

LEGISLATIVE DIGEST

[General Plan Amendments - Candlestick Point and Hunters Point Shipyard Phase 2 Project]

Ordinance amending the General Plan in connection with revisions to the Candlestick Point and Hunters Point Shipyard Phase 2 Project in order to facilitate redevelopment; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 340.

Existing Law

In 2010, the City adopted amendments to two redevelopment plans, the Hunters Point Shipyard Redevelopment Plan (“HPS Plan”) and the Bayview Hunters Point Redevelopment Plan (“BVHP Plan”), to facilitate development within the two redevelopment plan areas of the Candlestick Point - Hunters Point Shipyard Phase 2 Project (“Project”). At that time, the City approved conforming changes in the General Plan to align the General Plan with the amendments to the redevelopment plans.

The BVHP Redevelopment Plan contains a Project Area B, which includes two zones. Zone 1 contains the Candlestick Point portion of the Project area. The BVHP Redevelopment Plan sets out the land use controls for the Candlestick Point portion of the Project. Zone 2 contains the rest of Project Area B; the BVHP Plan provides that the Planning Code applies in Zone 2. The HPS Redevelopment Plan sets out the land use controls for the Hunters Point Shipyard portion of the Project.

Amendments to Current Law

The successor agency to the Redevelopment Agency, commonly referred to as the Office of Community Investment and Infrastructure (“OCII”) is proposing to amend the BVHP Redevelopment Plan to shift a small portion of the Candlestick Point area, referred to as the Jamestown Parcel, from Zone 1 of the BVHP Project Area to Zone 2 of the BVHP Project area. This amendment will allow the current owner of the Jamestown Parcel to develop the parcel under the Planning Code instead of the land use controls that apply in the Project area. The Planning Commission has proposed conforming amendments to the Candlestick Point Subarea Plan maps and conforming amendments to other General Plan maps to reflect the shift of the Jamestown Parcel into Zone 2.

OCII is proposing to amend the HPS Redevelopment Plan to remove references to development of a stadium (as the San Francisco 49ers have built a stadium in Santa Clara). In addition, OCII proposes revisions to the street and pedestrian circulation layout to align with the historic shipyard layout, including the location of some open space; and proposes minor clarifications to allowed land uses. The Planning Commission has proposed conforming

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amendments to the Hunters Point Shipyard Area Plan text and maps in the General Plan to reflect the removal of the stadium and the revised layout and land uses within the HPS Redevelopment Plan area.

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