



450-0062026-014

May 14, 2026

Catarina Kidd
Director of Planning
CP Development Co.
One Sansome Street, Suite 3500
San Francisco, CA 94104

Subject: Candlestick Point Major Phase Consistency Determination

Dear Ms. Kidd,

Pursuant to Recital L of DPW Order No. 182724 – Conditions of Approval for Vesting Tentative Subdivision Map 7878 (“VTSM 7878”), the Subdivider is required to obtain from the Office of Community Investment and Infrastructure (“OCII”) a written determination that the proposed Final Map is consistent with the Bayview Hunters Point Redevelopment Plan, applicable Plan Documents, the approved Major Phase, and implementing project approvals.

This letter provides OCII’s consistency determination based on the Developer’s submitted materials.

Daniel Lurie
MAYOR

Thor Kaslofsky
EXECUTIVE DIRECTOR

Dr. Carolyn Ransom-Scott
CHAIR

Mark Miller
Mahsa Hakimi
Kent Lim
Earl Shaddix
COMMISSIONERS

Consistency Findings

OCII has reviewed the Final Map and determined that it is consistent with the Bayview Hunters Point Redevelopment Plan, the Disposition and Development Agreement (“DDA”), as amended, the Candlestick Point Design for Development, the 2019 Major Phase Approval, and other applicable Plan Documents and implementing approvals.

The 2019 Major Phase Amendment (Exhibit A), approved by the Successor Agency Commission (“Commission”) on October 15, 2019, per Resolution No. 27-2019, authorized the development of up to 2,949 residential units in the Major Phase covering the present subdivision, including up to 750,000 square feet of office/research and development uses across five Sub-Phases. The portion of Major Phase 2 proposed for

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subdivision includes 675 housing units and up to 750,000 square feet of commercial space. OCII confirms that the 2019 Major Phase Amendment authorizes this development intensity within the area now designated as Candlestick Point Major Phase 2.

Pursuant to 3.4.1(a) of the DDA, *Initial Major Phase* (refer to PDF Page 10 of Exhibit B), the Developer may amend the approved Major Phase as necessary through the Design Review and Document Approval Procedures (“DRDAP”) for all or any portion of the real property subject to the approved Major Phase as shown on the Phasing Plan (refer to Exhibit D). The DDA further provides that the Developer is not required to submit a new or amended Major Phase Application for development of any portion of the real property consistent with the approved Major Phase.

Accordingly, the Fourth Amendment to the DDA, as approved by the Commission on September 3, 2024 (Resolution 27-2024), restructured project phasing by eliminating Sub-Phases and reconfiguring the project into additional Major Phases. This reconfiguration of Major Phases does not alter or supersede the scope of the approved Major Phase adopted in 2019. Rather, the area now designated as Major Phase 2 constitutes a portion of the area governed by the 2019 Major Phase approval and remains subject to the 2019 approval.

OCII therefore confirms that the 2019 Major Phase Approval applies to and authorizes development of Candlestick Point Major Phase 2, and that no new or amended Major Phase Application is required for development consistent with that approval.

Based on the materials submitted by the Developer, OCII determines that the Final Map is consistent with the Bayview Hunters Point Redevelopment Plan, applicable Plan Documents, the approved Major Phase, and implementing project approvals, and therefore satisfies the consistency requirement set forth in Recital L of VTSM 7878.


Future subdivision of the CP Center remainder lot could constitute a future material amendment to the 2019 Major Phase approval if the cumulative Office/R&D square footage within the CP Center area exceeds the 750,000 square feet approved under the 2019 Major Phase Amendment. Any such exceedance would require review by the Hunters Point Shipyard Citizens Advisory Committee and approval by the Commission.

Please contact Lila Hussain at lila.hussain@sfgov.org or Inder Grewal inderbir.grewal@sfgov.org if you have any questions or require further clarification.

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Sincerely,

DocuSigned by:

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Thor Kaslofsky
Executive Director
OCII