



PLANNING COMMISSION MOTION NO. 21608

HEARING DATE: September 12, 2024

Record No. 2007.0946GPR-04 CWP-04

Project: Candlestick Center – Amendments to the Bayview Hunters Point Redevelopment Plan, the Hunters Point Shipyard Redevelopment Plan, and the Candlestick Point Design-for-Development

Zoning: Candlestick Point Activity Node Special Use District / CP Height and Bulk District

Block/Lot: 5000/002 and 042

Project Sponsor: CP Development Co., LLC
One Sansome Street, Suite 3500
San Francisco, CA 94104

Property Owner: [same as Project Sponsor]

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MOTION TO APPROVE AMENDMENTS TO THE CANDLESTICK POINT DESIGN FOR DEVELOPMENT DOCUMENT AND AFFIRMING CEQA FINDINGS AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1

PREAMBLE

WHEREAS, The Commission has approval authority over amendments to the Candlestick Point Design-for-Development (“D4D”) pursuant to both the Commission initial Motion approving the D4D (Motion No. 18104), and pursuant to Section 4.3 of the Bayview Hunters Point Redevelopment Plan (“BVHP Plan”).

WHEREAS, The Planning Department (“Department”) and the Office of Community Investment and Infrastructure (“OCII”), the successor agency to the San Francisco Redevelopment Agency (“Former Agency”), along with many other City Departments, have been planning to transform Candlestick Point and the Hunters Point Shipyard from their current underutilized nature into a vibrant high-density, mixed-use, and transit-oriented neighborhoods that will provide public benefits to both the existing residents and the City as a whole (the “CP/HPS2 Project” or “CP” and “HPS” individually). Candlestick Point is within the Bayview Hunters Point Redevelopment Project Area and is identified as “Zone 1 of Area B”. OCII is charged with implementing the Redevelopment Plan for Zone 1 of Area B of the Bayview Hunters Point Redevelopment Plan, along with the Hunters Point Shipyard Redevelopment Plan.

WHEREAS, On June 3, 2010, the Planning Commission and the Former Agency Commission made the following actions regarding the CP-HPS2 Project (“Original Approvals”): (1) Certification of the Final Environmental Impact Report (Planning Commission Motion No. 18096); (2) adoption of CEQA Findings (Planning Commission Motion No. 18097); (3) adoption of master General Plan Finding and Planning Code Section 101.1 Finding (Planning Commission Motion No. 18101); (4) approval of General Plan amendments including the establishment of the Candlestick Point Sub-Area Plan (Motion No. 18098); (5) approval of Planning Code Text and Map amendments creating the Candlestick Point Activity Node SUD and allowed greater height per the Redevelopment Plan (Motion Nos. 18099 and 18100); (6) approval of amendments to the Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plans and adoption of office allocation findings for the office component of the Project (Resolution No. 18102); and (7) approving the Candlestick Point Design for Development Documents (“D4D”) (Motion No. 18104). At the same hearing, the Former Agency Commission also approved the following: (1) Interagency Cooperation Agreements (ICA) for interagency review of horizontal improvements; (2) Health Code, Public Works Code, Building Code, and Subdivision Code amendments; (3) Disposition and Development Agreement (DDA) with [the Project Sponsor], which included (among other documents) as attachments a Project Phasing Plan, a Transportation Plan and an Infrastructure Plan; (4) Real Property Transfer Agreement; (5) Public Trust Exchange Agreement; (6) Park Reconfiguration Agreement; and (7) Tax Increment Allocation Pledge Agreement.

WHEREAS, After several amendments, the CP/HPS2 Project approvals currently accommodate the following land uses: up to 10,672 residential units, of which approximately 32% will be below market rate; approximately 327-336 acres of improved open space and recreational areas; approximately 360,000 square feet of retail space; approximately 4,900,000 million square feet of research and development (R&D) and office space, 150,000 square feet of community services; and two hotels, among other uses.

WHEREAS, Originally, CP and HPS were intended to be developed cohesively with coordinated phasing between the two; the phasing was to integrate the two components’ financing and to enable the coordinated delivery of CP and HPS’ land uses, infrastructure and community benefits. Most of the office / R&D uses had been planned for HPS. However, delayed environmental clean-up at HPS has stopped all development from moving at Hunters Point Shipyard Phase 2 for the foreseeable future, including the delivery of office/R&D. As such, CP and HPS are no longer proposed to be implemented in the same time sequence as originally planned. In response to the delays at HPS, the Project Sponsor is proposing changes to the Project to transfer 2,050,000 square feet of office / R&D land uses from HPS to CP – specifically to Candlestick Center -- since the area is available for development. The revised Candlestick Center (“Project”) is being described as an R&D Innovation District (“Innovation District”) with the intention of attracting office, R&D, laboratory and similar job creating uses.

WHEREAS, In May 2024, the Project Sponsor submitted a proposed revised Candlestick Point Design-for-Development to OCII to further proposed revisions at Candlestick as further described below. Pursuant to Section 4.3 of the BVHP Redevelopment Plan, OCII staff transmitted the revised D4D for Planning staff’s review and analysis and ultimately for approval consideration by the Planning Commission.

WHEREAS, The Planning Commission wishes to facilitate the physical, environmental, social and economic revitalization of the Bayview Hunters Point and Hunters Point Shipyard, using the legal and financial tools of a Redevelopment Plan, while creating jobs, housing and open space in a safe, pleasant, attractive and livable mixed-use neighborhood that is linked rationally to adjacent neighborhoods.

WHEREAS, On June 3, 2010, the Planning Commission and Former Redevelopment Agency acting as lead agencies under the California Environmental Quality Act (“CEQA”) (California Public Resources Code sections 21000 et seq.) and the CEQA Guidelines (14 California Code of Regulations Sections 15000 et seq.), certified a Final Environmental Impact Report (hereinafter “FEIR”) for the CP/HPS2 Project by Motion No. 18096 and Resolution No. 58-2010, respectively. At the same hearing the Former Redevelopment Agency and Planning Commission also adopted findings pursuant to the California Environmental Quality Act, including a Mitigation Monitoring and Reporting Program (“MMRP”) and a Statement of Overriding Considerations for the Project by Motion No. 18097 and Resolution No. 59-2010, respectively. On July 14, 2010, the San Francisco Board of Supervisors affirmed the Planning Commission’s certification of the FEIR (Motion No. M10-110).

WHEREAS, Since the certification of the FEIR, OCII, in consultation with the Planning Department, has issued several addenda to the FEIR to address project changes. Most recently, OCII, in consultation with Planning, has prepared Addendum No. 7, which evaluates the potential environmental effects of Project and required actions, thereto. In addition, Addendum No. 7 also recommends modifications to six adopted mitigation measures for reasons set out in Addendum No. 7. Based on the analysis in Addendum No. 7, OCII concludes that the analyses conducted, and the conclusions reached in the FEIR on June 3, 2010, remain valid and the proposed Project, including the proposed amendments to the mitigation measures, will not cause new significant impacts not identified in the FEIR, or substantially increase the severity of previously identified significant impacts. Further, as described in Addendum No. 7, no Project changes have occurred, and no changes have occurred with respect to circumstances surrounding the proposed Project that will require major revisions of the FEIR due to involvement of new significant effects or a substantial increase in the severity of previously identified significant effects, and no new information has become available that shows that the Project will cause new or more severe significant environmental impacts. Therefore, no subsequent or supplemental environmental review is required under CEQA beyond Addendum No. 7 to approve the Project.

WHEREAS, On September 3, 2024, the Commission on Community Investment and Infrastructure (“CCII” or “Successor Agency Commission”) adopted CCII Resolution No. 22-2024, by which the Successor Agency Commission determined that the analysis conducted and the conclusions reached in the FEIR as to the environmental effects of the Project, together with further analysis provided in Addendum No. 1, Addendum No. 4, Addendum No. 5, Addendum No. 6, and Addendum No. 7 to the FEIR, remain valid and can be relied upon for approval of the Project in compliance with the CEQA.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Background.** CP/HPS2 was originally approved in 2010 and sought to completely redevelop Candlestick Point and the Hunters Point Shipyard from underutilized sites into a series of mixed-use, high-density, and amenity-rich neighborhoods. The CP/HPS2 Project is within two active Redevelopment Project Areas and is therefore implemented by OCII. As Redevelopment Plan Areas established under California Community Redevelopment Law, development is controlled by the respective Redevelopment Plans and their associated Design for Development documents, rather than the Planning Code. Similarly, land use and

entitlement decisions are generally made by OCII or CCII, and not by the Planning Department or Planning Commission.

3. **Project Description.** The Design-for-Development Amendments would enable the proposed revisions to Candlestick Center, one of four proposed neighborhoods at Candlestick Point, which has been envisioned as the largest non-residential component at Candlestick, initially as a retail mall. Candlestick Center’s new vision calls for the creation of an “Innovation District” that would principally include office, R&D, and other similar job-creating uses in urban design framework that would encourage synergies across the site’s businesses and community users. The revisions include but are not limited to (1) allowing the transfer of 2,050,000 square feet of office / R&D use from HPS to CP for a total 2,800,000 square feet, (2) increasing the maximum height limits from the previous maximum of 120 feet to a new maximum of 180 feet, with allowed heights and bulk of buildings increased throughout; (3) revising the site plan to require a new central promenade and other pedestrian and open space amenities; (4) revising ground floor use and active frontage requirements; and (5) increasing the allowed parking ratio for the first 1,700,000 square feet from 1.3 spaces : 1,000 square feet to 2 spaces : 1,000 square feet to align with the R&D / office use contemplated at Candlestick Center.

At its completion, the approximately 22-acre Candlestick Center site would be divided into parcels, with each parcel containing one or more buildings with a height between 85 to 180 feet. The parcels would be bordered by internal privately owned publicly accessible streets, curbsless shared streets and paseos, and a central promenade. Ground floor space bordering Harney Avenue and Ingerson Way (Candlestick Point’s planned two main public streets), and the central promenade would be bordered by active uses and frontages. Uses that were previously proposed at Candlestick Center including residential, hotel and entertainment uses -- and are no longer being pursued to the same extent – would still be permitted if future conditions change and the Project Sponsor decides to pursue these land uses. At the same time, use provisions in the other Candlestick neighborhoods would be amended to accommodate hotel and entertainment uses at those locations. Residential uses previously pursued at Candlestick Center would be developed elsewhere at Candlestick.

4. **Candlestick Point D4D Amendments.** The D4D was originally approved by the Commission on Community Investment and Infrastructure (“CCII”) and the Planning Commission in 2010, and was amended by both Commissions in 2016 and 2019 to allow currently entitled project described above. The Project Sponsor proposes to structure the D4D amendment by adding a supplementary chapter - Chapter A5.3 - “The Candlestick Center Innovation District” – that includes standards and guidelines in furtherance of implementing the Innovation District vision. The D4D Amendment does not remove the 2019 Candlestick Center neighborhood chapter, rather, it provides the 2024 Candlestick Center neighborhood chapter as an alternative. Proposed changes to the new D4D A5.3 Chapter include, but are not limited to the following:

- A. **Streets and Public Realm.** As noted above, Candlestick Center will include an internal privately-owned publicly accessible grid of streets. Two of the streets would generally be retained at their location, through their cross sections would be revised. Other publicly accessible ways, including pedestrian only “paseos”, or curb less mid-block breaks, which would allow limited vehicular access. The revised CC D4D now calls for a much larger Central Promenade that would extend

from the Harney Ingerson intersection across the site westward to Arelious Walker Drive and serve as a major public amenity for the project.

- B. **Building Heights.** Currently, heights are generally limited to 85-feet across the site, with the portion of the site that align Arelious Walker and the corner of Harney and Ingerson limited to 120 feet. Allowed heights would be increased throughout and would range between 85 feet and 180 feet. Of the 14 blocks, four would allow heights up to 180 feet, five would allow heights up to 160 feet, three would allow heights up to 120 feet with the remaining two limiting heights to 85 feet.
 - C. **Building Bulk, Modulation, and Articulation.** Bulk of buildings would largely be controlled by the location of the individual development parcels and their bordering streets and rights-of-way. Modulation and articulation controls would provide as a menu of design interventions that would require further sculpting of bulk at the upper stories and a to sufficiently articulate the façade.
 - D. **Retail and Active Frontages.** The current D4D includes retail and active frontages along the boundaries of the two blocks closest to the Ingerson and Harney intersection. The amended D4D chapter would also include active retail, active use, and active frontage requirements, but the requirements for the most active portion would be refocused along Ingerson and its intersection with the Central Promenade. The “active frontage use” designations would allow uses other than retail and extend along Harney and within the Central Promenade; the “active frontage” designation would not require specific uses but would call for ground floor transparency.
5. **Amendments to the BVHP Redevelopment and the HPS Plan** also would be required. The Amendments will be considered separately by the Planning Commission at the same hearing.
6. **Public Outreach and Comments.** The Developer has provided the following opportunities in-person and virtual/hybrid for the public to participate and comment during the Plan Amendment process. The meetings included Subcommittee and full board meetings of the Hunters Point Shipyard Community Advisory Committee (“HPSCAC”) and community-wide and neighborhood meetings. On June 17, 2024, the HPSCAC voted unanimously to support the Plan Amendments.

Community Meetings	Date
HPSCAC Subcommittees (Business & Employment, Housing and Planning) Meeting	May 16, 2024
Community Outreach Workshop	May 22, 2024
Community Outreach Workshop	June 1, 2024
Bayview Hill Neighborhood	June 3, 2024
HPSCAC Full Subcommittee (Approval)	June 17, 2024,

Community Outreach Workshop	June 26, 2024
Alice Griffith residents and service providers – Community Outreach Workshop, True Hope Church	July 11, 2024
Bay Area Council	August 8, 2024
Alice Griffith residents, Candlestick Update Presentation: Alice Griffith Tenants Association meeting	August 12, 2024
Community Benefits Implementation Committee (members invited include Faith in Action, AD10 and Labor Council) - Candlestick Update Presentation	August 20 and 22, 2024
Meeting with Shirley Moore and other Bayview Hill Neighbors at the home of Brenda Ramirez (response to questions in person during meeting and in writing after meeting)	July 2, 2024
Local contractors	August 27, 2024
Taste of Bayview event	August 29, 2024
Youth outreach	November 2025 and ongoing

7. Housing Report. At the September 12, 2024 hearing, OCII Staff committed to providing Commissioners with OCII’s Annual Housing Production Report.

NOW THEREFORE BE IT MOVED, That the Planning Commission has reviewed and considered the CEQA Findings, including the statement of overriding considerations that it previously adopted in Motion No. 18097, the findings in Addendum No. 7, and the findings in CCII Resolution No. 22-2024. The Planning Commission finds that the actions contemplated by this Motion are included in the actions identified in CCII Resolution 22-2024 for purposes of compliance with CEQA. The Planning Commission hereby adopts the additional CEQA Findings in CCII Resolution 22-2024 as its own, including approving the modifications to the six adopted mitigation measures recommended for modification in Addendum No. 7.

NOW THEREFORE BE IT FURTHER MOVED, That the Commission hereby approves the proposed amendments to the Candlestick D4D, as described above, and finds them to be consistent, on balance, with the General Plan of the City and County of San Francisco, including, but not limited to the Bayview Hunters Point Area Plan, Candlestick Sub-Area Plan, Housing Element, Commerce and Industry Element, Urban Design Element, and also finds them consistent with the eight Priority Policies in Planning Code Section 101.1 for reasons set forth in Motion No. 21607.

I hereby certify that the foregoing motion was adopted by the Commission at its meeting on September 12, 2024.



Jonas P. Ionin
Commission Secretary

AYES: Campbell, McGarry, So, Williams, Braun, Imperial, Moore

NOES: None

ABSENT: None

ADOPTED: September 12, 2024