



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Initiation Hearing Western Shoreline Area Plan Amendment HEARING DATE: MARCH 2, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: February 23, 2017
Case No.: **20142110CWP**
Staff Contact: Maggie Wenger– (415) 575-9126
Maggie.wenger@sfgov.org
Reviewed by: Chris Kern – (415) 575-9037
Chris.Kern@sfgov.org
Recommendation: **Initiate the General Plan Amendments for the Western Shoreline Area Plan and schedule an adoption Hearing for April 13, 2017.**

The action for the Commission is initiation of the General Plan Amendments described below. Initiation does not involve a decision on the substance of the amendments; it merely begins the required 30 day notice period, after which the Commission may hold a hearing and take action on the proposed General Plan amendments.

GENERAL PLAN AMENDMENT

The proposal would amend the Western Shoreline Area Plan, which is both an element of the General Plan and the land use plan portion of San Francisco's Local Coastal Program with the California Coastal Commission. The proposed amendments are designed to address coastal erosion, flooding, and sea level rise hazards in San Francisco's Coastal Zone. The current policies and zoning in the Western Shoreline Area Plan will remain unchanged.

The Way It Is Now:

The Local Coastal Program addresses coastal access, public recreation, transportation, land use, and habitat protection within the Coastal Zone but does not address coastal hazards or sea level rise.

The Way It Would Be:

The proposed amendments will add policies which address coastal hazards including erosion, coastal flooding, and sea level rise. These amendments will support near-term adaptation measures identified in the Ocean Beach Master Plan and in development by the San Francisco Public Utilities Commission, San Francisco Public Works, San Francisco Municipal Transportation Agency, San Francisco Recreation and Parks, and the Golden Gate National Recreation Area.

BACKGROUND

San Francisco's Ocean Beach has been highly modified over the past 150 years, pushing the shoreline as much as 200 feet seaward of its natural equilibrium. These changes began with dune stabilization efforts in the 1860's, followed by the construction of the Great Highway, Esplanade and O'Shaughnessy seawall

in 1929, the Taraval seawall in 1941, the Noriega seawall in the 1980's, and riprap revetments south of Sloat Boulevard over the past 15 years. From the late 1970's through 1993, the SFPUC constructed major sewer infrastructure at Ocean Beach, including the Oceanside Treatment Plant south of the Zoo, and the Lake Merced Tunnel and Westside Transport Box beneath the Great Highway. Sand has been placed on the beach since the 1970's, and the northern and middle reaches of the beach are stable, but erosion of south Ocean Beach has damaged the Great Highway, resulted in the loss of beach parking, and threatens to damage critical wastewater system infrastructure. See Figures 1 and 2 for current shoreline conditions and erosion at South Ocean Beach. Sea level rise and the increased frequency and severity of coastal storms anticipated due to global climate change will likely exacerbate these effects in the decades to come.



Figure 1. Conditions at South Ocean Beach, February 2016.



Figure 2. Eroding shoreline and rubble at South Ocean Beach, February 2016.

For over a decade, the City has explored options for a planning framework to address erosion and coastal access through the Ocean Beach Task Force and the Ocean Beach Vision Council. The San Francisco Planning and Urban Research Association (SPUR), an urban planning nonprofit organization, made substantial progress by completing the Ocean Beach Master Plan in 2012. The Master Plan represents the cooperation and involvement of the City/County and a host of federal, state, and local agencies, as well as community stakeholders in an 18-month planning process addressing seven focus areas: ecology, utility infrastructure, coastal dynamics, image and character, program and activities, access and connectivity, and management and stewardship. The proposed Local Coastal Program amendment integrates portions of the Ocean Beach Master Plan, particularly managed retreat south of Sloat Boulevard. For a rendering of proposed shoreline retreat and wastewater protection structures, see Figure 3.

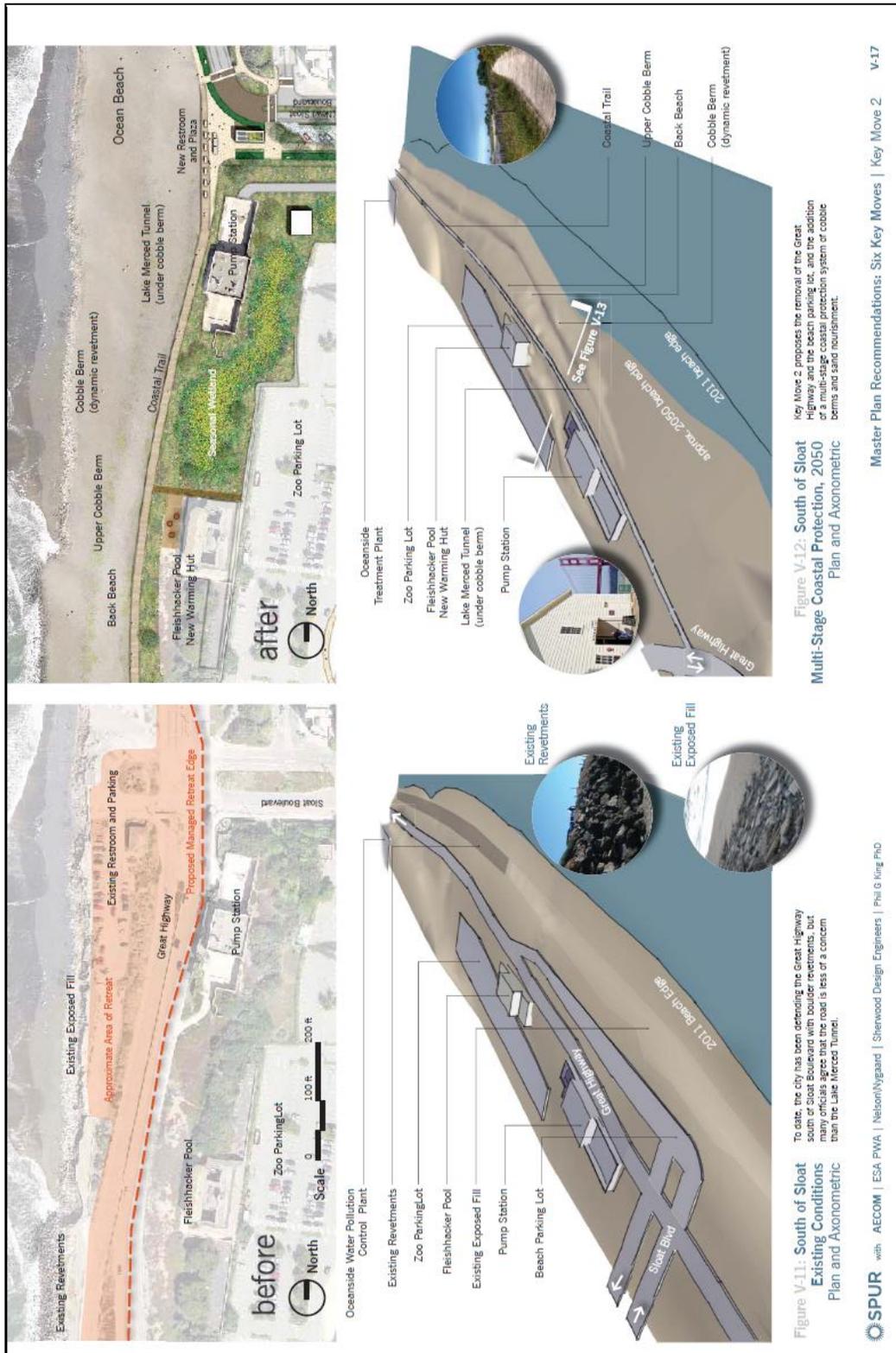


Figure 3. Ocean Beach Master Plan Key Move 2, proposed removal of the Great Highway and parking lots between Sloat Boulevard and Skyline Drive with low profile protection for the Lake Merced Tunnel and other wastewater infrastructure. Graphic Credit: SPUR, 2012.

COASTAL COMMISSION AND LOCAL COASTAL PROGRAM JURISDICTION

Pursuant to the California Coastal Act of 1976, all development within the state's Coastal Zone must conform to the public access and coastal resource protection policies of the Coastal Act. These requirements are implemented by the California Coastal Commission in partnership with the state's coastal cities and counties through local coastal programs.

San Francisco prepared its local coastal program (LCP), comprised of the Western Shoreline Area Plan and implementing policies of the Planning Code, in the early 1980s, and the City's LCP was certified by the California Coastal Commission as meeting the requirements of the Coastal Act on March 14, 1986. The City exercises coastal development permitting authority under the certified LCP, and the policies of the LCP form the legal standard of review for both public (state and local) and private projects under this authority.

The Coastal Commission retains coastal development permitting jurisdiction over projects located on tidelands, submerged lands, and public trust lands, and for any state, local, or private projects on federal lands. In addition, the federal Coastal Zone Management Act grants federal consistency review authority to the Coastal Commission for all projects affecting the Coastal Zone that are either undertaken by the federal government or that require a federal license, permit, or approval. The Chapter 3 policies of the Coastal Act – not the City's LCP – serve as the standard of review for the Coastal Commission's coastal development permitting and federal consistency review authorities.

All projects approved or undertaken by the City, regardless of location, are reviewed for consistency with the General Plan. Thus, the policies of the Western Shoreline Plan apply to both actions that are subject to the City's coastal permit authority and to the City's General Plan.

The San Francisco Coastal Zone extends approximately 6 miles along the western shoreline from the Fort Funston cliff area in the south to the Point Lobos recreational area in the north. The south end of the Coastal Zone includes the Lake Merced area, the Zoo, the Olympic Club, and the seashore and bluff area of Fort Funston. The Coastal Zone spans the Ocean Beach shoreline and includes Golden Gate Park west of Fortieth Avenue, the Great Highway corridor and the adjacent residential blocks in the Sunset and Richmond districts. The north end of the seashore includes the Cliff House and Sutro Baths area, Sutro Heights Park, and Point Lobos recreational area.

Most of the San Francisco western shoreline is publicly owned. Golden Gate Park, the Zoo, and Lake Merced contain 60 percent of the 1,771 acres which comprise the Coastal Zone area. Another 25 percent of the Coastal Zone is within the Golden Gate National Recreation Area. Only 14 percent of the land is privately owned, and 9 percent of this land is within the Olympic Club area. The remainder 5 percent is private residential and commercial property which fronts or lies in close proximity to the seashore.

Ocean Beach, the Cliff House, Sutro Baths, and Fort Funston are managed by the National Park Service as part of the Golden Gate National Recreation Area. The City's LCP does not govern federal activities or state, local or private projects on these federal lands. Therefore, policies included in the Western Shoreline Plan (under Objectives 6, 8, and 9) that address federal parklands apply only to actions that are subject to review under the City's General Plan.

COASTAL HAZARD POLICY DEVELOPMENT

In 2015, the Planning Department was awarded grants from the Coastal Commission and the State Ocean Protection Council to incorporate the Ocean Beach Master Plan recommendations for South Ocean Beach into the City's Local Coastal Program. Because of the urgent need to address shoreline erosion at south

Ocean Beach, this amendment only addresses sea level rise, coastal erosion, and coastal flood hazards. The amendment will cover the entire Coastal Zone, but near term implementation will largely occur south of Sloat Boulevard, where coastal hazard vulnerabilities are most acute. This amendment has been developed in conjunction with an Interagency Committee made up of City, State, and Golden Gate National Recreation Area partners and a Community Advisory Group including neighborhood and non-profit organization representatives. The Planning Department has also hosted two public workshops on the amendment.

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may adopt, or reject the proposed initiation.

RECOMMENDATION

The Department recommends that the Commission approve the resolution of intent to initiate the General Plan amendments and schedule a hearing for consideration of adoption on or after April 13, 2017.

BASIS FOR RECOMMENDATION

The Planning Department supports the proposed amendments because they will address current and future coastal hazards across San Francisco's Coastal Zone and facilitate adaptive measures to protect coastal resources, public infrastructure, and coastal recreation. These amendments will also bring San Francisco's Local Coastal Program into consistency with the Coastal Commission's 2015 Sea Level Rise Policy Guidance.

ENVIRONMENTAL REVIEW

Pursuant to CEQA section 21080.9, adoption of this LCP amendment is exempt from environmental review under CEQA.

PUBLIC COMMENT

This amendment has been developed in conjunction with an Interagency Committee made up of City, State, and Golden Gate National Recreation Area partners and a Community Advisory Group including neighborhood and non-profit organization representatives. The Planning Department has also hosted two public workshops on the amendment.

PROCESS FOR LOCAL COASTAL PROGRAM AMENDMENT AND CERTIFICATION

Pending Planning Commission and Board of Supervisors approval, the amendment will be submitted to the California Coastal Commission. If the Coastal Commission approves the language as submitted, the amended Local Coastal Program will be certified. If the Coastal Commission requests revisions, the amendment will return to the Planning Commission and Board of Supervisors for further review. Once approved, the amendment will become part of the City's Local Coastal Program and Western Shoreline Area Plan, as it is an area plan under the City's General Plan.

RECOMMENDATION: Initiate the General Plan Amendments for the Local Coastal Program and schedule an Adoption hearing for April 13, 2017.

Attachments:

- A: Community Advisory Group and Interagency Committee member lists
- B: Public Comment
- C: Resolution of intent to initiate General Plan Amendments
- D: Draft Ordinance General Plan Amendments
- E: Coastal Development Permit #2-15-1357, San Francisco Public Utility Commission's South Ocean Beach Short Term Coastal Erosion Protection Measures
- F: Ocean Beach Master Plan, SPUR 2012

Interagency Committee Members

CA Coastal Commission: Jeannine Manna
CA Coastal Commission: Kelsey Ducklow
CA Coastal Commission: Nancy Cave
CA Ocean Protection Council: Abe Doherty
GGNRA: Brian Avilas
GGNRA: Steve Ortega
SF Planning Department: Chris Kern
SF Planning Department: Justin Horner
SF Planning Department: Maggie Wenger
SF Recreation and Parks : Stacy Radine Bradley
SF Recreation and Parks : Brian Stokle
SF Zoo: Joe Fitting
SFCTA: Anna Laforte
SFMTA: Tim Doherty
SFPUC: Anna Roche
SFPW: Boris Deunert
SFPW: Maureen Zogg
SPUR: Ben Grant

Community Advisory Group Members

Amy Zock
Ben Brooks
Bill McLaughlin
Brian Veit
Buffy Maguire
Dan Murphy
Eddie Tavasieff
George Orbelian
Janice Li
Katherine Howard
Lara Truppelli
Marc Duffet
Mark Massara
Matt O'Grady
Paolo Cusulich-Schwartz
Rob Caughlan
Shannon Fiala
Stephanie Li
Steve Lawrence



Serving Alameda, Contra Costa, Marin and San Francisco counties

February 17, 2017

Ms. Maggie Wenger
Project Manager
San Francisco Local Coastal Program Amendment
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Ms. Wenger:

The Sierra Club appreciates the study and careful work that has gone into the first revisions in many years to San Francisco's Local Coastal Program.

We have reviewed these revisions and have some recommendations. Please see the attached document, which shows the proposed changes in marked format to Policies 12.5, 12.8, and 12.9.

Please let us know if you have any questions or if we can be of further assistance.

Sincerely,

Arthur Feinstein
California Executive Committee

Katherine Howard
San Francisco Group Executive Committee

cc: San Francisco Planning Commission
San Francisco Board of Supervisors

COASTAL HAZARDS

OBJECTIVE 12

PRESERVE, ENHANCE, AND RESTORE THE OCEAN BEACH SHORELINE WHILE PROTECTING PUBLIC ACCESS, SCENIC QUALITY, NATURAL RESOURCES, CRITICAL PUBLIC INFRASTRUCTURE, AND EXISTING DEVELOPMENT FROM COASTAL HAZARDS

POLICY 12.1

The City shall implement the following adaptation measures to preserve, enhance, and restore public access, scenic quality, and natural resources along South Ocean Beach and to protect wastewater and stormwater infrastructure from impacts due to shoreline erosion, coastal flooding, and sea level rise.

- (a) As the shoreline retreats due to erosion and sea level rise, incrementally remove shoreline armoring, rubble that has fallen onto the beach, roadway surfaces, and concrete barriers south of Sloat Boulevard.
- (b) Relocate public beach parking and public restrooms to areas that will not be affected by shoreline erosion or sea level rise in the foreseeable future and that will not require the construction of shoreline armoring.
- (c) Close the Great Highway between Sloat and Skyline boulevards, and reroute traffic to Skyline Boulevard.
- (d) Import sand to restore the beach and construct dunes, and stabilize dunes with vegetation, beach grass straw punch, brushwood fencing, or other non-structural methods.
- (e) Extend the coastal trail to Fort Funston and Lake Merced by constructing a multi-use public access pathway along the shoreline from Sloat Boulevard to Skyline Boulevard.
- (f) Protect coastal water quality and public health by preventing damage to wastewater and stormwater infrastructure due to shoreline erosion, and maintaining service vehicle access necessary for the continued operation and maintenance of wastewater and stormwater infrastructure systems.

POLICY 12.2

The City shall conduct detailed sea level rise vulnerability assessments and develop adaptation plans to minimize risks to life, property, essential public services, public access and recreation, and scenic and natural resources from shoreline erosion, coastal flooding and sea level rise for the remaining areas of the Western Shoreline that are not addressed under Policy 12.1. The vulnerability assessments shall include a scenario that does not rely on existing shoreline armoring. Adaptation measures shall be designed to minimize impacts on shoreline sand supply, scenic and natural resources, public recreation, and coastal access. The adaptation plans shall consider a range of alternatives, including protection, elevation, flood proofing, relocation or partial relocation, and reconfiguration. Adaptation measures that preserve, enhance, or restore the sandy beach, dunes, and natural and scenic resources such as beach nourishment, dune restoration, and managed retreat shall be preferred over new or expanded shoreline armoring .

Sierra Club Comments on November 7, 2016 Draft

POLICY 12.3

The City shall work with the U.S. Army Corps of Engineers to develop and implement a beach nourishment program involving the placement of sand dredged from the San Francisco bar navigation channel offshore of the Golden Gate onto Ocean Beach. Other sources of suitable sand may also be permitted. Sand shall not be removed from stable dunes.

POLICY 12.4

The City shall maintain sea level rise hazard maps designating areas within the coastal zone that would be exposed to an increased risk of flooding due to sea level rise. The maps shall be based on the best available science and updated when new information warranting significant adjustments to sea level rise projections becomes available.

POLICY 12.5

New development ~~and substantial improvements to existing development located~~ shall be discouraged in areas that would be exposed to an increased risk of flooding due to sea level rise, unless they can demonstrate that they will not require further shoreline armoring in the future and provide assurances that they will be responsible for the costs if such armoring proves necessary. All substantial improvements to existing development shall be designed and constructed to minimize ~~assure no added~~ risks to life and property due to flooding and shall provide assurances that they will be responsible for any shoreline armoring costs the improvements may require in the future.

POLICY 12.6

New development shall assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

POLICY 12.7

Shoreline armoring structures such as rock revetments and seawalls may only be permitted when necessary to protect critical public infrastructure and existing development from a substantial risk of loss or damage due to erosion and only when less environmentally damaging alternatives such as beach nourishment, dune restoration, and managed retreat are determined to be infeasible. New or expanded shoreline armoring structures shall not be permitted solely to protect parking, restrooms, or pedestrian or bicycle facilities.

POLICY 12.8

All shoreline erosion control and flood protection structures shall be designed and constructed to avoid, minimize, and mitigate impacts on shoreline sand supply, ~~environmentally sensitive~~ habitat areas, public recreation, and coastal access.

POLICY 12.9

All new projects, maintenance or improvements to existing structures or infrastructure shall use only the minimum lighting needed for personal safety. This lighting shall employ the most current Dark Sky lighting principles and up-to-date lighting systems, in order to minimize the negative impacts of artificial light on people and wildlife, and to preserve the natural beauty and habitat of the area.



San Francisco
Chapter

PO Box 193652 San Francisco, CA 94119

February 22, 2017

Ms. Maggie Wenger
Project Manager
San Francisco Local Coastal Program Amendment
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Draft San Francisco LCP Amendment for Initiation at SF Planning - South Ocean Beach

Ms. Wenger,

We wanted to comment once again on the draft LCP now that the City has settled on a version that they are going to initiate to the SF Planning Commission.

Overall, we are very concerned about the lack of sequential ordering in the draft, which outlines the work we will need to fix the erosion mess. In our comment letter attached, we have recommend a complete reconstruction and re-ordering of most of the core elements of the draft. Our suggestions/comments are underlined in italics.

For example, we are recommending that point 1 should be the construction of a long-term infrastructure protection project - which will deal with the Lake Merced Tunnel and/or structural protection for the remaining wastewater infrastructure. Whether it is LMT relocation or the Ocean Beach Master Plan recommended low profile seawall, Surfrider believes the long-term plan should be found at the very top of the list as the protection project keys the rest of the work needed, including long-term beach and access restoration.

We remain steadfast that the road should be consolidated and re-aligned in a two-phase plan. Phase one should start right way: reconfigure the road south of Sloat as far as possible onto the landward side of the bluff. New parking should also be allowed to be rebuilt/relocated in similar fashion / in 2 phases. Again, this work should be done asap due to the advanced condition of the eroding bluff.

We are still concerned about any language that can upend the intent of the long-term plan: which is to ensure **both** infrastructure safety **and** beach preservation thru managed retreat. In particular, we feel language should clearly prohibit/discourage new development in the flood/erosion hazard area; and if there are any exceptions, those should be spelled out. We added some suggested language take from other LCP work our organization has participated in. See our addition labeled 12.9.

Finally, in point 12.7, we believe the role of the Coastal Commission should be identified as a deciding entity on whether managed retreat or other alternatives are feasible or infeasible. Core elements of this LCP such as phased retreat for the road, rock removal and sand dune



San Francisco
Chapter

PO Box 193652 San Francisco, CA 94119

nourishment were once recommended to the City back in 2005. This was done under the Ocean Beach Task Force. SFDPW unwisely (and in our view unjustly) judged the Task Force's recommendation to be infeasible due to the cost. The result was spreading erosion, more beach degradation, increased threat to infrastructure security and, ironically mounting costs.

Thank you.

A handwritten signature in black ink, appearing to read "Bill McLaughlin".

Bill McLaughlin
Surfrider Foundation, San Francisco Chapter
Restore Sloat Campaign Manager
[415-225-4083](tel:415-225-4083)
<http://www.sloaterosionob.blogspot.com>



SAN FRANCISCO PLANNING DEPARTMENT

Draft Planning Commission Resolution No. _____

Western Shoreline Area Plan Amendment

HEARING DATE
March 2, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: March 2, 2017
Case No.: **20142110CWP**
Project Name: **Amending the Western Shoreline Area Plan**
Staff Contact: Maggie Wenger– (415) 575-9126
Maggie.wenger@sfgov.org
Reviewed by: Chris Kern – (415) 575-9037
Chris.Kern@sfgov.org
Recommendation: **Initiate the General Plan Amendments for the Western Shoreline Area Plan and schedule an adoption Hearing for April 13, 2017.**

INITIATING AMENDMENTS TO THE GENERAL PLAN TO UPDATE THE WESTERN SHORELINE AREA PLAN TO INCLUDE COASTAL HAZARDS; AFFIRMING THE PLANNING DEPARTMENT’S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

PREAMBLE

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco mandates that the Planning Department shall periodically recommend to the Board of Supervisors for approval or rejection proposed amendments to the General Plan;

WHEREAS, The Western Shoreline Area Plan of the General Plan sets forth objectives and policies addressing the conservation of the California coast and its natural and recreation resources;

WHEREAS, San Francisco has committed to proactive and thoughtful sea level rise adaptation planning through the 2016 Sea Level Rise Action Plan;

WHEREAS, Sea level rise will exacerbate current erosion and coastal flood hazards along the city's Western Shoreline which could limit coastal recreation opportunities, damage coastal resources and lead to critical infrastructure damage;

WHEREAS, The Western Shoreline Area Plan does not adequately address erosion and sea level rise coastal hazards, the proposed amendments will add adapting to erosion and sea level rise coastal hazards as an objective with supporting policies to the Western Shorelines Area Plan;

WHEREAS, The proposed amendments balance recreation, coastal resources, and critical infrastructure land uses along our Western Shoreline;

WHEREAS, The Western Shoreline Area Plan is the land use plan portion of San Francisco's certified Local Coastal Program;

WHEREAS, This amendment is intended to be carried out in a manner fully in conformity with the California Coastal Act (Public Resources Code Sections 30512, 30513, and 30519);

NOW, THEREFORE BE IT RESOLVED, that pursuant to Planning Code Section 340, the Planning Commission adopts a Resolution of Intention to initiate amendments to the General Plan of the City and County of San Francisco, in order to update the Western Shoreline Area Plan of the General Plan.

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 amendment in a draft ordinance approved as to form by the City Attorney contained in Attachment 2, as though fully set forth herein, to be considered at a publicly noticed hearing on or after April 13, 2017.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on March 2, 2017.

Jonas Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

DATE: March 2, 2017

1 [General Plan - Western Shoreline Area Plan (Local Coastal Plan) Amendment]

2
3 **Ordinance amending the Western Shoreline Area Plan of the San Francisco General**
4 **Plan, San Francisco's Local Coastal Program Land Use Plan, to add an objective to**
5 **preserve, enhance, and restore the Ocean Beach shoreline while protecting public**
6 **access, scenic quality, natural resources, critical public infrastructure, and existing**
7 **development from coastal hazards; affirming the Planning Department's determination**
8 **under the California Environmental Quality Act; and making findings of consistency**
9 **with the General Plan and the eight priority policies of Planning Code Section 101.1.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
11 **Additions to Codes** are in *single-underline italics Times New Roman font*.
12 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
13 **Board amendment additions** are in double-underlined Arial font.
14 **Board amendment deletions** are in ~~strikethrough Arial font~~.
15 **Asterisks (* * * *)** indicate the omission of unchanged Code
16 subsections or parts of tables.

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

16 Section 1. Findings.

17 (a) Charter Section 4.105 and Planning Code Section 340 provide that the Planning
18 Commission shall periodically recommend to the Board of Supervisors, for approval or
19 rejection, proposed amendments to the San Francisco General Plan.

20 (b) Planning Code Section 340 provides that an amendment to the General Plan
21 may be initiated by a resolution of intention by the Planning Commission, which refers to, and
22 incorporates by reference, the proposed General Plan amendment. Section 340 further
23 provides that the Planning Commission shall adopt the proposed General Plan amendment
24 after a public hearing if it finds from the facts presented that the public necessity, convenience
25 and general welfare require the proposed amendment or any part thereof. If adopted by the

1 Commission in whole or in part, the proposed amendment shall be presented to the Board of
2 Supervisors, which may approve or reject the amendment by a majority vote.

3 (c) Pursuant to Planning Code Section 340, the Planning Commission initiated this
4 amendment on _____, 2017, in Motion No. _____. Pursuant to Planning Code Section
5 340 and Charter Section 4.105, the Planning Commission adopted this amendment to the
6 Western Shoreline Area Plan of the General Plan on _____, 2017 in Resolution No._____,
7 finding that this amendment serves the public necessity, convenience and general welfare,
8 and is in conformity with the General Plan and the eight Priority Policies in Planning Code
9 Section 101.1.

10 (d) The Planning Department has determined that the actions contemplated in this
11 ordinance are exempt from the California Environmental Quality Act (Public Resources Code
12 Sections 21000 et seq.) pursuant to Public Resources Code Section 21080.9. Said
13 determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is
14 incorporated herein by reference. The Board affirms this determination.

15 (e) The _____, 2017 letter from the Planning Department transmitting the proposed
16 amendments to the Western Shoreline Area Plan of the General Plan, and the resolutions
17 adopted by the Planning Commission with respect to the approval of this General Plan
18 amendment, are on file with the Clerk of the Board of Supervisors in File No. _____.

19 (f) The Board of Supervisors finds, pursuant to Planning Code Section 340, that
20 this General Plan amendment, set forth in the documents on file with the Clerk of the Board in
21 File No._____, will serve the public necessity, convenience and general welfare for the
22 reasons set forth in Planning Commission Resolution No. _____ and incorporates those
23 reasons herein by reference.

24 (g) The Board of Supervisors finds that this General Plan amendment, as set forth
25 in the documents on file with the Clerk of the Board in Board File No._____, is in

1 conformity with the General Plan and the eight priority policies of Planning Code Section
2 101.1 for the reasons set forth in Planning Commission Resolution No. _____. The Board
3 of Supervisors also finds and certifies that this General Plan amendment is intended to be
4 carried out in a manner fully in conformity with the California Coastal Act, for the reasons set
5 forth in Planning Commission Resolution No. _____. The Board hereby adopts the findings
6 set forth in Planning Commission Resolution No. _____ and incorporates those findings
7 herein by reference.

8 (h) After this General Plan amendment is adopted, it will be submitted to the
9 California Coastal Commission for review and certification of consistency with the California
10 Coastal Act of 1976 (Public Resources Code 30000 et seq.) as a proposed amendment to
11 San Francisco's Local Coastal Program Land Use Plan. If the California Coastal Commission
12 approves the Local Coastal Program amendment as submitted, it will take effect immediately
13 upon certification. If the California Coastal Commission certifies the Local Coastal Program
14 amendment subject to conditions, final approval by the Planning Commission and the Board
15 of Supervisors shall be required prior to the amendment taking effect.

16
17 Section 2. The San Francisco General Plan is hereby amended by adding a new
18 Objective 12 to the Western Shoreline Area Plan, as follows:

19 **COASTAL HAZARDS**

20 **OBJECTIVE 12**

21 **PRESERVE, ENHANCE, AND RESTORE THE OCEAN BEACH SHORELINE WHILE**
22 **PROTECTING PUBLIC ACCESS, SCENIC QUALITY, NATURAL RESOURCES, CRITICAL**
23 **PUBLIC INFRASTRUCTURE, AND EXISTING DEVELOPMENT FROM COASTAL HAZARDS**

24 **Policy 12.1. Adopt Managed Retreat Adaptation Measures Between Sloat Boulevard and**
25 **Skyline Drive.**

1 Erosion of the bluff and beach south of Sloat Boulevard has resulted in damage to and loss of
2 beach parking and portions of the Great Highway, and threatens critical wastewater system
3 infrastructure. Sea level rise will likely exacerbate these hazards in the future. The City should pursue
4 adaptation measures to preserve, enhance, and restore public access, scenic quality, and natural
5 resources along Ocean Beach south of Sloat Boulevard and to protect wastewater and stormwater
6 infrastructure from impacts due to shoreline erosion and sea level rise.

7 Implementation Measures:

8 (a) As the shoreline retreats due to erosion and sea level rise, incrementally remove
9 shoreline armoring, rubble that has fallen onto the beach, roadway surfaces, and concrete barriers
10 south of Sloat Boulevard.

11 (b) Relocate public beach parking and public restrooms to areas that will not be affected by
12 shoreline erosion or sea level rise for the foreseeable future. The relocated facilities should not require
13 the construction of shoreline armoring and should be relocated if they are threatened by coastal
14 hazards in the future.

15 (c) Close the Great Highway between Sloat and Skyline boulevards and reroute traffic to
16 Sloat and Skyline boulevards.

17 (d) Import sand to restore the beach and construct dunes. Stabilize dunes with vegetation,
18 beach grass straw punch, brushwood fencing, or other non-structural methods.

19 (e) Extend the coastal trail to Fort Funston and Lake Merced by constructing a multi-use
20 public access pathway along the shoreline from Sloat Boulevard to Skyline Boulevard.

21 (f) Permit shoreline protection structures if necessary to protect coastal water quality and
22 public health by preventing damage to wastewater and stormwater infrastructure due to shoreline
23 erosion and when less environmentally damaging alternatives are determined to be infeasible.

24 (g) Maintain service vehicle access necessary for the continued operation and maintenance
25 of existing wastewater and stormwater infrastructure systems.

1 **Policy 12.2. Develop and Implement Sea Level Rise Adaptation Plans for the Western**
2 **Shoreline North of Sloat Boulevard.**

3 Sea level rise and erosion threaten San Francisco's coastal resources and their impacts will
4 worsen over time. San Francisco should use the best available science to support the development of
5 adaptation measures to protect our coastal resources in response to sea level rise and coastal hazards.

6 Implementation Measures:

7 a) Conduct detailed sea level rise vulnerability assessments and develop adaptation plans to
8 minimize risks to life, property, essential public services, public access and recreation, and scenic and
9 natural resources from shoreline erosion, coastal flooding and sea level rise for the Western Shoreline
10 Area.

11 b) The vulnerability assessments should be based on sea level rise projections for likely and
12 worst-case mid-century and end-of-century sea level rise in combination with a 100-year storm event,
13 and shall include one or more scenarios that do not rely on existing shoreline armoring.

14 c) Adaptation measures should be designed to minimize impacts on shoreline sand supply,
15 scenic and natural resources, public recreation, and coastal access.

16 d) The adaptation plans should consider a range of alternatives, including protection, elevation,
17 flood proofing, relocation or partial relocation, and reconfiguration.

18 e) Adaptation measures that preserve, enhance, or restore the sandy beach, dunes, and natural
19 and scenic resources such as beach nourishment, dune restoration, and managed retreat should be
20 preferred over new or expanded shoreline armoring.

21 f) Create and maintain sea level rise hazard maps to designate areas within the coastal zone
22 that would be exposed to an increased risk of flooding due to sea level rise. The maps should include
23 likely and worst case mid-century and end-of-century sea level rise projections in combination with a
24 100-year storm event. The maps should be updated when new information warranting significant
25 adjustments to sea level rise projections becomes available.

1 **Policy 12.3. Develop and Implement a Beach Nourishment Program to Sustain Ocean**

2 **Beach.**

3 Shoreline erosion has substantially narrowed the sandy beach south of Sloat Boulevard. Sea
4 level rise will likely exacerbate the loss of sandy beach south of Sloat Boulevard and may extend this
5 effect to the north towards the Cliff House. The City should pursue the development and
6 implementation of a long-term beach nourishment program to maintain a sandy beach along the
7 western shoreline to preserve Ocean Beach as a public recreational resource for future generations
8 and to protect existing public infrastructure and development from coastal hazards.

9 Implementation Measure:

10 Work with the U.S. Army Corps of Engineers to develop and implement a beach nourishment
11 program involving the placement of sand dredged from the San Francisco bar navigation channel
12 offshore of the Golden Gate onto Ocean Beach. Other sources of suitable sand for beach nourishment
13 may also be identified and permitted. Sand should not be removed from stable dunes.

14 **Policy 12.4. Develop the Shoreline in a Responsible Manner.**

15 Sea level rise and erosion impacts will worsen over time and could put private and public
16 development in the Western Shoreline Area at risk of flooding. Given these future impacts, development
17 in the Coastal Zone should be sited away from hazard areas when feasible. If relocation is infeasible,
18 development should be constructed to protect public safety and property in the event of future flooding
19 or erosion without reliance on current or future shoreline protection features.

20 New development and substantial improvements to existing development located in areas
21 exposed to an increased risk of flooding due to sea level rise should be designed and constructed to
22 minimize risks to life and property due to flooding.

23 New development and substantial improvements to existing development should ensure stability
24 and structural integrity, and neither create nor contribute significantly to erosion, geologic instability,
25 or destruction of the site or surrounding area.

1 New development and substantial improvements to existing development should not require the
2 construction of protective devices that would substantially alter natural landforms along bluffs and
3 cliffs.

4 **Policy 12.5. Limit Shoreline Armoring.**

5 Shoreline armoring structures such as rock revetments and seawalls can negatively impact
6 coastal resources by disrupting sand transport and fixing the shoreline in a specific location, leading to
7 the eventual narrowing and ultimate loss of sandy beaches. Such structures are expensive to construct
8 and maintain, may be incompatible with the scenic qualities of the shoreline, and may physically
9 displace or destroy environmentally sensitive habitat areas associated with bluffs, dunes, beaches, and
10 intertidal areas. Because of these impacts, shoreline armoring should be avoided and only implemented
11 when less environmentally damaging alternatives are not feasible.

12 Shoreline armoring structures such as rock revetments and seawalls may only be permitted
13 when necessary to protect existing infrastructure and existing development from a substantial risk of
14 loss or major damage due to erosion and only when less environmentally damaging alternatives such
15 as beach nourishment, dune restoration, and managed retreat are determined to be infeasible. New or
16 expanded shoreline armoring structures should not be permitted solely to protect parking, restrooms,
17 or pedestrian or bicycle facilities.

18 **Policy 12.6. Control Erosion with Minimal Infringement upon the Coastal Ecosystem.**

19 Shoreline protection structures may be necessary to protect existing infrastructure or
20 development. These shoreline protection structures should be designed to minimize their impacts on
21 coastal resources while providing adequate protection for critical infrastructure and existing
22 development.

23 All shoreline erosion control and flood protection structures shall be designed and constructed
24 to avoid, minimize, and mitigate impacts on shoreline sand supply, environmentally sensitive habitat
25 areas, scenic quality, public recreation, and coastal access.

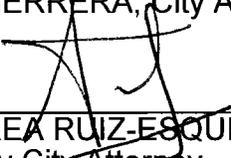
1 Shoreline armoring shall be designed to blend visually with the natural shoreline, provide for
2 public recreational access, and include proportional mitigation for unavoidable coastal resource and
3 environmentally sensitive habitat impacts.

4 Coastal permit applications for reconstruction, expansion, or replacement of existing seawalls,
5 revetments, and other shoreline protection devices should include a re-assessment of the need for the
6 device, the need for any repair or maintenance of the device, and the potential for removal or
7 relocation based on changed conditions.

8
9 Section 3. Effective Date. After this General Plan amendment is adopted, it will be
10 submitted to the California Coastal Commission for review and certification of consistency with
11 the California Coastal Act of 1976 (Public Resources Code 30000 et seq.) as a proposed
12 amendment to San Francisco's Local Coastal Program Land Use Plan. If the California
13 Coastal Commission approves the Local Coastal Program amendment as submitted, it will
14 take effect immediately upon certification. If the California Coastal Commission certifies the
15 Local Coastal Program amendment subject to conditions, final approval by the Planning
16 Commission and the Board of Supervisors shall be required prior to the amendment taking
17 effect.

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

20 By:

21 
22 _____
23 ANDREA RUIZ-ESQUIDE
24 Deputy City Attorney

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