File No. 100659

Committee Item No. 10
Board Item No. _____

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

**Committee:** Land Use and Economic Development **Date** July 12, 2010

**Board of Supervisors Meeting** **Date** _____

| Cmte | Board | |
|---|---|---|
| ☐ | ☐ | Motion |
| ☐ | ☐ | Resolution |
| ☒ | ☐ | Ordinance |
| ☒ | ☐ | Legislative Digest |
| ☐ | ☐ | Budget Analyst Report |
| ☐ | ☐ | Legislative Analyst Report |
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| ☒ | ☐ | Department/Agency Cover Letter and/or Report |
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| ☐ | ☐ | Subcontract Budget |
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| ☐ | ☐ | Award Letter |
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**OTHER** **(Use back side if additional space is needed)**

| | | |
|---|---|---|
| ☒ | ☐ | RDA Resolutions (see File No. 100658) |
| ☒ | ☐ | Planning Commission Resolution Nos. 100101 & 100102 (see File No. 100658) |
| ☒ | ☐ | Public Utilities Commission Resolution No. 10-0092 (see File No. 100658) |
| ☒ | ☐ | Interagency Cooperation Agreement (see File No. 100658) |
| ☒ | ☐ | Planning Cooperation Agreement (see File No. 100658) |
| * ☒ | ☐ | Hunters Point Redevelopment Plan Amendment |
| ☒ | ☐ | CAC Agenda |
| * ☒ | ☐ | Report on the Redevelopment Plan Amendment |

**Completed by:** Alisa Somera **Date** July 9, 2010
**Completed by:** _____ **Date** _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

[Hunters Point Shipyard Redevelopment Project Area]

**Ordinance approving and adopting an amendment to the Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project Area; approving and authorizing an Interagency Cooperation Agreement between the City and County of San Francisco and the Redevelopment Agency of the City and County of San Francisco, in furtherance of the adoption and implementation of the Redevelopment Plan Amendment; adopting findings pursuant to the California Environmental Quality Act; adopting findings that the Redevelopment Plan Amendment is consistent with the City's General Plan and Eight Priority Policies of City Planning Code Section 101.1; adopting other findings pursuant to California Community Redevelopment Law, including findings pursuant to Sections 33445 and 33445.1.**

NOTE: Additions are *single-underline italics Times New Roman*; deletions are ~~*strike-through italics Times New Roman*~~. Board amendment additions are double-underlined; Board amendment deletions are ~~strikethrough normal~~.

Be it ordained by the People of the City and County of San Francisco:

Section 1. FINDINGS. The Board of Supervisors of the City and County of San Francisco hereby finds, determines and declares, based on the record before it, including but not limited to information contained in the Report on the Plan Amendment, Hunters Point Shipyard Redevelopment Plan Amendment (the "Report to the Board," a copy of which is on file with the Clerk of the Board of Supervisors in File No. 100659 and is incorporated herein by reference) that:

A. On July 14, 1997, the Board of Supervisors approved and adopted, by Ordinance No. 285-97, the Hunters Point Shipyard Redevelopment Plan ("Redevelopment Plan") pursuant to the Military Base Conversion Chapter of the California Community

Redevelopment Law (Health and Safety Code Sections 33492 et seq.) ("Military Base Conversion Law"). The Redevelopment Plan establishes basic policies for the development of the Hunters Point Shipyard Project Area ("Project Area").

B. On December 2, 2003, the Redevelopment Agency of the City and County of San Francisco ("Agency") approved the first phase of redevelopment through a Disposition and Development Agreement for a portion of the Project Area identified as Parcel A-1 and Parcel B-1 ("Phase 1"). On that same day, the Agency also approved the Amended and Restated Exclusive Negotiations Agreement covering the remainder of the Hunters Point Shipyard Project Area. ("Phase 2").

C. In May 2007, the Board of Supervisors approved Resolution No. 264-07, endorsing a conceptual framework (the "Conceptual Framework") for the integrated development of Phase 2 of the Hunters Point Shipyard and the Candlestick Point subarea of the Bayview Hunters Point Redevelopment Project Area (together, the "Project Site"). The Conceptual Framework envisioned a major mixed-use project, including hundreds of acres of new and restored open space, thousands of new units of affordable housing, a robust affordable housing program, extensive job-generating retail and research and development space, permanent space for the artist colony that exists in the Shipyard and a site for a new stadium for the 49ers on the Shipyard (the "Project").

D. On June 3, 2008, the City's voters passed Proposition G, the Jobs Parks and Housing Initiative, which: (i) adopted policies for the revitalization of the Project Site; (ii) authorized the conveyance of City land under Recreation and Park jurisdiction within Candlestick Point in furtherance of the Project, provided that the transferred property is replaced with other property of at least the same acreage that will be improved and dedicated as public parks or open space in the Project; (iii) repealed Proposition D and Proposition F (June 1997) relating to prior plans for the development of a new stadium and retail

entertainment project on Candlestick Point; and (iv) urged the City, the Agency and all other governmental agencies with jurisdiction to proceed expeditiously with the Project.

E. The Agency, working with the Mayor's Citizens Committee for the Hunters Point Shipyard Redevelopment Project Area ("CAC"), has prepared a proposed amendment to the Redevelopment Plan ("Redevelopment Plan Amendment") and various other documents consistent with the California Community Redevelopment Law, Health and Safety Code Sections 33000 et seq. ("Community Redevelopment Law"), the Military Base Conversion Law, the Conceptual Framework and Proposition G. The Redevelopment Plan Amendment revises, among other things, the land uses within the Project Area to facilitate the new development envisioned by the Conceptual Framework and Proposition G, increases the limit on the amount of bonded indebtedness and on the number of dollars to be allocated to the Agency and establishes development fees and exactions applicable in the Project Area. In addition, the Redevelopment Plan Amendment extends, in conformity with the Military Base Conversion Law, the effectiveness of the Redevelopment Plan and the time limits for incurring indebtedness and receiving tax increment to repay indebtedness. The Redevelopment Plan Amendment, however, does not change the boundaries of the Project Area.

F. Pursuant to Sections 33220, 33343, 33344 and 33370 of the Community Redevelopment Law, and in order to promote development in accordance with objectives and purposes of the Redevelopment Plan Amendment and documents relating to the Redevelopment Plan, the City intends to undertake and complete proceedings and actions necessary to be carried out by the City under the provisions of the Redevelopment Plan, as amended by the Redevelopment Plan Amendment, and provide for the expenditure of monies by the community in carrying out the Redevelopment Plan, and, specifically, the City wishes to enter into an Interagency Cooperation Agreement with the Redevelopment Agency, substantially in the form on file with the Clerk of the Board in File No. 100658 (the

"Interagency Cooperation Agreement"), to provide for cooperation between the City and the Redevelopment Agency in administering the process for control and approval of subdivisions, and all other applicable land use, development, construction, improvement, infrastructure, occupancy and use requirements and in establishing the policies and procedures relating to such approvals and other actions as set forth in the Interagency Cooperation Agreement. The Interagency Cooperation Agreement relates to the entire Project Site, including property under the Bayview Hunters Point Redevelopment Plan. All references to documents and agreements in the Board File in this Ordinance are incorporated into this Ordinance by reference as though fully set forth herein.

G. Over the past three years, more than 230 public meetings, workshops and presentations have been held on every aspect of the Project and have involved, among others, the CAC, the Bayview Hunters Point Project Area Committee (the "PAC"), the Agency Commission, the Planning Commission, this Board of Supervisors and other City commissions and community groups.

H. The CAC has reviewed and considered the Redevelopment Plan Amendment on numerous occasions, including CAC meetings held on January 14, 2010, April 12, 2010 and May 24, 2010. On May 24, 2010, the CAC voted and recommended approval of the Redevelopment Plan Amendment by the Agency Commission and the Board of Supervisors.

I. Pursuant to Section 33457.1 of the Community Redevelopment Law, a proposed amendment to a redevelopment plan requires the preparation and public availability of reports and information that would otherwise be required for a redevelopment plan adoption "to the extent warranted" by the proposed amendment. The Agency has prepared the Report to the Board. The Report to the Board has been made available to the public before the date

of the public hearing on this Ordinance approving the Redevelopment Plan Amendment, all in accordance with the Community Redevelopment Law.

J. On May 6, 2010, the Agency transmitted the proposed Redevelopment Plan Amendment to the Planning Commission pursuant to Section 33346 of the Community Redevelopment Law for the Planning Commission's report and recommendation concerning the Redevelopment Plan Amendment and its conformity with the General Plan. On June 3, 2010, at a duly noticed joint public hearing with the Agency Commission, the Planning Commission, after certifying the completion of the Final Environmental Impact Report ("FEIR") for the Candlestick Point-Hunters Point Shipyard Phase II Development Plan Project ("CP-HPS II Project"), and adopting amendments to the General Plan, Planning Code and Zoning Map, adopted ~~Motion No.~~ Resolution Nos. 18101 and 18102, which found that the Redevelopment Plan Amendment and the other related actions being taken concurrently with the Motion, are consistent with the General Plan as proposed for amendment and with the Eight Priority Policies of Section 101.1 of the Planning Code and further recommended approval of the Redevelopment Plan Amendment. A copy of the Planning Commission Motion is on file with the Clerk of the Board of Supervisors in File No. 100659.

K. At the same joint public hearing, following the Planning Commission's action, the Agency adopted its Resolution ~~No.~~ Nos. 60-2010 and 61-2010 (the "Agency Approval Resolution") which, among other things, approved the Report to the Board and the adoption of the Redevelopment Plan Amendment. The Agency has transmitted certified copies of the Agency Approval Resolution to the Board of Supervisors and attached its Report to the Board and the Redevelopment Plan Amendment. A copy of the Agency Approval Resolution is on file with the Clerk of the Board of Supervisors in File No. 100659, and is incorporated herein by reference as though fully set forth.

L. On July 13, 2010, the Board of Supervisors held a duly noticed public hearing on the Redevelopment Plan Amendment. The hearing has been closed. Notice of such hearing was published in accordance with Section 33361 of the Community Redevelopment Law in The San Francisco Examiner, a newspaper of general circulation, printed, published and distributed in the City and County of San Francisco describing the boundaries of the Project Area and stating the day, hour and place when and where any interested persons may appear before the Board of Supervisors to object to the Redevelopment Plan Amendment. At such hearing the Board considered the Report to the Board and recommendations of the Agency and the Planning Commission, the FEIR, and all evidence and testimony for and against the proposed Redevelopment Plan Amendment.

Section 2. CEQA DETERMINATIONS.

A. On June 3, 2010, the Agency Commission by resolution and the Planning Commission by motion certified the FEIR as adequate, accurate, and objective and in compliance with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) ("CEQA") and the CEQA Guidelines (14 California Code of Regulations Sections 15000 et seq.).

B. On June 3, 2010, the Planning Commission adopted findings, as required by CEQA, regarding the alternatives, mitigation measures, and significant environmental effects analyzed in the FEIR; a statement of overriding considerations for approval of the CP-HPS II Project; and a proposed mitigation monitoring and reporting program (collectively, "CEQA Findings"). On June 3, 2010, the Agency Commission adopted the CEQA Findings, which are attached to the Agency Approval Resolution and include a proposed Mitigation Monitoring and Reporting Program. This material, together with the FEIR and related Planning Department and Agency files, were

made available to the public and the Board of Supervisors for its review, consideration, and action, are on file with the Clerk of the Board of Supervisors in File No. _____.

C. Concurrently with this Ordinance, the Board of Supervisors has adopted Resolution No. _____, adopting findings under CEQA, including the adoption of a mitigation monitoring and reporting program and a statement of overriding considerations in connection with the development of the CP-HPS II Project, which resolution is on file with the Clerk of the Board of Supervisors in File No. 100572. The Board of Supervisors endorses the implementation of the mitigation measures for implementation by other City departments and recommends for adoption those mitigation measures that are enforceable by agencies other than City departments, all as set forth in the foregoing resolution.

Section 3. PURPOSES AND INTENT. The purposes and intent of the Board of Supervisors with respect to this Ordinance are to adopt the Redevelopment Plan Amendment in accordance with the Community Redevelopment Law and to achieve the objectives for redevelopment of the Project Area specified in the Redevelopment Plan Amendment.

Section 4. INCORPORATION BY REFERENCE. By this reference, the Redevelopment Plan Amendment, a copy of which is on file with the Clerk of the Board of Supervisors in File No. 100659, is incorporated in and made part of this Ordinance with the same force and effect as though set forth fully herein.

Section 5. FURTHER FINDINGS AND DETERMINATIONS UNDER THE COMMUNITY REDEVELOPMENT LAW. To the extent required by the Community Redevelopment Law, the Board of Supervisors hereby finds, determines and declares, based on the record before it, including but not limited to information contained in the Report to the Board, that:

A. Significant blight (as described in the Report to the Board and as defined in Section 33492.11 of the Military Base Conversion Law) remains within the Project Area, the

redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law.

B. The remaining significant blight in the Project Area cannot be eliminated without the increase in the amount of bonded indebtedness from $221 million to $900 million and the increase in the limitation on the number of dollars to be allocated to the Agency from $881 million to $ 4.2 billion.

C. The Redevelopment Plan Amendment will redevelop the Project Area in conformity with the Community Redevelopment Law and the Military Base Conversion Law, and is in the interests of the public peace, health, safety and welfare.

D. The adoption and carrying out of the Redevelopment Plan Amendment is economically sound and feasible as described in the Report to the Board.

E. The Redevelopment Plan Amendment, once effective, will be consistent with the General Plan of the City and County of San Francisco, as amended, and is consistent with the Eight Priority Policies in the City's Planning Code Section 101.1 for the reasons stated in the General Plan and Priority Policy Consistency findings and in other documents on file with the Clerk of the Board of Supervisors in File No. _____.

F. The carrying out the Redevelopment Plan Amendment will promote the public peace, health, safety and welfare of the community and effectuate the purposes and policies of the Community Redevelopment Law.

G. The Redevelopment Plan Amendment does not provide for the condemnation of real property.

H. The Redevelopment Plan Amendment will not result in the temporary or permanent displacement of any occupants of housing facilities in the Project Area because there are no occupied housing facilities in the Project Area.

I. The time limitations, as extended to conform to the Military Base Conversion Law, and the limitation on the number of dollars to be allocated to the Agency that are contained in the Redevelopment Plan Amendment are reasonably related to the proposed projects to be implemented in the Project Area and to the ability of the Agency to eliminate blight within the Project Area.

J. The implementation of the Redevelopment Plan Amendment will improve or alleviate the physical and economic conditions of significant remaining blight that are defined in Sections 33492.10 and 33492.11 of the Military Base Conversion Law and that are described in the Report to the Board of Supervisors prepared pursuant to Sections 33457.1 and 33352.

K. The tax increment financing authorized under the Redevelopment Plan Amendment will not have the effect of causing a significant financial burden or detriment on any taxing agency deriving revenues from the Project Area.

Section 6. APPROVAL OF PLAN AMENDMENT. Pursuant to Section 33365 of the Community Redevelopment Law, the Board of Supervisors hereby approves and adopts the Redevelopment Plan Amendment as the official Redevelopment Plan for the Project Area.

Section 7. TRANSMITTAL AND RECORDATION. The Clerk of the Board of Supervisors shall without delay (1) transmit a copy of this Ordinance to the Agency pursuant to Section 33372, whereupon the Agency shall be vested with the responsibility for carrying out the Redevelopment Plan Amendment, (2) record or ensure that the Agency records a description of the Project Area and a certified copy of this Ordinance pursuant to Section 33373, and (3) transmit, by certified mail, return receipt requested, a copy of this Ordinance, together with a copy of the Redevelopment Plan Amendment, which contains a legal description of the Project Area and a map indicating the boundaries of the Project Area,

to the Controller, the Tax Assessor, the State Board of Equalization and the governing body of all taxing agencies in the Project Area pursuant to Sections 33375 and 33670.

Section 8. IMPLEMENTATION OF REDEVELOPMENT PLAN AMENDMENT AND APPROVAL OF THE INTERAGENCY COOPERATION AGREEMENT. The Board of Supervisors declares its intent to undertake and complete actions and proceedings necessary to be carried out by the City under the Redevelopment Plan Amendment and related Plan Documents (as defined in the Redevelopment Plan Amendment) and authorizes and urges the Mayor and other applicable officers, commissions and employees of the City to take any and all steps as they or any of them deem necessary or appropriate, in consultation with the City Attorney, to cooperate with the Agency in the implementation of the Redevelopment Plan Amendment and to effectuate the purposes and intent of this Ordinance, such determination to be conclusively evidenced by the execution and delivery by such person or persons of any such documents. Such steps shall include, but not be limited to (i) the execution and delivery of any and all agreements, notices, consents and other instruments or documents (including, without limitation, execution by the Mayor, or the Mayor's designee, of any agreements to extend any applicable statutes of limitation), (ii) the institution and completion of proceedings for the closing, vacating, opening, acceptance of dedication and other necessary modifications of public streets, sidewalks, street layout and other rights-of-way in the Project Area, and (iii) the execution, delivery and performance of the Interagency Cooperation Agreement as it relates to the Project Area. The Board of Supervisors finds and determines that the Interagency Cooperation Agreement is and will be beneficial to the residents of the City and the Project Area, and is consistent with the General Plan as amended and the Eight Priority Policies of Section 101.1. In accordance with the Interagency Cooperation Agreement, the City will undertake certain actions to ensure the continued fulfillment of the objectives of the Redevelopment Plan Amendment. Such agreement by the City shall also

include, without limitation, compliance with the specified mitigation measures that are referenced in the Interagency Cooperation Agreement.

Section 9. ADDITIONAL BOARD FINDINGS FOR INFRASTRUCTURE IN THE PROJECT AREA. The Board of Supervisors finds that pursuant to Section 33445 of the Community Redevelopment Law ode and further detailed in the Infrastructure Plan attached to the Interagency Cooperation Agreement (the "Infrastructure Plan") and other matters in the record before it: (1) the Agency will use tax increment and other funds to construct and install certain public improvements located inside or contiguous to the Project Area (the "Project Area Public Improvements"); (2) the Project Area Public Improvements are of benefit to the Project Area by helping to eliminate blight within the Project Area; (3) no other reasonable means of financing the installation and construction of the Project Area Public Improvements are available to the City; and (4) the payment of funds for the cost of the Project Area Public Improvements is consistent with the Implementation Plan that is adopted pursuant to Section 33490 and that is part of the Report to the Board of Supervisors.

Section 10 ADDITIONAL BOARD FINDINGS FOR INFRASTRUCTURE OUTSIDE OF THE PROJECT AREA. The Board of Supervisors finds that pursuant to Section 33445.1 of the Community Redevelopment Law and further detailed in the Infrastructure Plan and other matters in the record before it: (1) the Agency will use tax increment and other funds to construct and install certain public improvements located outside and not contiguous to the Project Area (the "Other Public Improvements"); (2) the Other Public Improvements are of primary benefit to the Project Area ; (3) the Other Public Improvements will help eliminate blight within the Project Area; (4) no other reasonable means of financing the installation and construction of the Other Public Improvements are available to the City; (5) the payment of funds for the cost of the Other Public Improvements is consistent with the Implementation Plan that is adopted pursuant to Section 33490 and that is part of the Report to the Board of

Supervisors ; and (6) the installation of each Other Public Improvement is provided for in the Redevelopment Plan Amendment.

Section 11. EFFECTIVE DATE. The approval under this Ordinance shall take effect upon the effective date of the amendments to the General Plan, Planning Code and Zoning Map approved under Board of Supervisors Ordinance No. _____, a copy of which is on file with the Clerk of the Board of Supervisors in File No. _____.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: _____
Charles Sullivan
Deputy City Attorney

FILE NO. 100659

# LEGISLATIVE DIGEST

[Ordinance approving an amendment to the Hunters Point Shipyard Redevelopment Plan, approving an Interagency Cooperation Agreement, adopting CEQA Findings, and adopting Benefit Findings under the California Community Redevelopment Law]

**Ordinance approving and adopting an amendment to the Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project Area; approving and authorizing an Interagency Cooperation Agreement between the City and County of San Francisco and the Redevelopment Agency of the City and County of San Francisco, in furtherance of the adoption and implementation of the Redevelopment Plan Amendment; adopting findings pursuant to the California Environmental Quality Act; adopting findings that the Redevelopment Plan Amendment is consistent with the City's General Plan and Eight Priority Policies of City Planning Code Section 101.1; adopting other findings pursuant to California Community Redevelopment Law, including findings pursuant to Sections 33445 and 33445.1.**

## Existing Law

The Board adopted the Hunters Point Shipyard Redevelopment Plan on July 14, 1997 (Ordinance No. 285-97) (the "Shipyard Plan"). In accordance with the military base conversion sections of the California Community Redevelopment Law ("CRL"), the Shipyard Plan sets limits on the total tax increment to be collected from the Hunters Point Shipyard Project Area ("Project Area") and on the amount of debt that the San Francisco Redevelopment Agency (the "Agency") can incur for the Shipyard Plan. The Shipyard Plan authorizes the Agency to exercise exclusive land use authority over new development in the Project Area. Existing tax increment limits were calculated under a development program for the Project Area containing low to medium intensity commercial and industrial uses, with limited residential development. To date, the Agency has not received any tax increment from the Project Area. The Agency no longer has eminent domain authority in the Project Area.

## Amendments to Current Law

The Agency has transmitted a Report to the Board on the Shipyard Redevelopment Plan Amendment. The Report documents the continued prevalence of blight in the Project Area, describes the revised redevelopment program, and provides updated tax increment projections.

The Shipyard Plan Amendment is necessary to address continued blight in the Project Area, increase the limits on tax increment and bond indebtedness, revise the land use controls consistent with proposed development, and limit certain development impact fees. It does not change the existing prohibition on the Agency's use of eminent domain.

The Shipyard Plan Amendment extends the effectiveness of the Shipyard Plan and the time limits for incurring debt and receiving tax increment to repay this debt consistent with the CRL provisions governing military base conversions. The total permitted bond debt will increase from $221 million to $900 million and the total tax increment dollars to be allocated to the Agency will increase from $881 million to $4.2 billion.

The Shipyard Plan Amendment sets the allowable land uses and development controls for the Project Area consistent with Proposition G, adopted by the voters in June 2008, and provides that a portion of the office space entitlement on the Shipyard be given priority under Planning Code 320-325, subject to Planning Commission approval. The Shipyard Plan Amendment does not make changes to the land use program for Phase 1 of the Shipyard or to the Agency's land use authority over development in the Project Area.

The Shipyard Plan Amendment limits the development impact fees that apply to the Project in light of the significant contributions that the Project provides to affordable housing, transportation, and other community benefits. It reserves the City's and the Agency's right to impose New City Regulations that (i) are imposed on a citywide basis and (ii) do not conflict with the development permitted or contemplated within Phase 2 of the Project Area.

The Ordinance also includes approval of an interagency cooperation agreement between the City and the Agency to implement the proposed redevelopment project and provide a process for the review, approval and acceptance of infrastructure and the implementation of mitigation measures, and the adoption of CEQA findings and benefit findings under CRL for the use of tax increment dollars for specific public improvements.

Individual Letter
sent to each Supervisor

San Francisco
Redevelopment Agency

One South Van Ness Avenue
San Francisco, CA 94103

415.749.2400



June 10, 2010
110-24.10-146



Supervisor Eric Mar
San Francisco Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689

Dear Honorable Eric Mar,

The Redevelopment Agency is providing you with the supporting documents for the California Redevelopment Law (CRL) required action relevant to the Candlestick Point – Hunters Point Shipyard Phase 2 Development Plan proposal. These include copies of the proposed plan amendments for the Bayview Hunters Point Redevelopment Plan (File Number 100658) and the Hunters Point Shipyard Redevelopment Plan (File Number 100659) approved and recommended to the Board by the Redevelopment Commission at its June 3rd meeting, along with copies of the Reports on the Plan Amendments (CRL §33352 reports to the legislative body). This correspondence also includes information to supplement the Reports on the Plan Amendments including the approved resolutions from the Redevelopment Commission and the appropriate findings to support the investment of tax increment toward public improvements consistent with CRL Section 33445.

Enclosed with this transmittal are the following documents for your consideration:

- Supplement to Reports on the Plan Amendment,
- Proposed Bayview Hunters Point Redevelopment Plan Amendment, dated May 27, 2010;
- Report on the Plan Amendment Bayview Hunters Point Redevelopment Plan, May 2010;
- Proposed Hunters Point Shipyard Redevelopment Plan Amendment, dated May 27, 2010; and
- Report on the Plan Amendment, Hunters Point Shipyard Redevelopment Plan, May 2010.

Thank you for your attention to these pieces of legislation. Please contact me if you should have any questions about these documents.

Sincerely,

Fred Blackwell
Executive Director

cc: Tiffany Bohee, Office of Economic and Workforce Development

**Supplement to the Reports on the Plan Amendments for the Bayview Hunters Point Redevelopment Plan and Hunters Point Redevelopment Plan**

This document summarizes the actions in the plan amendment process that have occurred after the May 2010 publication of the Reports on the Plan Amendments.

**Report and Recommendations of the Planning Commission**
On June 3, 2010, the Planning Commission conducted the joint public hearing and meeting with the Agency Commission on the Final Environmental Impact Report (Final EIR), the General Plan amendments, and the Redevelopment Plan Amendments. After the close of the hearing, the Planning Commission certified the Final EIR and adopted the General Plan amendments. Following these actions, the Planning Commission reviewed the Plan Amendments and found them to be consistent with the General Plan, as amended. The Planning Commission then recommended for approval of the Plan Amendments.

The report and recommendations of the Planning Commission on the Plan Amendments are incorporated into this Report on the Plan Amendment by this reference. The Planning Commission has provided its report and recommendations to the Board of Supervisors.

**Consultations with the Community**
On May 24, 2010, the Citizens Committee (CAC) met to review the Plan Amendment for the Hunter Point Shipyard Redevelopment Plan. The CAC recommended approval of the Plan Amendment.

On May 27, 2010, the Project Area Committee (PAC) met to review the Plan Amendment for the Bayview Hunters Point Redevelopment Plan. The PAC recommended approval of the Plan Amendment.

**Five Year Implementation Plan Update**
At its June 3, 2010 meeting, the Redevelopment Commission updated the Five Year Implementation Plan to clarify the non-housing projects and activities, including authorized public improvements.

# HUNTERS POINT SHIPYARD
## REDEVELOPMENT PLAN

**JULY 14, 1997**
**Amended _____, 2010**

**SAN FRANCISCO REDEVELOPMENT AGENCY**
**Agency May 27, 2010**

**DRAFT PLAN AMENDMENT**
**REDEVELOPMENT PLAN**
**for the**

**HUNTERS POINT SHIPYARD**
**PROJECT AREA**

# *The Mayor's Hunters Point Shipyard Citizens Advisory Committee (CAC)*

**MEETING**

## Monday, May 24, 2010

**6:00pm - 8:00pm**

South East Community Facility (Alex Pitcher Community Room)
1800 Oakdale Ave., San Francisco, 94124

| ***CHAIR*** Dr. Veronica Hunnicutt | | ***VICE-CHAIR*** Ollie Mixon | | | ***SECRETARY*** Christine Johnson | |
|---|---|---|---|---|---|---|
| ***MEMBERS:*** Micah Allen, Utuma Belfrey | Pastor Josiah Bell, Mary Booker, Marcia Dale-LeWinter | Gerald Gage, Servio Gomez, Carmen Kelley | Richard Laufman, Wing Lee, Scott Madison | Ron Mitchell, Charles E. Moore Sr., Diana Oertel | Frank O'Neill, Sululagi Palega, Dedria Smith | Dorris Vincent, Christopher Wagner, Andre Wright |

## Meeting Agenda

1. **Call to Order: (6:00pm)** — Dr. Veronica Hunnicutt, Chair

2. **A. Roll Call:** — Dr. Veronica Hunnicutt, Chair
   **B. Approval of Agenda: May 24, 2010**
   **C. Announcements:**

3. **Continuing Business:**

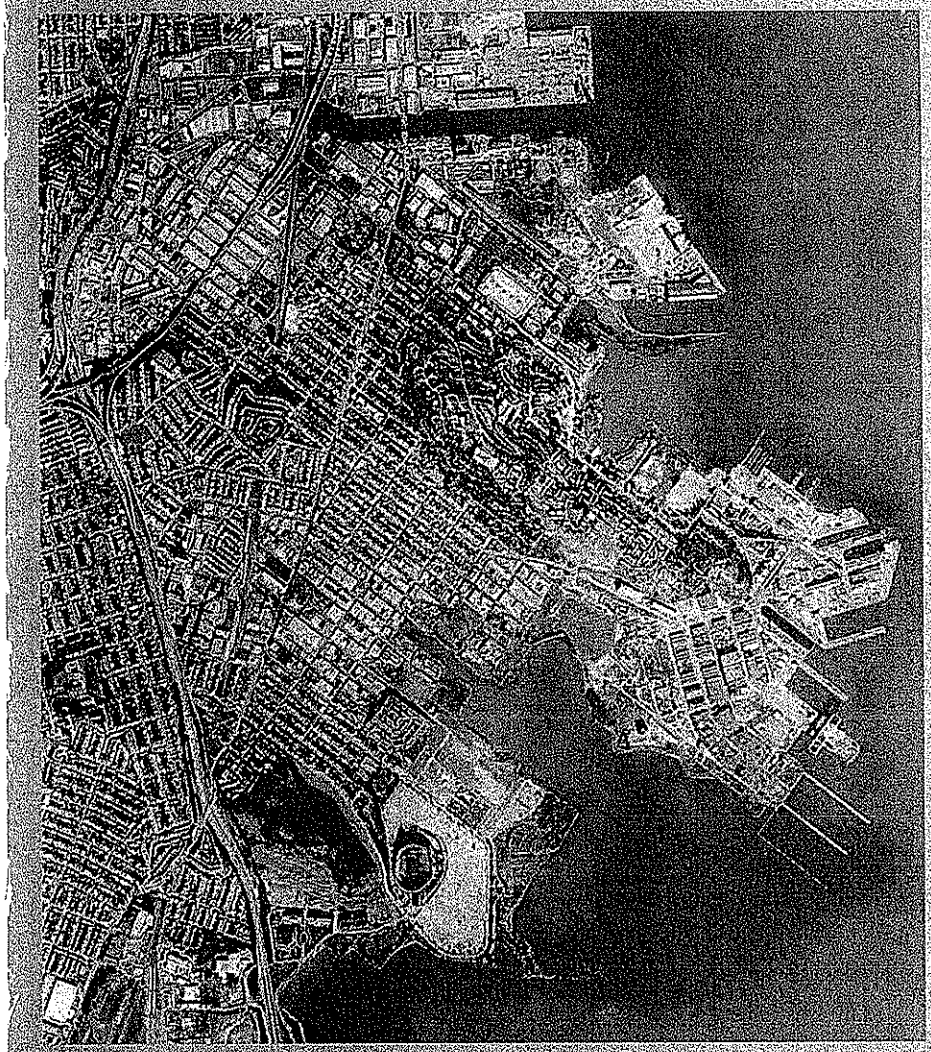
   A. ***Action Item:*** Endorsing the Disposition and Development Agreement for the Hunters Point Shipyard Phase 2 - Candlestick Point Integrated Development Project. (Michael Cohen, OEWD)

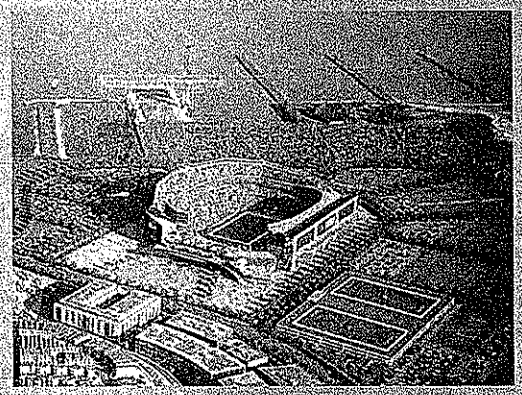
   B. ***Action Item:*** Endorsing and Recommending Approval of the Amendment to the Hunters Point Shipyard Redevelopment Plan to the Redevelopment Agency Commission and the Board of Supervisors. (Tom Evans, SFRA)

4. **Public Comment: (On non-agenda items)**

5. **Adjournment: (8:00pm)** — Dr. Veronica Hunnicutt, Chair

# REPORT





# Hunters Point Shipyard Redevelopment Plan Amendment

## Report on the Plan Amendment


San Francisco Redevelopment Agency


May 2010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