



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 20164

HEARING DATE: APRIL 26, 2018

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Case Nos.: 2007.0946GPA-02 MAP-02 GPR CWP-02
Project: Candlestick Point and Hunters Point Shipyard Phase II (see attached Map)
Zoning: Jamestown Parcel at Candlestick Point:
Existing: RH-2 / Candlestick Point Activity Node Special Use District / CP
Height and Bulk District
Proposed: RH-2 / 40-X Height and Bulk District
Hunters Point Shipyard:
HPS Use District / Hunters Point Shipyard SUD / HP Height and Bulk
District
Block/Lot: Jamestown Parcel at Candlestick Point:
Block 4991 / Lot 276
Hunters Point Shipyard:
Block 4591A / Lots 007, 079, 080, 081; Block 4591D / Lots 136 and 137

ESTABLISHING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN OF THE CITY AND COUNTY OF SAN FRANCISCO FOR PROPOSED AMENDMENTS TO THE BAYVIEW HUNTERS POINT REDEVELOPMENT PLAN AND THE HUNTERS POINT SHIPYARD REDEVELOPMENT PLAN

WHEREAS, In accordance with California Redevelopment Law, the Successor Agency to the San Francisco Redevelopment Agency (or the Office of Community Investment and Infrastructure or "OCII") is proposing to amend both the Bayview Hunters Point ("BVHP") Redevelopment Plan and the Hunters Point Shipyard ("HPS") Redevelopment Plan; and

The proposed amendments will facilitate the development of the Hunters Point Shipyard ("HPS") and Candlestick Point ("CP"), as envisioned in the two respective Redevelopment Plans.

A primary objective of both the HPS Redevelopment Plan and the BVHP Redevelopment Plan is to create economic development, affordable housing, public parks and open space and other community benefits by development of the under-used lands within the two Redevelopment Plan project areas. In 2010, the City approved combining the planning and redevelopment of these two areas provides a more cohesive overall plan, including comprehensive public recreation and open space plans and integrated transportation plans, and improves opportunities to finance the development of affordable housing and the public infrastructure necessary to expedite the revitalization of both areas. This project is referred to as the Candlestick Point – Hunters Point Shipyard Phase 2 Project ("CP HPS2 Project" or "Project").

Approval actions in 2010 ("Original Approvals") included, but were not limited to, General Plan amendments including the creation of the Candlestick Point Sub-Area Plan and the Hunters Point Shipyard Area Plan, Planning Code amendments creating the Candlestick Point Activity Node Special Use District ("SUD") and the Hunters Point Shipyard SUD, amendments to the Bayview Hunters Point

Redevelopment Plan and the Hunters Point Shipyard Redevelopment Plan and the adoption of Design for Development documents for both Candlestick and Hunters Point Shipyard Phase 2.

More specifically, the Original Approvals included amendments to the BVHP Redevelopment Plan that divided the subject BVHP Project Area into Zone 1 and Zone 2. The Candlestick Point portion was designated as Zone 1, indicating that the Office of Community Investment and Infrastructure (“OCII”) (previously the San Francisco Redevelopment Agency) would retain jurisdiction over land use and would be the approval body for development approvals pursuant to California Redevelopment Law. The rest of the BVHP Redevelopment Project Area was designated as Zone 2, indicating that the Planning Department would have jurisdiction over land use regulations, in accordance with a Delegation Agreement between the Planning Department and OCII. The Original Approvals also contemplated the construction of a football stadium at HPS.

Subsequent to the Original Approvals, a new stadium for the 49ers was constructed in Santa Clara, removing the need to accommodate a stadium as a part of the Project.

Subsequent to the Original Approvals, the voters of San Francisco approved Proposition O, the “Hunters Point Shipyard/Candlestick Point Jobs Stimulus Proposition”, which established that office development would not be subject to the annual office cap regulated by Planning Code Sections 320 – 325.

As a result of these circumstantial changes, the Developer and OCII are pursuing refinements to the Project (“Project Refinements”). As a part of the Project Refinements, the BVHP Redevelopment Plan is proposed to be amended to remove the Jamestown Parcel from Zone 1 to clarify that it is not a part of the Project being implemented by the Developer under the DDA. Similarly, as a part of the Project Refinements, the HPS Redevelopment Plan is proposed by revising the street grid and block pattern and land use designations and development caps, including in the area previously proposed for a new stadium (now referred to as the “Warehouse District”).

Pursuant to Sections 33346 and 33354.6 of the California Health and Safety Code regarding California Redevelopment Law, the planning policies and objectives and land uses and densities of the Redevelopment Plans must be found consistent with the General Plan prior to Redevelopment Plan approval or amendment by the Board of Supervisors.

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.

The San Francisco Redevelopment Agency (“Redevelopment Agency”), together with the San Francisco Planning Commission of the City and County of San Francisco (“Planning Commission”) 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 Candlestick Park-Hunters Point Shipyard Phase II Project (“Project”) on June 3, 2010 by Motion No. 18096 and Resolution No. 58-2010, respectively. On July 14, 2010, the San Francisco Board of Supervisors affirmed the Planning Commission’s certification of the FEIR (Motion No. M10-110). The FEIR analyzed a mixed used development, including a stadium use at the Hunters Point Shipyard and various project variants, including the development of up to 5,000,000 square feet of office, research and development space in lieu of a stadium.

On June 3, 2010, the Redevelopment Agency, by Resolution No. 59-2010 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, and took various actions to approve the Project. On the same day, by Motion No. 18097 the Planning Commission also adopted findings pursuant to CEQA (“CEQA Findings”) and took various approval actions related to the Project.

Since the certification of the FEIR the Planning Department, working with the Office of Community Investment and Infrastructure (“OCII”, the successor agency to the San Francisco Redevelopment Agency), has issued several addenda to the FEIR to address project changes. The OCII has determined in Addendum No. 5 for the CP-HPS Phase 2 Project that the actions contemplated at this time related to modifications to the Project (the “Modified Project”) will not result in any new significant impacts or a substantial increase in the severity of previously identified significant effect that would alter the conclusions reached in the FEIR. A copy of Addendum No. 5 and supporting materials are in the Clerk of the Board of Supervisors File No. _____ and available on the Board’s website, and the findings in Addendum No. 5 and supporting materials are incorporated herein by reference as though fully set forth.

On April 17, 2018, the Commission on Community Investment and Infrastructure (“CCII” or “Successor Agency Commission”) adopted CCII Resolution No. 11-2018, 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 and Addendum No. 5 to the FEIR, remain valid and can be relied upon for approval of the Modified Project in compliance with the CEQA.

As part of Resolution No. 11-2018, the CCII made findings regarding the modifications to 16 previously adopted mitigation measures as recommended in Addendum No. 5 and as further set forth in Resolution No 11-2018 and approved the modifications to the adopted mitigation measures. For two of these mitigation measures, Mitigation Measure TR-16, Widen Harney Way, and UT-2, Auxiliary Water Supply System, the language reflects minor changes CCII previously approved based on Addendum No. 1 and Addendum No. 4 as reflected in CCII Resolutions Nos. 1-2014 and 13-2016. In addition, CCII Resolution No. 13-2016 approved modifications to Mitigation Measure TR-23.1, Maintain Proposed Headways of the 29 Sunset, to assure that transit travel times would be consistent with the FEIR analysis. A copy of Resolution No. 11-2018 and supporting materials, including without limitation Addendum No. 1 and Addendum No. 4, and copies of Resolution Nos. 1-2014 and 13-2016 are available under Case No. 2007.0946E, and are incorporated herein by reference as though fully set forth.


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. 5, the findings in CCII Resolution No. 11-2018, and the findings in CCII Resolutions Nos. 1-2014 and 13-2016 concerning amendments to adopted mitigation measures. The Planning Commission finds that the actions contemplated by this Resolution are included in the actions identified in CCII Resolution 11-2018 for purposes of compliance with CEQA. The Planning Commission hereby adopts the additional CEQA Findings in CCII Resolution 11-2018 as its own, including approving the modifications to the 16 adopted mitigation measures recommended for modification in Addendum No. 5. Additionally, the Planning Commission approves the modifications previously approved by CCII to Mitigation Measures TR-16, TR-23.1, and UT-2 for the reasons set forth in CCII Resolution Nos. 1-2014 and 13-2016.

On May 3, 2010, by Motion No. 18099, the Planning Commission adopted “Master General Plan and Planning Code Section 101.1 Finding” (“Original General Plan Findings”) establishing that on balance, the Project under the Original Approvals consistent with the General Plan and Planning Code Section 101.1.

The Planning Commission finds that in light of the changes to the Project, including the subject Redevelopment Plan Amendments, the Original General Plan Findings are still relevant and can be applied to the Project with the Project Refinements; therefore the Project with the Project Refinements, including the subject Amendments are, on balance, consistent with the General Plan and Planning Code Section 101.1. The findings attached to Resolution No. 18099 as Exhibit A, are hereby incorporated herein by this reference as if fully set forth.

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission having considered this proposal at a public meeting on April 26, 2018 pursuant to Planning Code Sections 302(b) and 340, having heard and reviewed oral and written testimony and reports, and having reviewed and certified the Final Environmental Impact Report on the Redevelopment Plans as adequate, complete, and in compliance with CEQA, and having adopted findings regarding the subsequent addendum as described above, does hereby find the Bayview Hunters Point Redevelopment Plan, as amended, and the Hunters Point Shipyard Redevelopment Plan, as amended, and attached as Exhibits A and B respectively, in conformity with the General Plan as it is recommended to be amended.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on April 26, 2018.


Jonas P. Ionin
Commission Secretary

AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
NOES: None
ABSENT: Melgar
ADOPTED: April 26, 2018