



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution

HEARING DATE JULY 8, 2010

Date: July 1, 2010
Case No.: **2009.1043U**
Project: **Northeast Embarcadero Study**
Zoning: C-2 (Community Business), and RC-4 (High Density Residential-Commercial)
40-X, 65-X, 84-X, 275-E Height and Bulk District
Staff Contact: Kate McGee – (415) 558-6367
kate.mcgee@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

URGING THE PORT OF SAN FRANCISCO TO CONSIDER THE PRINCIPLES AND RECOMMENDATIONS PROPOSED IN THE NORTHEAST EMBARCADERO STUDY WHEN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT IN THE STUDY AREA AND WHEN CONSIDERING PUBLIC INFRASTRUCTURE IMPROVEMENTS IN THE STUDY AREA.

WHEREAS, in February, 2009, Supervisor Chiu urged the Port of San Francisco to engage the Planning Department to lead a planning analysis of the Port's surface parking lots north of Market Street.

WHEREAS, this work, entitled the Northeast Embarcadero Study, began in May 2009 and was completed by Planning Department staff in May 2010.

WHEREAS, the Planning Department led an open public discussion with the intention of creating the broadest possible shared vision for the Northeast Embarcadero Waterfront, and continued this discussion throughout the course of the study.

WHEREAS, the Northeast Embarcadero Study documents the Planning Department staff recommendations for consideration by the public, the Planning Commission, the Port Commission, and the Board of Supervisors.

WHEREAS, the Northeast Embarcadero Study represents the Planning Department's professional judgment on the optimal course for the Northeast Embarcadero.

WHEREAS, the recommendations and guidelines in this report serves as an additional guide to development in the city's Northeast Embarcadero, further articulating the policies and guidelines of the Port's Waterfront Land Use Plan and Design and Access Element, and the City's General Plan and Planning Code.

WHEREAS, the intent of the Northeast Embarcadero Study is to assure conformity with the Port's Waterfront Land Use Plan and Design and Access Element and the City's General Plan and Planning Code by providing more detailed guidance for the development of properties along the west side of The Embarcadero, from Washington Street to North Point Street, in a common direction. The study aims to create a pleasing public realm that connects the city to the waterfront and strengthens the linear promenade on the west side of The Embarcadero. More specifically, the recommendations are meant to:

1. Create a unique waterfront experience commensurate with The Embarcadero's prominent civic role in San Francisco;
2. Ensure strong connections to the neighborhoods to the west and across The Embarcadero to the Bay;
3. Establish guidelines for site design, massing, articulation and quality materials that reinforce the pedestrian realm and create a distinct place unique to the Northeast Embarcadero;
4. Enhance the open space network by strengthening connections between open spaces and recommending opportunities for new open spaces in the study area;
5. Set forth appropriate streetscape guidelines to provide attractive, safe and inviting sidewalks and pedestrian paths; and
6. Ensure new development respects the context established by historic buildings.

WHEREAS, the Planning Department urges relevant city agencies, including Planning, MUNI, and DPW, to prioritize further work on such improvements when work programs allow.

WHEREAS, the Planning Department will continue to work with groups in the study area to further advance the study's recommendations.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission hereby acknowledges the work of staff in completing the Northeast Embarcadero Study and recognizes the design principles and recommendations of the Study for public realm improvements and new development in the area.

FURTHER RESOLVED that the Planning Commission urges the Port of San Francisco to consider the principles and recommendations proposed in the Northeast Embarcadero Study when considering proposals for new development in the study area and when considering public infrastructure improvements in the study area.

FINALLY RESOLVED, that this Resolution is not a project approval but represents the Commission's recommendation that the Port and other City departments consider the Planning staff's work performed to create the Northeast Embarcadero Study in future deliberations for development of the area. This Resolution does not commit the Commission to any proposed project or any project that may be proposed in the future. Consistent with CEQA, the Commission may decide to approve or disapprove a project after completion of environmental

review and based upon independent review and consideration of any environmental effects caused by such project.

I hereby certify that the foregoing Resolution was ENDORSED by the Commission at its meeting on July 8, 2010.

Linda D. Avery
Commission Secretary

AYES: Commissioners Antonini, Borden, Lee, Miquel

NOES: Commissioners Moore, Olague, Sugaya

EXCUSED:

ENDORSED: July 8, 2010

Attachment: **Northeast Embarcadero Study**