



# MEMORANDUM TO THE PLANNING COMMISSION

**HEARING DATE: November 18, 2021**

**Record No.:** 2019-023037 ENV / GPA  
**Project Address:** Port Properties  
**Zoning:** [several]  
**Block/Lot:** [several]  
**Project Sponsor:** Diane Oshima  
Port of San Francisco  
Pier 1 – The Embarcadero  
San Francisco, CA 94111  
**Property Owner:** Port of San Francisco  
**Staff Contact:** Mat Snyder – (628) 652-7460  
mathew.snyder@sfgov.org

**Recommendation:** None – Informational Only

At the November 18, 2021 Planning Commission Hearing, Diane Oshima, Port of San Francisco staff, will provide an informational presentation on the updated Port of San Francisco Waterfront Plan and coordinated work with Planning Department staff. This informational presentation is being provided in anticipation of the publication of the Draft EIR for the Project.

## Background

The Port of San Francisco is responsible for managing the use and improvement of 7½ miles of piers, wharves and inland properties along San Francisco Bay, from Fisherman’s Wharf to the north to India Basin at the south. In 1990, San Francisco voters approved Proposition H, an initiative that required the Port to develop a “waterfront land use plan” through a public process that identifies “acceptable uses” for the waterfront, while preemptively prohibiting hotel use on piers. The Port Commission established a Waterfront Plan Advisory Board and public process through which the *Waterfront Land Use Plan* was developed and ultimately adopted by the Port Commission in 1997, with the goal of “Reuniting San Francisco with its Waterfront”.

The Port and Planning Department staff worked together through that planning process to coordinate and integrate planning policies. In 1998, the Planning Commission and Board of Supervisors approved General Plan amendments that aligned the Port’s *Waterfront Land Use Plan* with the *San Francisco General Plan* and amended the Planning Code to establish a Waterfront Design Review process for major non-maritime developments.

## Updating the Waterfront Plan

In 2016, the Port initiated a comprehensive public process to update the *Waterfront Land Use Plan*. The Port Commission created the Waterfront Plan Working Group which included San Francisco residents, regional, maritime, historic preservation, design, open space, transportation and environmental stakeholders. Additional volunteers served on seven advisory teams to provide input on specific topics. The Working Group's assignment was to take a deep dive to evaluate the Port and changes along the waterfront and develop policy recommendations to update the Plan. All meetings of this Working Group and its subcommittees were open to the public.

The Working Group found that projects and investments completed to date have transformed the Port waterfront, creating physical, economic and social benefits for the city and Bay Area. Those achievements provided a platform for the workshops and deep public discussions, resulting in 161 Working Group recommendations about how the waterfront should be further improved going forward. The Port Commission agreed and endorsed them all. Whereas land use was the primary focus of the 1997 *Waterfront Land Use Plan*, the Working Group's comprehensive recommendations were broader, expressing public values for new topics added to the Plan including transportation, resilience, environmental sustainability, equity and community engagement. Thus, the Port dropped "land use" from the title when it published the updated *Draft Waterfront Plan* in December 2019. The *Draft Waterfront Plan* continues to protect and promote the Port's diverse maritime industries along with a mix of non-maritime and public-oriented uses, and waterfront urban design goals and policies. In addition, the updated Plan adds new goals and policies that:

- Promote further Improvements to the Port's parks and a public access network to increase diversity of recreational uses and park programs for all, including residents and visitors from historically marginalized communities
- Recognize Port historic districts and provide new policies to increase certainty and feasibility of historic pier rehabilitation to open more piers for public and economic use and enjoyment
- Promote waterfront resilience and adaptation to rising sea level through equitable investments to protect community, ecological, historic, and economic assets
- Promote public engagement to increase understanding of Port and community needs, including those from historically marginalized communities of color
- Limit the impacts of climate change, improve the ecology of the Bay and its environs, and create healthy neighborhoods by meeting the highest standards for environmental sustainability, stewardship and justice
- Align with City policies, including Biodiversity, Green Building, Transit First, and Vision Zero policies
- Update objectives for the five subareas along the Port's 7½ mile waterfront: Fisherman's Wharf, Northeast Waterfront, South Beach, Mission Bay and Southern Waterfront

## Next Steps

Port staff is working with Mat Snyder of the Planning Department Citywide team to coordinate amendments to the San Francisco General Plan so that the Draft Waterfront Plan is aligned and consistent with City goals and policies. In addition, the Port will seek Planning Code amendments to create a waterfront design review process for major Port development projects located south of China Basin/Mission Creek, excluding the Mission Rock and Pier 70

projects which already have design review processes. Mat Snyder will also be managing the Planning Code amendment process.

The Environmental Planning Division is preparing a *Draft Waterfront Plan* Environmental Impact Report (EIR). The Draft EIR is expected to be published in December 2021 for public review and comment, with a Planning Commission Draft EIR hearing in the first quarter of 2022.

## Links:

Waterfront Plan Summary: [https://live-sf-port-2020.pantheonsite.io/sites/default/files/Planning/WLUP%20Documents/Bi-Fold\\_DigitalView%20Update.pdf](https://live-sf-port-2020.pantheonsite.io/sites/default/files/Planning/WLUP%20Documents/Bi-Fold_DigitalView%20Update.pdf)

Draft Waterfront Plan: [https://live-sf-port-2020.pantheonsite.io/sites/default/files/Waterfront%20Plan\\_1.pdf](https://live-sf-port-2020.pantheonsite.io/sites/default/files/Waterfront%20Plan_1.pdf)