

San Francisco Bay Conservation and Development Commission

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Descriptive Notice

September 20, 2019

Proposed San Francisco Bay Plan Amendment No. 3-17

Hearing Concerning Amendment of the San Francisco Waterfront Special Area Plan

Notice is hereby given that the San Francisco Bay Conservation and Development Commission will consider an amendment to the *San Francisco Waterfront Special Area Plan* (SFWSAP), an element of the *San Francisco Bay Plan*. The purpose of this amendment is to provide uniformity between the Commission's Special Area Plan, the Port of San Francisco's Waterfront Plan, and the City and County of San Francisco's General Plan and Zoning Map.

The proposed amendment would address: (1) providing guidance for safe maritime berthing and public access uses on piers to encourage shared use where feasible, and to maximize views of maritime activities; (2) supporting stewardship and rehabilitation of Embarcadero Historic District pier facilities to support maritime and water-dependent uses, public access along the shoreline and over the Bay, a diverse mix of public-oriented uses along the waterfront, and revenue uses necessary to finance historic rehabilitation projects; (3) promoting coordinated resilience planning to protect the existing waterfront from a variety of hazards and threats, including rising sea level; (4) activating existing waterfront parks and plazas to serve a broader range of users and interests; (5) incorporating policies that promote social equity, address environmental justice, and equitably deliver public benefits, including in the southern waterfront; (6) satisfying the Port's obligation to provide a fourth open water basin in the Northeastern Waterfront; (7) substituting the Fills for Public Trust Uses policy for the Replacement Fill Policy (50% rule) in the Fisherman's Wharf geographic area; and (8) encouraging and incentivizing plan-based public access benefits and a mechanism to accrue credits from such projects that may be used to satisfy in-lieu public access benefits for projects that generate demand for, but cannot provide, on-site public access.



A Public Hearing on the possible amendment is scheduled to be held December 3, 2020 at 375 Beale Street in San Francisco, California, starting at 1:00 P.M. At least thirty days prior to the initial public hearing, the staff will prepare and mail a staff report and preliminary recommendation on the proposed amendment. Interested parties may request the staff report and present written comments on or before December 3, 2020. Oral comments may be presented at the December 3, 2020 Commission meeting or thereafter as directed by the Commission.

This **Notice** is prepared in Conformance with Section 66652 of the California Government Code, Section 11001 of Title 14, Division 5 of the California Code of Regulations, and Section 312 of the federal Coastal Zone Management Act of 1980. If, after the hearing, the Commission adopts an amendment to the SFWSAP described in this notice and subsequent staff report, such amendment will be processed as a routine program change of the Commission's federally-approved coastal management program for San Francisco Bay. Any federal agency interested should, therefore, comment to the Commission. Any written comment received subsequent to the close of the public hearing and public comment period will be distributed to the Commission; however, the staff will not provide a response to the comment in its staff recommendation, but will advise the Commission whether it believes the comment raises a new, substantial issue. If the Commission determines that the comment raises a new, substantial issue, the Commission may reopen the public hearing, and the staff would prepare and distribute a new planning report.

Whether the San Francisco Waterfront Special Area Plan should be amended as described above, and in what manner, will be the subject of the public hearing and Commission deliberation.

Further information concerning the proposed amendment can be obtained by contacting Shannon Fiala by telephone at (415) 352-3665, or by e-mail at shannon.fiala@bcfdc.ca.gov or at the Commission's office, 375 Beale Street, Suite 510, San Francisco, California, 94105.