet
22 relative to the front of the buildable area of the lot. Buildings or portions of buildings on any
23 remaining portion of a lot along Harney Way or Alana Way are limited to a height of 65 feet (or 68
24 feet if otherwise allowed by this section), measured from the upper elevation of the portion of the lot
25 beyond a depth of 70 feet from the front of the buildable area of the lot.

Figure 263.27(A)



1 (C) Buildings along Executive Park North may be built to 85 feet, measured from the
2 Executive Park North curb for a depth of 70 feet from the front of the buildable area of the lot.

3 (D) For Assessor's Block 4991, Lot 075, buildings may be built to a height of 85 feet on the
4 portion of the lot identified as new Block "6" as shown in Figure 263.27(A), the northwest corner of
5 which is located approximately 190 feet east of Executive Park West and 215 feet south of Executive
6 Park North and has a rectangular dimension of approximately 165 feet in the north-south direction and
7 155 feet in the east-west direction. Upper story setbacks from public rights-of-way are required in
8 accordance with the Executive Park Design Guidelines.

9 (4) Towers: : Three towers (buildings taller than 85 feet) are allowed within the EP Height
10 and Bulk District as described below:

11 (A) Tower A:

12 Location: Block 4991, Lot 085. The northeast corner of the tower must be
13 located at the corner of Executive Park North and the new publicly accessible street and must front
14 directly onto Executive Park North, as shown on Figure 263.27(A).

15 Height: 240 feet

16 Separation: 150-feet from other towers

17 Plan Length Maximum: 110 feet

18 Plan Diagonal Maximum: 150-feet

19 Floor Plan Maximum 10,000 square feet of gross floor area

20 Orientation: The longer plan dimension of the tower must be
21 perpendicular to Executive Park North.

22 (B) Tower B:

23 Location: Block 4991, Lot 086. The tower must be located at the northwest
24 corner of the lot fronting both Executive Park North and Thomas Mellon Circle as shown on Figure
25 263.27(A).

1 Height: 200 feet
 2 Separation: 150 feet from other towers
 3 Plan Length: 110 feet
 4 Plan Diagonal: 150 feet
 5 Floor Plan Maximum: 10,000 square feet of gross floor area
 6 Orientation: The longer plan dimension of the tower must be
 7 perpendicular to Executive Park North.

8 (C)Tower C:

9 Location: Block 4991, Lot 075. The northwest corner of the tower must be
 10 located 20-feet south along Executive Park West from the northwest corner of the subject lot.

11 Height: 170 feet
 12 Separation: 150 feet from other towers
 13 Plan Length: 125 feet
 14 Plan Diagonal 150 feet
 15 Floor Plan Maximum: 10,500 square feet of gross floor area

16 Section 4. The San Francisco Planning Code is hereby amended by amending Table
 17 270, to read as follows:

TABLE 270 BULK LIMITS			
District Symbol on Zoning Map	Height Above Which Maximum Dimensions Apply (in feet)	Maximum Plan Dimensions (in feet)	
		Length	Diagonal Dimension
A	40	110	125

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B	50	110	125
C	80	110	125
D	40	110	140
E	65	110	140
F	80	110	140
G	80	170	200
H	100	170	200
I	150	170	200
J	40	250	300
K	60	250	300
L	80	250	300
M	100	250	300
N	40	50	100
R	This table not applicable. But see Section 270(e).		
R-2	This table not applicable. But see Section 270(f).		
V		110	140
V	* At setback height established pursuant to Section 253.2.		
OS	See Section 290.		
S	This table not applicable. But see Section 270(d).		
T	At setback height established pursuant	110	125

	to Section 132.2, but no higher than 80 feet.		
X	This table not applicable. But see Section 260(a)(3).		
TB	This table not applicable. But see Section 263.18.		
CP	This table not applicable. But see Section 263.24.		
HP	This table not applicable. But see Section 263.25.		
<u>EP</u>	<u>This table not applicable. But see Section 263.27.</u>		

Section 5. The San Francisco Planning Code is hereby amended by adding Section 309.2, to read as follows:

Section – 309.2 Permit Review in the Executive Park Special Use District

The provisions and procedures set forth in Section 309.1, applicable in Downtown Residential Districts, shall also apply in the Executive Park Special Use District (SUD) to achieve the objectives and policies of the General Plan and the purposes of this Code, including but not limited to Section 249.54 and Section 263.27, except that Section 309.2(a) and (b) shall apply instead of the provisions in Section 309.1(a) and (b), the provisions of Section 309.1(c) are modified as provided in Section 309.2(c) and Section 309.1(e) is inapplicable in the SUD.

(a) Design Review.

(1) In addition to the standard permit review process, the design of projects for all new construction shall be subject to design review and approval by Department staff. A detailed design review will be initiated by Department staff working with the project sponsor, at the time an application for 309.2 review or building permit is filed, and may take place in advance of filing a building permit

1 application. This comprehensive review shall resolve issues related to the project's design, including
2 the following:

3 (A) Overall building massing and scale;

4 (B) Architectural treatments, facade design and building materials;

5 (C) The design of lower floors, including building setback areas, townhouse-style units and
6 entries, entries and parking and loading access;

7 (D) The provision of required open space, both on- and off-site;

8 (E) Streetscape and other public improvements, including tree planting, street furniture, and
9 lighting and adherence to all relevant regulations, plans and guidelines;

10 (F) Circulation, including streets, alleys and mid-block pedestrian pathways.

11 (2) For review of Projects that include retail space as specified in Planning Code Section
12 281 of 10,000 gross square feet or more, the Commission shall consider the criteria in Section
13 121.2(a)(1) – (3).

14 (3) Other changes necessary to bring a project into conformance with the Executive Park
15 Subarea Plan of the Bayview Hunters Point Area Plan, approved by the Board of Supervisors on
16 _____ , the Executive Park Design Guidelines, approved by the Planning Commission
17 by Resolution No. _____ and incorporated by this reference into this Section, and other
18 elements and area plans of the General Plan. If the project sponsor opposes project modifications and
19 conditions recommended by the Director of Planning pursuant to the design review, the Director shall
20 prepare a report of recommended modifications which shall be presented to the Planning Commission
21 for a hearing pursuant to Subsection (c) and which shall be available to the public upon mail
22 notification of said hearing.

23 (b) Exceptions.

24 (1) Exceptions to the following provisions of this Code may be granted as provided for
25 below:

1 (A) Reductions in the dwelling unit exposure requirements of Section 140.

2 (B) Modification from dimension and exposure requirements for site open space
3 requirements.

4 (C) Reduction of required on-site residential open space of 36 square feet per unit described
5 in Section 249.54 to create additional off-site publicly-accessible open space and superior building
6 design.

7 (D) Design, location, and size of publicly-accessible open space as allowed by Section
8 249.53 and equivalence of proposed publicly-accessible open space in size and quality with required
9 on-site open space.

10 (E) Minor deviations from the provisions for measurement of height in Sections 260 of the
11 Code as otherwise provided in Section 304(d)(6), in cases where the Planning Commission finds that
12 such minor measurement modification is necessary for a project of outstanding overall design,
13 complementary to the design of the surrounding area, and necessary to meet the intent and policies of
14 the relevant area plan of the General Plan.

15 (c) Hearing and Determination on Design Modifications and Applications for Exceptions.

16 The provisions and procedures in Section 309.1(c) shall apply with the following modifications:

17 (1) Hearing. The Planning Commission shall hold a public hearing for all projects
18 involving new construction and projects involving the establishment of retail uses of 10,000 gross
19 square feet or more.

20 (2) Notice of Hearing. Notice of such hearings shall follow all notice and posting provisions
21 for Hearings for Conditional Use authorizations for properties within NC Districts.

22 (3) Director's Recommendations on Modifications and Exceptions. At the hearing, the
23 Director of Planning shall review for the Commission key urban design issues related to the project
24 based on the design review pursuant to Subsection (a) and recommend to the Commission
25

1 modifications to the project and conditions for approval as necessary. The Director shall also make
2 recommendations to the Commission on any proposed exceptions pursuant to Subsection (b).

3 (4) Decision and Imposition of Conditions. If pursuant to the provisions of Section
4 309.1(c), the Planning Commission determines that conditions should be imposed on the approval of a
5 building or site permit application or an application for exceptions to conform the building to the
6 standards and intent of the Executive Park Subarea Plan and other elements of the General Plan and
7 the applicant agrees to comply, the Commission may approve the application subject to those
8 conditions.

9 Section 5. This section is uncodified.


10 In enacting this Ordinance, the Board intends to amend only those words, phrases,
11 paragraphs, subsections, sections, articles, numbers, punctuation, charts, diagrams or any
12 other constituent part of the Planning Code that are explicitly shown in this legislation as
13 additions, deletions, Board amendment additions, and Board amendment deletions in
14 accordance with the "Note" that appears under the official title of the legislation. This
15 Ordinance shall not be construed to effectuate any unintended amendments. Any additions or
16 deletions not explicitly shown as described above, omissions, or other technical and non-
17 substantive differences between this Ordinance and the Planning Code that are contained in
18 this legislation are purely accidental and shall not effectuate an amendment to the Planning
19 Code. The Board hereby authorizes the City Attorney, in consultation with the Clerk and other
20 affected City departments, to make those necessary adjustments to the published Planning
21 Code, including non-substantive changes such as renumbering or relettering, to ensure that
22 the published version of the Planning Code is consistent with the laws that this Board enacts.

23
24 Specifically, the Board of Supervisors recognizes that pending ordinances in Files Nos.

25 _____ and _____ amend the one of the same sections of the Planning Code

1 amended by this Ordinance. The Board intends that, if adopted, the Board amendment
2 additions, and Board amendment deletions shown in all three Ordinances be given effect so
3 that the substance of each ordinance be given full force and effect. To this end, the Board
4 directs the City Attorney's office and the publisher to harmonize the provisions of each
5 ordinance.

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

8 By: 
9 Elaine C. Warren
Deputy City Attorney

LEGISLATIVE DIGEST

[Zoning – Establishment of the Executive Park Special Use District and Special Height and Bulk Provisions and Permit Review Procedures for the Special Use District.]

Ordinance amending the San Francisco Planning Code by adding Section 249.54 to establish the Executive Park Special Use District; adding Section 263.27 to establish Special Height Provisions for the Executive Park Special Use District and the 65/240 EP Height and Bulk District; amending Table 270 to provide that the Table is not applicable to the Executive Park Special Use District; and adding Section 309.2 to establish Permit Review Procedures in the Executive Park Special Use District; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

Existing Law

Article 2 of the Planning Code provides for various Use districts in the city and County of San Francisco; Sections 249.1 et seq. establishes various Special Use Districts. Article 2.5 provides for various San Francisco Height and Bulk Districts and establishes review procedures and measurement methods for height and bulk; Section 263 et seq. sets forth Special Exceptions for various Height and Bulk Districts.

Amendments to Current Law

This ordinance will add Sections 249.54 and 263.27 to the Planning Code to establish, respectively, the Executive Park Special Use District and the 65/240 EP Height and Bulk District. Section 263.27 also establishes Special Exceptions related to height and bulk for the Special Use District. Table 270 (Bulk Limits) is amended to refer to the new Special Height and Bulk District. This ordinance also adds Section 309.2 to establish permit review procedures for the Executive Park Special Use District.

Background Information

Executive Park is a 71 acre area in the southeastern part of the City located east of Highway 101 and generally bounded on the south and north by San Francisco Bay and Bayview Hill. The Executive Park Special Use District comprises approximately 15 acres in the Executive Park Subarea Plan area of the General Plan that contains an existing office park. Other areas of Executive Park have been or are being developed for residential uses. The Executive Park Special Use District is generally bounded on the north and east, respectively, by Executive Park North and Executive Park East, on the west by Highway 101 and on the south by Harney Way. This ordinance is part of a package of amendments to the General Plan, the Zoning Map and the Planning Code that will facilitate the transition of the existing office park to a medium to high density, mixed-use, predominately residential area.



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No.

HEARING DATE: APRIL 7, 2011

Date: **March 24, 2011**
Case No.: **2006.0422EMTUZ**
Project: **Executive Park**
Location: **Highway 101 and Harney Way**
Staff Contact: **Mat Snyder – (415) 575-6891**
mathew.snyder@sfgov.org
Recommendation: **Initiate Amendment**

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

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Planning
Information:
415.558.6377

INITIATION OF AMENDMENTS TO SAN FRANCISCO PLANNING CODE BY AMENDING ZONING SECTIONAL MAPS ZN10, HT10 AND SU10 AND MAPPING THE NEW EXECUTIVE PARK SPECIAL USE DISTRICT.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides to the Planning Commission the opportunity to periodically recommend Planning Code Amendments to the Board of Supervisors; and

On May 11, 2006, Universal Paragon Inc. (Project Sponsor) and on March 22, 2006 Yerby Company (“Yerby”) (Project Sponsor) submitted applications to jointly amend the Planning Code. In working with the Project Sponsors, the Planning Department is proposing the following Zoning Map amendments: (1) Amendments to Zoning Sectional Map ZN10 by rezoning the following parcels from their current zoning (either C-2 or M-1) to RC-3: 4991 / Lots: 012, 024, 021, 065, 074, 075, 078, 085 and 086; and Block 5076, Lots 012 and 013 ; (2) Amendments to Zoning Sectional Map SU10 by including the same parcels within the newly created Executive Park Special Use District; and (3) Amendments to Zoning Section Map HT10 by rezoning the following parcels from 40-X and 80-X to 65/240-EP: Assessor’s Lot 4991 / Lots: 074, 075, 085 and 086.

This Zoning Map Amendment application is part of a larger project that includes three components: (1) a development project sponsored by UPC that would include up to 1,100 dwelling units, approximately 70,000 gross square feet of retail, and approximately 1,677 off-street parking spaces (2) a development project sponsored by Yerby that would include up to 500 dwelling units and approximately 750 off-street parking spaces; and (3) General Plan amendments along with Planning Code Text amendments and the subject Map amendments.

The history of Executive Park in its current form starts in the mid 1970s. In 1976, the Planning Commission certified the San Francisco Executive Park Final EIR which analyzed a project that included 833,000 square feet of office space, 174,000 square feet of hotel/meeting space and 75,000 square feet of retail space (about 1,100,000 square feet in total), plus 3,900 parking spaces At the time, Amendments were made to the South Bayshore Plan to allow commercial uses at the location. In 1978, a master development plan (“1978 Development Plan”) was created to guide development based on the Project analyzed in the 1976 EIR.

In 1980 and 1981, the Planning Commission approved minor changes to the 1978 Development Plan, which slightly altered the locations and amounts of the various land uses. The City issued permits for the construction of four office buildings and a restaurant under the 1978 Development Plan; three of the office buildings had been constructed by 1985 (OB-1, OB-2 and OB-3), for a total of about 307,600 square feet of office space and 2,500 square feet of retail space. The fourth office building and the restaurant were not constructed.

In 1985, following certification of a subsequent environmental impact report, the Planning Commission approved a Planned Unit Development that revised the 1978 Development Plan that, when combined with the four office buildings and restaurant previously approved, provided for 1,644,000 square feet of office space, 234,000 square feet of hotel, 50,000 square feet of retail/restaurant space and 600 residential units, plus about 5,300 parking spaces. At the same time, the Executive Park Subarea Plan was established as part of the South Bayshore Area Plan to memorialize the development program and urban form through a General Plan Amendment. Related Planning Code Map amendments were also approved.

In 1992, the developer sought and obtained a revision to the 1985 Planned Unit Development. This revision added 25,000 square feet of health club space, 10,000 square feet of child care space and an additional 10,000 square feet of restaurant space and increased the square footage of residential use but not the unit count. Five residential buildings, located in the eastern portion of the site, containing 304 units and 517 parking spaces have been constructed under this development proposal by TopVision. ("TopVision Phases I and II"). Minor General Plan amendments were approved in conjunction with this approval.

In 1999, the Planning Commission certified a supplemental environmental impact report, and in 2000, approved a Planned Unit Development that extended and modified the prior 1985 Planned Unit Development authorization by including a residential variant, which provided for some additional residential development in the northwestern portion of the site. Amendments to the Executive Park Subarea Plan that replaced all of the Plan's figures and added text were adopted in conjunction with these approvals. The general land use program remained the same.

In 2005, Signature Properties development project was approved under a separate PUD for the northwestern portion of the Subarea Plan Area. Nearing completion, it will include up to 450 residential units, 14,000 square feet of retail space, and 588 parking spaces when built-out. Amendments to the Executive Park Subarea Plan were adopted as a part of this Planned Unit Development authorization.

In 2007 TopVision obtained approval under the 2000 Approved Development Plan for a Phase III development, which includes 465 units and about 776 parking spaces north of existing TopVision Phases I and II residential buildings on the eastern portion of the Subarea Plan Area.

Existing and approved development projects in the Executive Park Subarea Plan Area currently include up to approximately 1,220 residential units, 307,600 square feet of office space in OB-1, OB-2 and OB-3, 17,400 square feet of retail and restaurant space, 2,013 residential parking spaces and 830 office parking spaces.

Yerby has applied for approval to demolish OB-1 and replace it with a mixed use, predominantly residential development of up to 500 dwelling units and 750 subsurface parking spaces, and UPC has applied for approval to demolish OB-2 and OB-3 and replace them with up to 1,100 residential units and 1,677 subsurface parking spaces. These projects will require amendment of the Executive Park Subarea Plan and related amendments to the Zoning Map and Planning Code. The proposed General Plan

amendments would apply to the entire 71-acre Executive Park Subarea Plan Area, be consistent with existing development and approvals, and provide for the transition of the existing office park development within a 14.5 acre southern portion of the Subarea Plan Area (the Yerby and UPC development sites) to a new, primarily residential area with 1,600 additional residential units and about 73,000 gsf retail. These projects would complete the build-out of the Subarea Plan Area and accomplish its transition from the office park first approved in 1976 to a new mixed-use, predominantly residential neighborhood.

Since 2006, proposed amendments to the Executive Park Subarea Plan and the development proposals of Yerby and UPC have been reviewed in public meetings by the Bayview Hunters Point community, the Visitacion Valley community, the Little Hollywood community and other stakeholders, including at meetings held before the Executive Park Citizens Advisory Committee, a body composed of property owners of Executive Park, the Bayview Hunters Point Redevelopment Project Area Committee, and the Visitacion Valley Planning Alliance.

The Planning Commission is scheduled to consider the certification of the Executive Park Environmental Impact Report on May 5, 2011 prior to considering relevant amendments to the General Plan, Planning Code and Zoning Maps. It will also consider adopting California Environmental Quality Act Findings at that hearing.

Planning Code Section 101.1(b) establishes eight priority policies and is a basis by which differences between competing policies in the General Plan are resolved. An initial analysis for consistency with the priority findings has determined that the Project meets the findings in that it supports new neighborhood serving retail and opportunities for local businesses without unduly competing with existing retail clusters; that it provides significant new housing opportunities, that it calls for the redevelopment of underutilized land and not existing established neighborhoods thereby preserving existing neighborhood character; that it calls for the development of a robust pedestrian network to encourage travel by foot; that it provides for new construction job opportunities and some permanent job opportunities without displacing existing industries, and that calls for establishment of a new green pedestrian and open space network. Analysis for consistency for the eight priority policies will be included in all final actions for the proposed General Plan Amendments.

An initial analysis of applicable General Plan objectives and policies has determined that the proposed General Plan, Planning Code, and Zoning Map amendments are, on balance, consistent with the General Plan as it is proposed to be amended. The proposed actions offer a compelling articulation and implementation of many of the concept outlined in the General Plan, especially the Housing and Urban Design Elements and the Bayview Hunters Point Area Plan. The proposed Planning Code Text Amendments translates the directive of these Elements with specific consideration for the neighborhood conditions of Executive Park. A final analysis for consistency with the General Plan will be included in the final actions for the General Plan Amendments.

A draft ordinance, **attached hereto as Exhibit A**, would amend Zoning Section Maps ZN10, HT10 and SU10 for parcels surrounded by Harney Way, Executive Park Boulevard West, Executive Park Boulevard, and Executive Park Boulevard East.

NOW, THEREFORE BE IT RESOLVED, That pursuant to Planning Code Section 302, the Planning Commission Adopts a Resolution to Initiate amendments to the Planning Code.

Resolution No.
Hearing Date: April 7, 2011

Case No 2006.0422EMTUZ
Executive Park
Initiation of Zoning Map Amendments

AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced Planning Code text amendments contained in the draft ordinance, approved as to form by the City Attorney in **Exhibit A**, to be considered at a publicly noticed hearing on or after May 5, 2011.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on April 7, 2011.

Linda D. Avery
Commission Secretary

AYES:

NOES:

ABSENT:

**Executive Park
Zoning Map Amendments
Exhibit A – Draft Ordinance**

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[Zoning Map Amendments – Executive Park Subarea Plan Area]

Ordinance amending the San Francisco Planning Code by amending Sectional Maps SU10 of the Zoning Map of the City and County of San Francisco to establish the Executive Park Special Use District; amending Sectional Map HT10 to establish the 65/240-EP Height and Bulk District; amending Sectional Map ZN09 to change certain Executive Park parcels from C-2(Community Business) and M-1(Light Industrial) to RC-3(Residential-Commercial Combined, Medium Density) ; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

NOTE: Additions are *single-underline italics Times New Roman*;
deletions are ~~*strike through 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.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (Public Resources Code 21000 et seq.) Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference.

(b) In accordance with the actions contemplated herein, this Board adopted Resolution No. _____ concerning findings pursuant to the California Environmental Quality Act. Said Resolution is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference.

1 (c) Pursuant to Section 302 of the Planning Code, the Board finds that this
 2 ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in
 3 Planning Commission Resolution No. _____ and the Board incorporates those reasons
 4 herein by reference. A copy of Planning Commission Resolution No. _____ is on file
 5 with the Clerk of the Board of Supervisors in File No. _____.

6 (d) The Board of Supervisors finds that this ordinance is in conformity with the
 7 General Plan and the Priority Policies of Planning Code Section 101.1 for the reasons set
 8 forth in Planning Commission Resolution No. _____ and incorporates those findings hereby
 9 by reference.

10 (e) The Board hereby incorporates by reference the project-specific findings set
 11 forth in Section 1(B) of the companion ordinance that amends the General Plan by amending
 12 the Executive Park Subarea Plan of the Bayview Hunters Point Area Plan.

13 Section 2. The San Francisco Planning Code is hereby amended by amending
 14 Sectional Map ZN10 of the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>	<u>Zoning District to be Superseded</u>	<u>Zoning District Hereby Approved</u>
Assessor's Block 4991, Lots 074, 075, 085 and 086	Community Business (C-2)	Residential-Commercial Combined, Medium Density (RC-3)
Assessor's Block 4991, Lots 012, 024, 061, 065 and 078; Block 5076, Lots 012 and 013	Light Industrial (M-1)	Residential-Commercial Combined, Medium Density (RC-3)

24
 25 Section 3. The San Francisco Planning Code is hereby amended by amending


1 Sectional Map SU10 of the Zoning Map of the City and County of San Francisco, as
 2 follows:

<u>Description of Property</u>	<u>Special Use District Hereby Approved</u>
Assessor's Block 4991, Lots 012, 024, 061, 065, 074, 075, 078, 085 and 086; Block 5076, Lots 012 and 013	Executive Park Special Use District

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 9 Section 4. The San Francisco Planning Code is hereby amended by amending
 10 Sectional Map HT10 of the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>	<u>Height and Bulk District To Be Superseded</u>	<u>Height and Bulk District Hereby Approved</u>
Block 4991, Lot 074	40-X	65/240-EP
Block 4991, Lots 075, 085, and 086	40-X/80-X	65/240-EP

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

21 By: 
 22 Elaine C. Warren
 23 Deputy City Attorney

LEGISLATIVE DIGEST

[Zoning Map Amendments – Executive Park Subarea Plan Area]

Ordinance amending the San Francisco Planning Code by amending Sectional Maps SU10 of the Zoning Map of the City and County of San Francisco to establish the Executive Park Special Use District; amending Sectional Map HT10 to establish the 65/240-EP Height and Bulk District; amending Sectional Map ZN09 to change certain Executive Park parcels from C-2(Community Business) and M-1(Light Industrial) to RC-3(Residential-Commercial Combined, Medium Density) ; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

Existing Law

Section 105 of the Planning Code describes the San Francisco Zoning Map as showing the "designations, locations and boundaries of the districts established by this Code." The Zoning Map is incorporated within the Planning Code pursuant to Section 106. Under Section 302 of the Code, the process for amending the Zoning Map is the same as the process for amending the text of the Code.

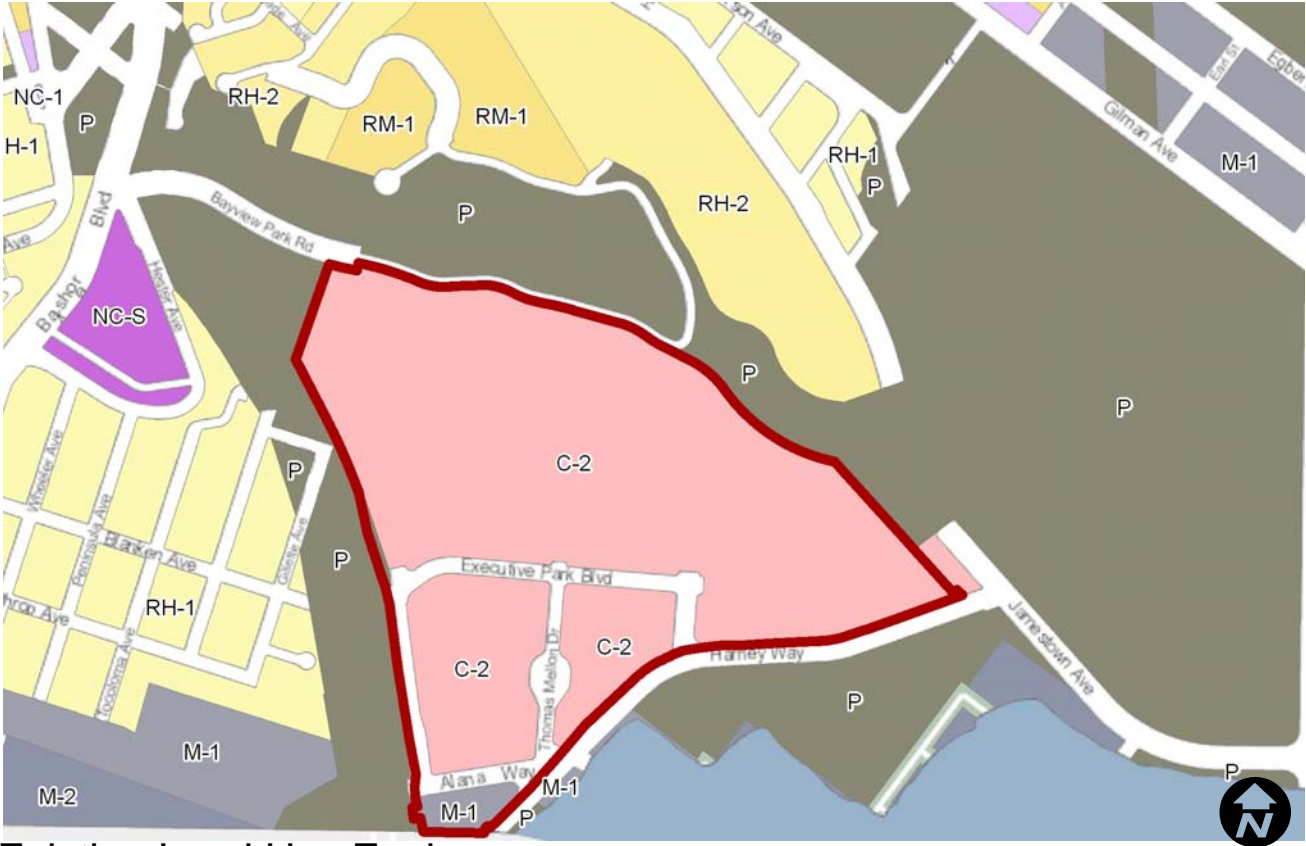
Amendments to Current Law

This ordinance amends the San Francisco Zoning Map by amending Sections Maps SU10 and ZN09 to show a newly created Executive Park Special Use District for the blocks and lots listed and to change the zoning in some Executive Park parcels from C-2 and M-1 zoning to RC-3. Sectional Map HT10 of the Zoning Map is being amended to show newly created 65/240 EP Height and Bulk Districts for the blocks and lots listed, and to supersede the existing 40-X and 40-X/80-X Height and Bulk Districts applicable to the listed blocks and lots.

Background Information

Executive Park is a 71 acre area in the southeastern part of the City located east of Highway 101 and generally bounded on the south and north by San Francisco Bay and Bayview Hill. The Executive Park Special Use District comprises approximately 15 acres in the Executive Park Subarea Plan area of the General Plan that contains an existing office park. Other areas of Executive Park have been or are being developed for residential uses. The Executive Park Special Use District is generally bounded on the north and east, respectively, by Executive Park North and Executive Park East, on the west by Highway 101 and on the south by Harney Way. This ordinance is part of a package of amendments to the General Plan, the Zoning Map and the Planning Code that will facilitate the transition of the existing office park to a medium to high density, mixed-use, predominately residential area.

Zoning Maps



Existing Land Use Zoning



Proposed Land Use Zoning

Case No. 2006.0422MTUZ
Executive Park

Height and Bulk Maps



Existing Height and Bulk Zoning



Proposed Height and Bulk Zoning