



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Planning Commission Motion No. 20734

HEARING DATE: MAY 28, 2020

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Case No.:* 2017-016313CWP  
*Project:* Balboa Reservoir Project  
*Existing Zoning:* P (Public)  
*Height-Bulk:* 40-X and 65-A  
*Proposed Zoning:* Balboa Reservoir Mixed-Use District (BR-MU)  
Balboa Reservoir Special Use District  
*Proposed Height:* 48-X and 78-X  
*Blocks/Lots:* Block 3180/Lot 190  
*Project Sponsor:* Reservoir Community Partners LLC,  
Kearstin Dischinger, (415) 321-3515, [kdischinger@bridgehousing.com](mailto:kdischinger@bridgehousing.com)  
*Staff Contact:* Seung Yen Hong – (415) 575-9026, [seungyen.hong@sfgov.org](mailto:seungyen.hong@sfgov.org)

**APPROVING THE BALBOA RESERVOIR DESIGN STANDARDS AND GUIDELINES DOCUMENT, AND INCORPORATING VARIOUS FINDINGS, INCLUDING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.**

**WHEREAS**, On April 28, 2020, Supervisor Norman Yee introduced an ordinance (Board File 200422) for Planning Code Amendments to establish the Balboa Reservoir Special Use District (herein “SUD”), and for Zoning Map Amendments by amending Zoning Map ZN12, SU12 and HT12 as specifically described in Planning Commission Resolution No. 20733. The SUD and Zoning Map Amendments implement the Balboa Reservoir Project (“the Project”); and

**WHEREAS**, The SUD, in turn, refers to the Balboa Reservoir Design Standards and Guidelines (herein “DSG”) for further controls and standards, and guidelines specific to the site, providing development requirements for private development of buildings as well as both infrastructure and community facilities, including public open space. The DSG is a companion document to the Balboa Reservoir SUD, and is incorporated by reference therein; and

**WHEREAS**, Reservoir Community Partners, submitted an application to the San Francisco Planning Department (“Department”) for Environmental Review to analyze the Project, located north of the Ocean Avenue Neighborhood Commercial District, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School, also known as the Balboa Reservoir. The Project site, which is approximately 17.6 acres, is owned by the City and County of San Francisco (City) under the jurisdiction of the San Francisco Public Utilities Commission (SFPUC). The Project is a mixed-use development containing an integrated network of new publicly accessible parks and a mixed-use neighborhood. As envisioned, the Project would include approximately

4 acres of public open space, market-rate and affordable residential uses, neighborhood-serving retail uses, parking, and infrastructure development and street improvements; and

**WHEREAS**, The Project includes approximately 1.8 million gross square feet (gsf) of uses, including approximately 1.3 million gsf of residential space (approximately 1,100 dwelling units plus residential amenities), approximately 10,000 gsf of community space (childcare and a community room for public use), approximately 7,500 gsf of neighborhood-serving retail, up to 550 residential parking spaces and up to 450 public parking spaces. Fifty percent of the housing units will be dedicated to low to moderate-income residents. Approximately 4 acres will be devoted to publicly accessible open space, including the approximately 2-acre "Reservoir Park." The SFPUC will retain ownership of an 80-foot-wide strip of land located along the southern edge of the site where an underground water transmission pipeline is located. The Project sponsor is working with the SFPUC to design and improve this 80-foot-wide strip of land for use as publicly-accessible open space, subject to the SFPUC review and approval; and

**WHEREAS**, Approvals required for the Project include (1) certification of an environmental impact report under the California Environmental Quality Act ("CEQA"), (2) adoption of CEQA findings, (3) General Plan Amendments, (4) Zoning Map amendments, (5) Planning Code Text Amendments creating the Balboa Reservoir SUD, (6) a Development Agreement ("DA") between Reservoir Community Partners and the City and County of San Francisco, and (7) the DSG document; and

**WHEREAS**, Together with the Balboa Reservoir SUD, the DSG will be the key source for development controls and design guidelines for land use, buildings, parking, streets and public open spaces. Parks and open spaces will also follow a subsequent design review and approval process as further defined in the other project documents, including the DA. The DSG addresses layout and design of streets, open spaces, and blocks, and establishes overarching strategies for placement of uses and buildings relative to streets and open spaces; and

**WHEREAS**, On May 28, 2020, the Planning Commission reviewed and considered the Final EIR ("FEIR") for the Project and found the FEIR to be adequate, accurate, and objective, thus reflecting the independent analysis and judgment of the Department and the Commission. The summary of comments and responses resulted in no significant revisions to the Draft EIR and the Planning Commission certified the FEIR for the Project in compliance with the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and Chapter 31 by Motion No. 20730; and

**WHEREAS**, On May 28, 2020, the Commission by Motion No. 20731 approved CEQA Findings, including adoption of a statement of overriding considerations and a Mitigation Monitoring and Reporting Program (MMRP), under Case No. 2018-007883ENV, for approval of the Project, which findings and MMRP are incorporated by reference as though fully set forth herein; and

**WHEREAS**, On May 28, 2020, the Commission by Resolution No. 20732 found that the Project, including the actions contemplated in this Motion, is on balance consistent with the General Plan, as it is proposed to be amended, and the eight Priority Policies of Planning Code Section 101.1. That Resolution is incorporated by reference as though fully set forth herein; and

**WHEREAS**, On May 28, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the proposed DSG document; and



**NOW THEREFORE BE IT RESOLVED**, That the Planning Commission approves the Balboa Reservoir Design Standards and Guidelines dated May 28, 2020, which is incorporated by reference into the Balboa Reservoir Special Use District, as the primary document to guide the design and development of the buildings, open spaces, and streets on the project site; and

**AND THEREFORE BE IT RESOLVED**, That the Planning Commission hereby adopts the CEQA Findings for purposes of this action and finds that the Balboa Reservoir Design Standards and Guidelines document promotes the public welfare, convenience, and necessity for the following reasons:

1. The DSG would help implement the Balboa Reservoir Project development, thereby evolving currently underutilized land for needed housing, parks and open space, and other related uses.
2. The DSG would help implement the Balboa Reservoir Project, which in turn will provide employment opportunities for local residents during construction and occupancy, as well as community facilities and parks for new and existing residents.
3. The DSG would help implement the Balboa Reservoir Project by enabling the creation of a mixed-use and sustainable neighborhood with new infrastructure.
4. The DSG would enable the construction of a new vibrant, safe, and connected neighborhood, including new parks and open spaces. The DSG would help ensure a vibrant neighborhood with active streets and open spaces, high quality and well-designed buildings, and thoughtful relationships between buildings and the public realm.
5. The DSG would enable construction of new housing, including new on-site affordable housing and educator housing. The Project would create a new mixed-use neighborhood that would strengthen and complement nearby neighborhoods.
6. The DSG would help promote child-friendly development in the Balboa Reservoir neighborhood by providing a higher portion of 2 plus bedroom units and a range of amenities like a childcare center, cargo bicycle parking, and an ample amount of well-designed open spaces.

**AND BE IT FURTHER RESOLVED**, That the Commission finds the Balboa Reservoir DSG document is in conformity with the General Plan, as it is proposed to be amended, and Planning Code Section 101.1 as set forth in Resolution No. 20732.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 28, 2020.



Jonas P. Ionin  
Commission Secretary

AYES: Chan, Diamond, Fung, Imperial, Johnson, Koppel, Moore

NOES: None

ABSENT: None

ADOPTED: May 28, 2020