

BCDC

*San Francisco Bay Conservation and Development
Commission*



Brad McCrea, Regulatory Director
BCDC

BCDC

*San Francisco Bay Conservation and Development
Commission*

27 Commissioners

Approximately 40 staff members

biology, urban planning,
environmental science, landscape
architecture, structural engineering, law







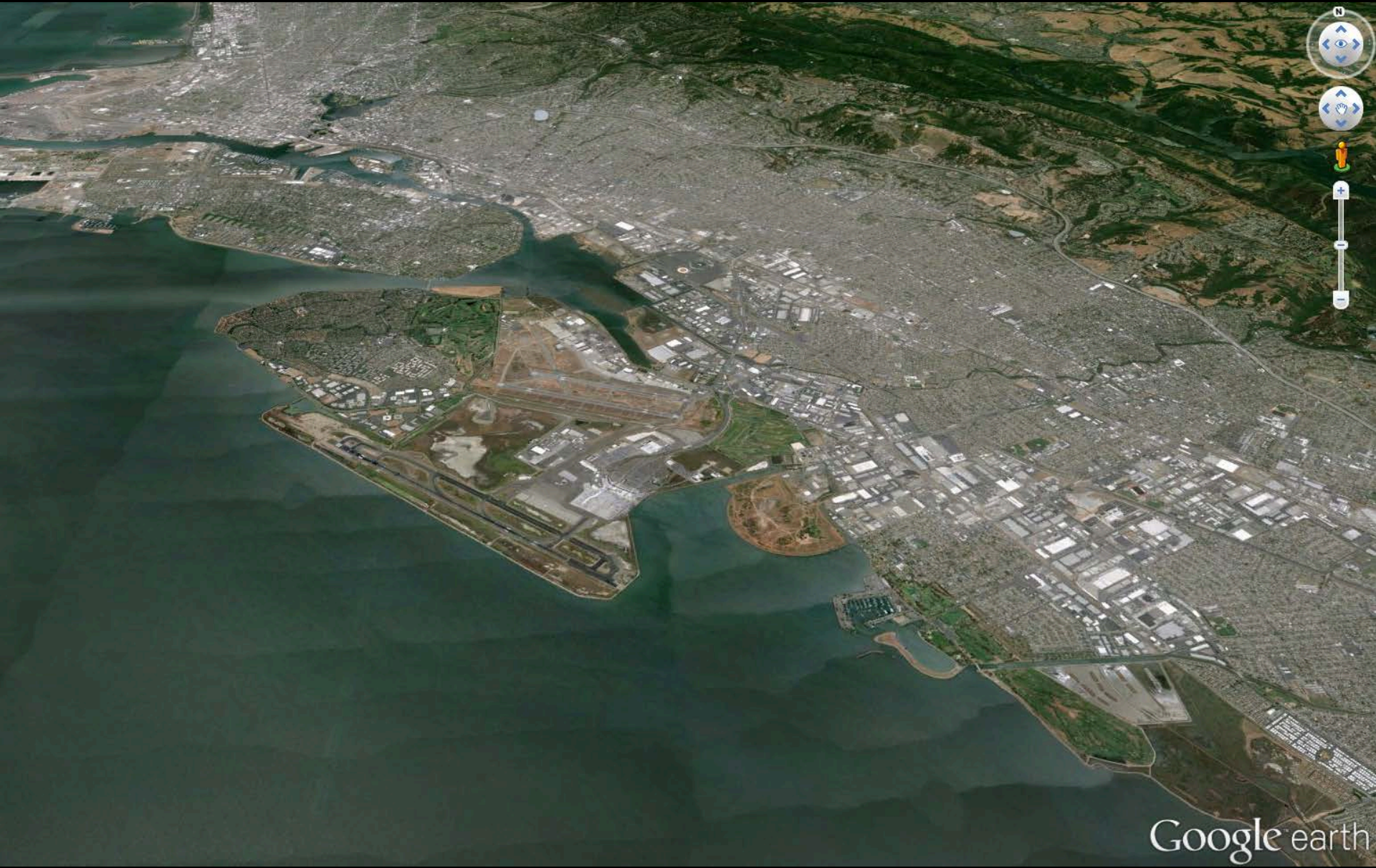
Public Shoreline Access



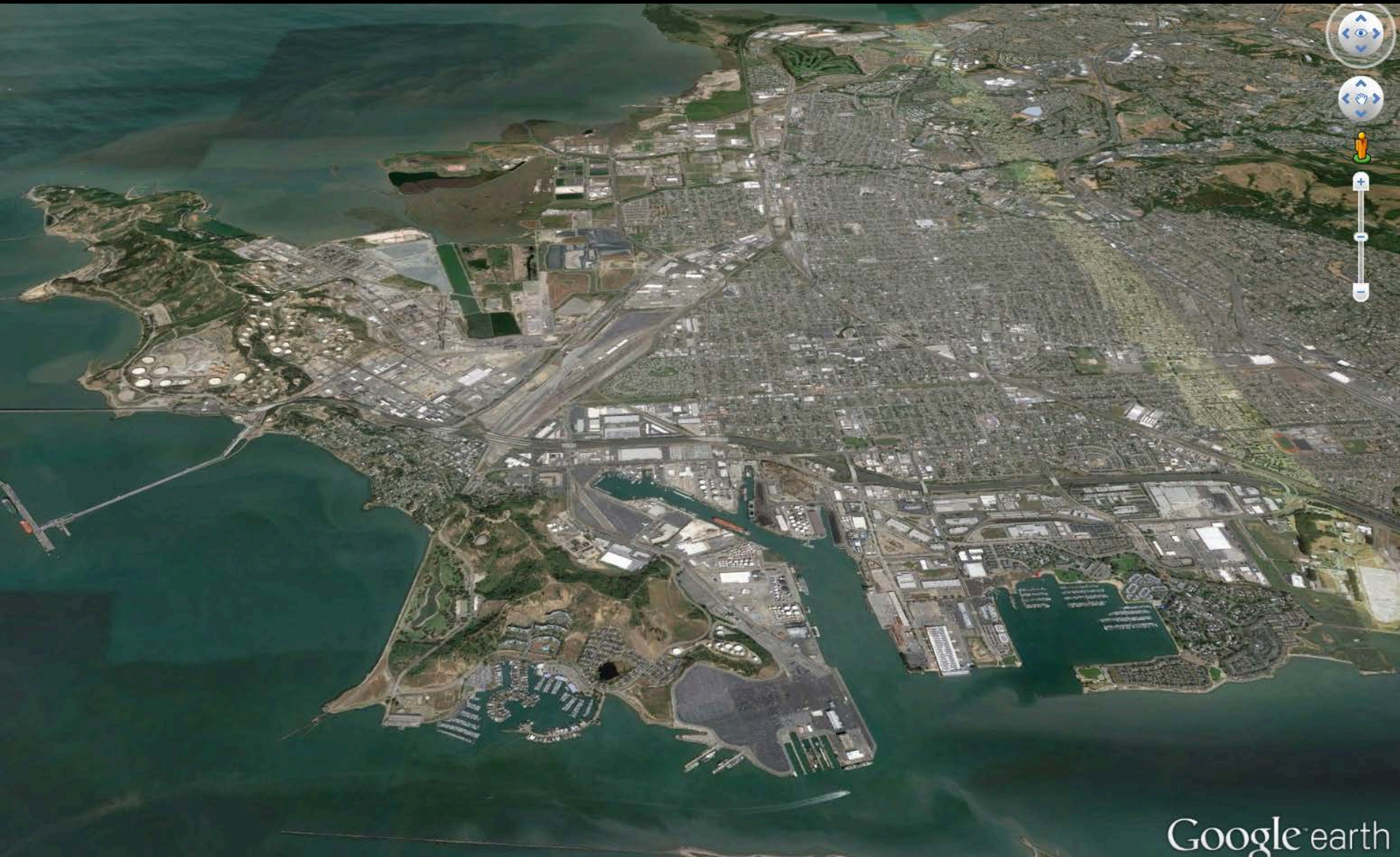
1965 - 4 miles

2015 - over 200 miles

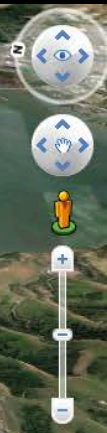
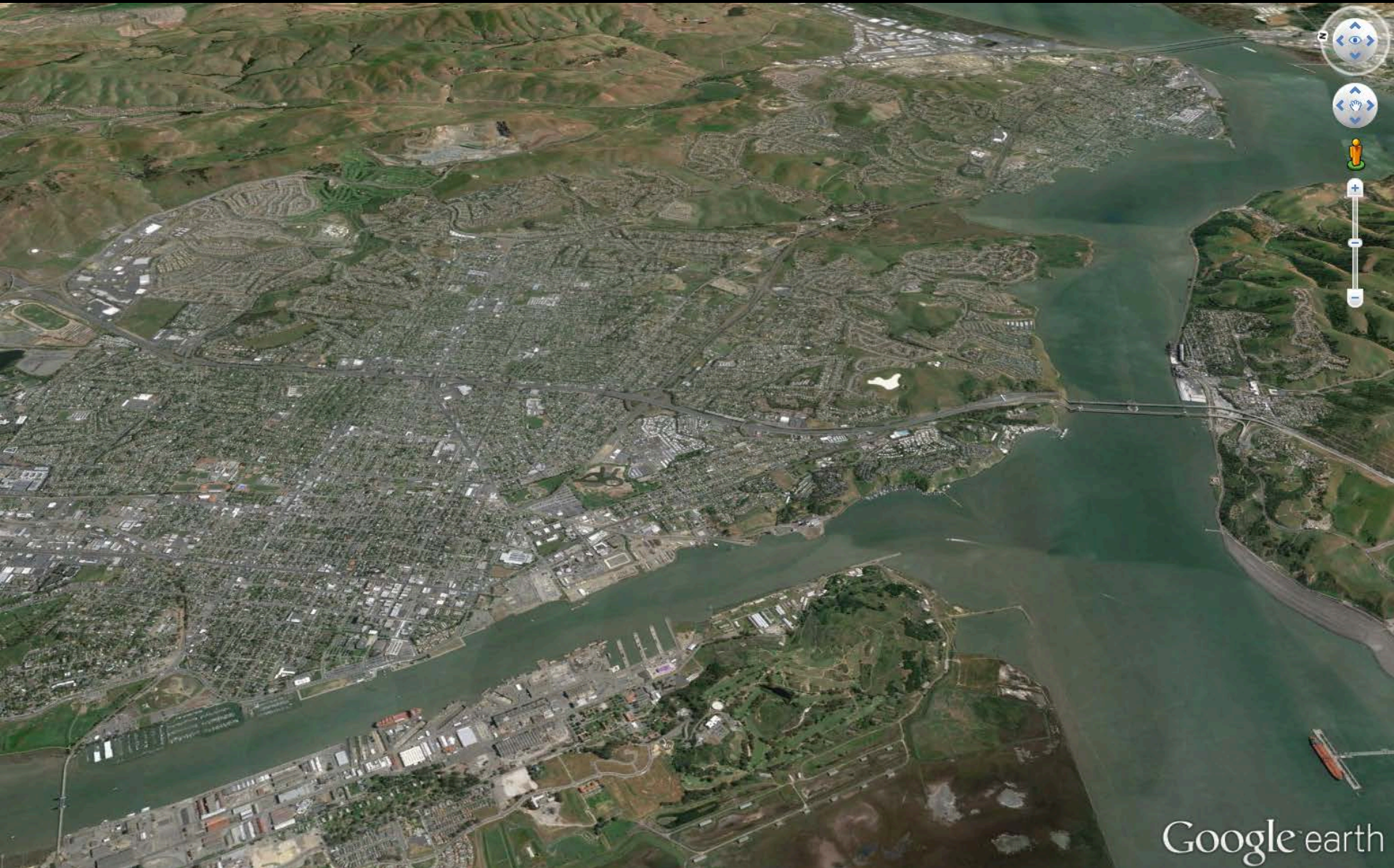




Google earth



Google earth



Google earth



Three Goals

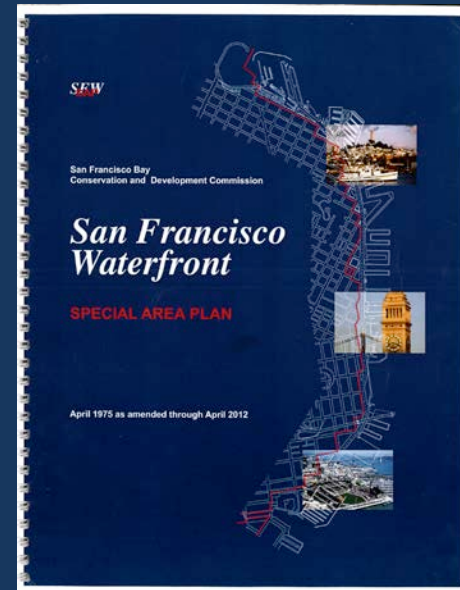
- Prevent Unnecessary Fill in the Bay
- Maximize Public Access to and along the Shoreline
- Plan for the Future

Law and Policies for Development of the Bay and Shoreline

McAteer-Petris
Act

San Francisco
Bay Plan

San Francisco
Waterfront
Special Area Plan




prevent unnecessary Bay fill



Section 66605 of the McAteer-Petris Act

Filling the Bay can be approved only if:

- Water-oriented use
- No alternative upland location



San Francisco Waterfront Special Area Plan (2000)

Allowed seismic work and new uses if:

- ~~Water-oriented use~~ Public Trust Consistent
- ~~No alternative upland location~~

maximum feasible public access,
consistent with the project

The McAteer-Petris Act

“...existing public access to the shoreline and waters of the San Francisco Bay is inadequate and that **maximum feasible public access, consistent with a proposed project,** should be provided.”

The San Francisco Bay Plan

“Maximum feasible public access should be provided in and through every new development in the Bay or on the shoreline....”







Peet's Coffee

Book Passage

CRANE



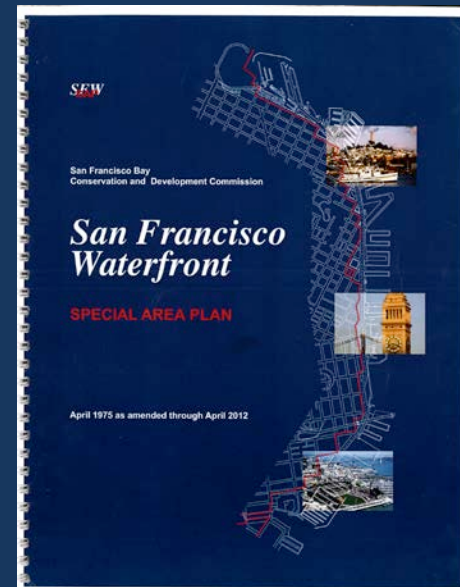
Public Trust

“When the Commission takes any action affecting lands subject to the public trust, it should assure that the action is consistent with the public trust needs for the area and, in case of lands subject to legislative grants, should also assure that the terms of the grant are satisfied and the project is in furtherance of statewide purposes.”



Public Trust

BCDC has independent public trust authority and makes public trust determinations along the SF waterfront based in part on the advice of the State Lands Commission.



Permitting Process

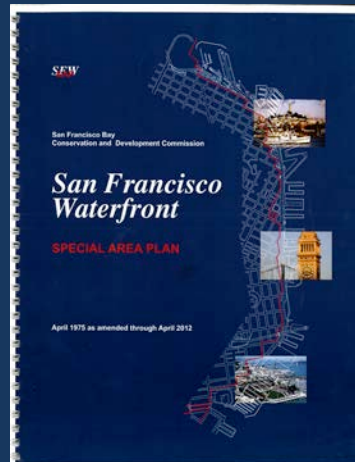
- Pre-application staff review
- Design Review Board/Waterfront Design Advisory Committee
- Engineering Criteria Review Board
- Commission Briefing
- Commission Public Hearing and Vote

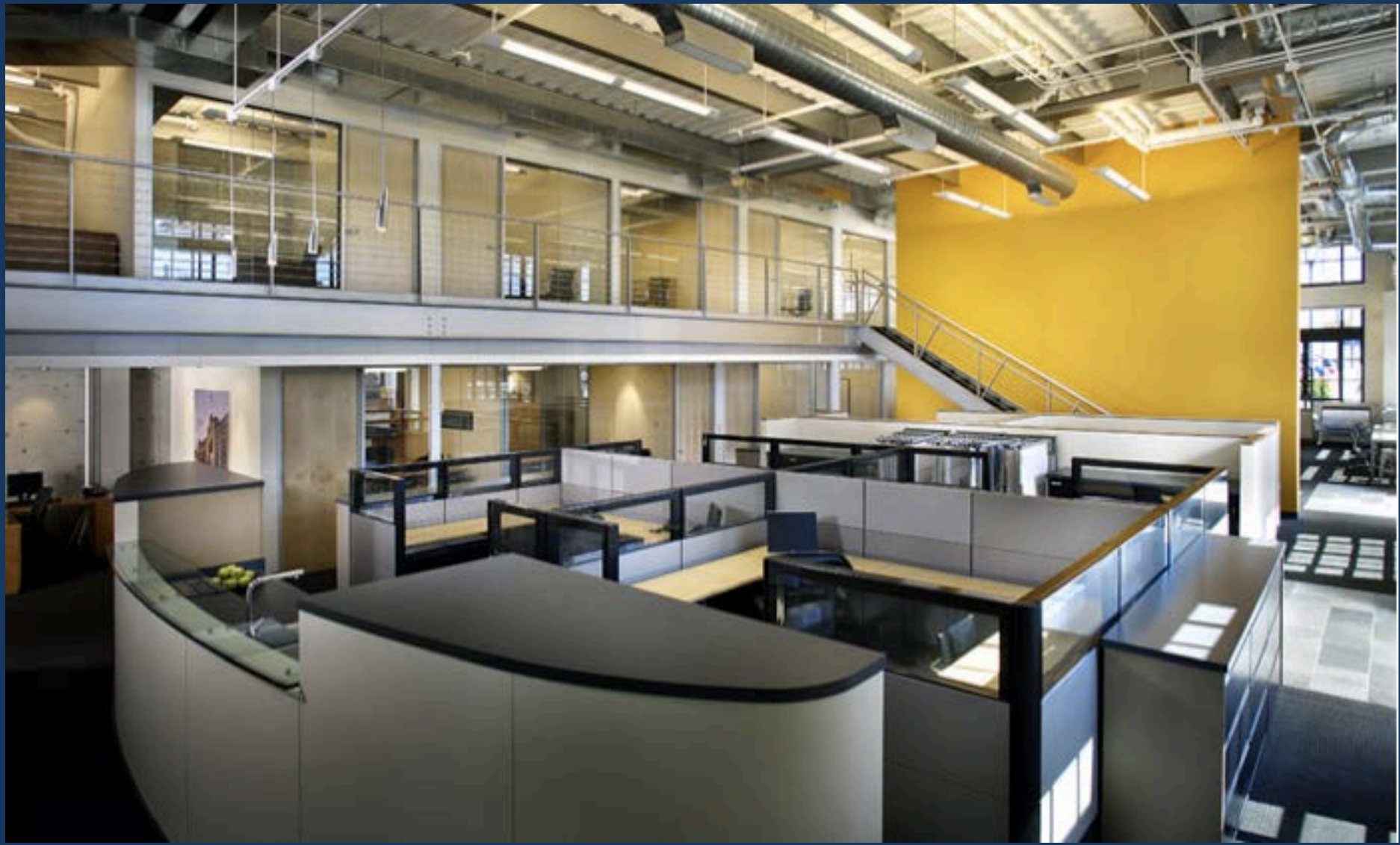


50% Rule

Special Area Plan Amendments of 2000

Public Benefits and Allowable Uses

















Brannan Street Wharf

San Francisco Bay Trail

San Francisco Bicycle Route 5

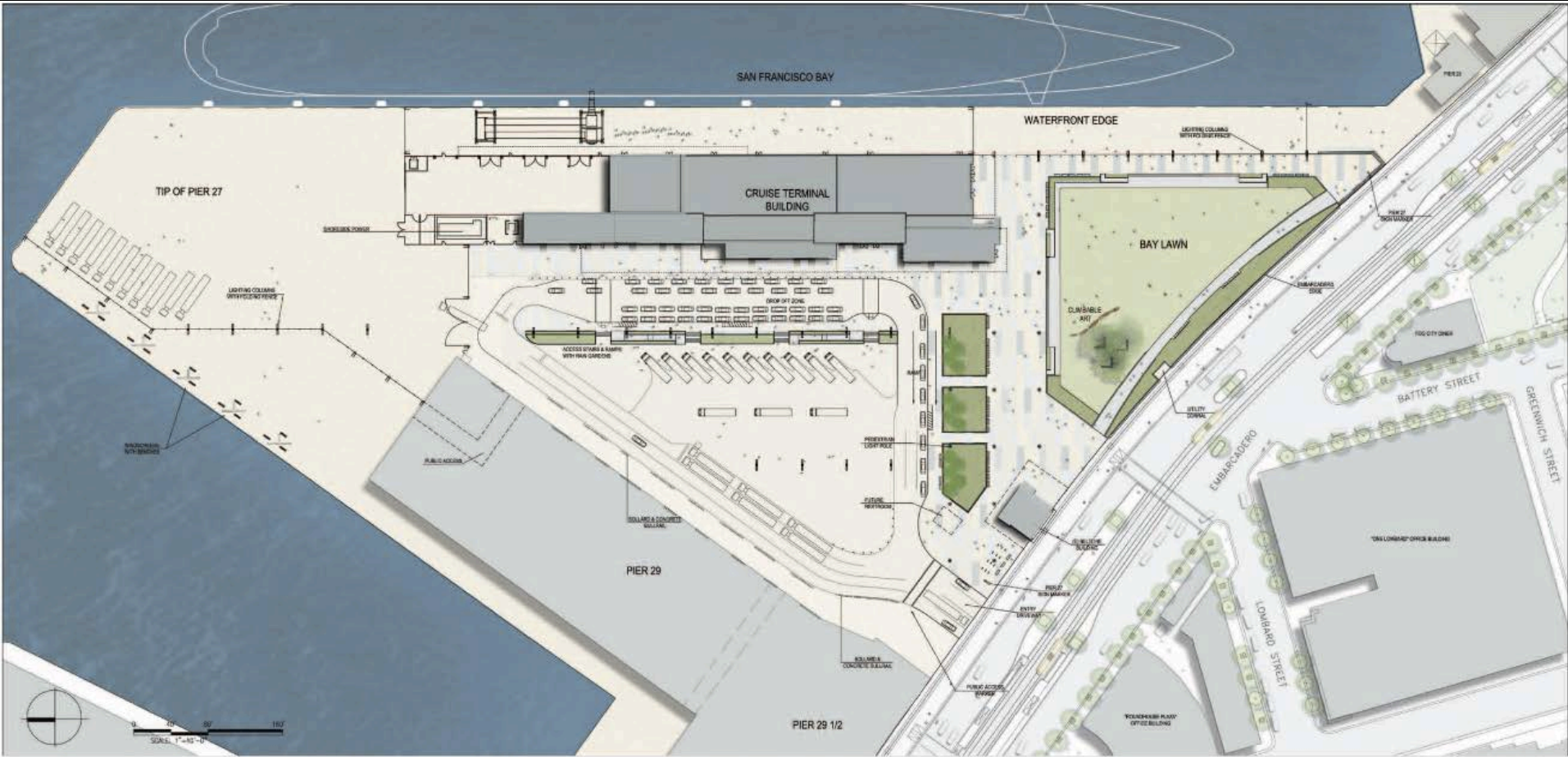
Brannan St



Public Access and
Significant Use Conflicts







NORTHEAST WHARF PLAZA SITE PLAN

NORTHEAST WHARF PLAZA & OTHER PIER 27 PUBLIC SPACES
 DESIGN REVIEW RESPONSE 3 - DRB Submittal 12.22.2011

