



# SAN FRANCISCO PLANNING DEPARTMENT

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May 4, 2018

Ms. Angela Calvillo, Clerk  
Supervisor Malia Cohen  
Board of Supervisors  
City and County of San Francisco  
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**Re: Transmittal of Planning Department Case Number :**  
**2007.0946 GPA-02 / MAP-02 / GPR-03**  
**Candlestick Point – Hunters Point Shipyard Phase 2 (CP-HPS2) Project**  
**Modifications**  
**BOS File No: \_\_\_\_\_ (pending)**  
**Planning Commission Recommendation: Approval**

Dear Ms. Calvillo and Supervisor Cohen,

On April 26, 2016, the San Francisco Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinances regarding modifications to the CP HPS2 Project ("Project Modifications").

Originally approved 2010, the CP HPS2 Project consists of the large scale mixed-use, multi-modal development at Candlestick Point and Hunters Point Shipyard, covering approximately 702 acres along the City's southeastern waterfront. Because the Project is within the BVHP, and Hunters Point Shipyard ("HPS") Redevelopment Project Areas, OCII as the Successor Agency to the Redevelopment Agency, is the lead agency in implementing this Project. OCII along with Developer, FivePoint, are proposing modifications to the original project; a description of the Project Modifications is provided in the Executive Summary attached.

Several required Board of Supervisors actions regarding the subject Project Modifications have originated with the Community Investment and Infrastructure Commission ("CCII") and are being transmitted under separate cover.

However, because the San Francisco General Plan and Planning Code are under the jurisdiction of the Planning Commission, the following Ordinances regarding the Project Modifications have been initiated and acted upon by the Planning Commission:

1. **General Plan Amendments:** the General Plan Amendments, initiated on March 22, 2018, include (1) revising the Candlestick Point Sub-Area Plan of the Bayview Hunters Point Area Plan by removing Assessor's Block and Lot 4991 / 276 ("Jamestown Parcel") from the boundaries of the Sub-Area Plan; and (2) revising the Hunters Point Area Plan by removing mention of the previously-proposed stadium from the Plan's text and its maps and by updating the graphics to align with the proposed Shipyard redesign.

**Candlestick Point – Hunters Point  
Shipyard Project Modifications**

2. **Planning Code Map Amendments:** the Map Amendments, initiated on March 22, 2018, include amending Planning Code Sectional Map SU10, and HT10 by revising the boundaries of the Candlestick Point Activity Node SUD and the CP Height and Bulk District by removing the Jamestown Parcel.
  
3. **Findings of General Plan Consistency:** 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 made such findings as provided in Commission Resolution 20164.

The Planning Commission, the Redevelopment Commission and the Board of Supervisors certified the Final Environmental Impact Report in 2010. OCII, in collaboration with the Planning Department published several addenda to the FEIR, including Addendum No. 5, which analyzes the Project Modifications. CCII, by Resolution No. 11-2018, among other findings, found that the Project Modifications will not result in any new significant impacts or a substantial increase in the severity of previously identified significant effects that would alter the conclusions reached in the FEIR. The Planning Commission adopted these findings by reference, which are incorporated into the respective approval resolutions.

At the April 26, 2018 hearing, the Commission voted to recommend **approval** of the proposed Ordinances. Please find attached documents relating to the Commission's action.

If you have any questions or require further information please do not hesitate to contact me.  
Sincerely,



Aaron D. Starr  
Manager of Legislative Affairs

cc: Sophia Kittler, Aide to Supervisor Kim  
Elaine Warren, Deputy City Attorney  
Erica Major, Office of the Clerk of the Board  
John Carroll, Office of the Clerk of the Board  
Jose Campos, OCII  
Aaron Foxworthy, OCII

**Candlestick Point – Hunters Point  
Shipyards Project Modifications**

Attachments (one copy of the following):

- Planning Commission Resolution No. 20162 (General Plan Amendments)
- Planning Commission Resolution No. 20163 (Map Amendments)
- Planning Commission Resolution No. 20164 (General Plan Consistency Findings for Redevelopment Plan Amendments)

- Planning Commission Executive Summary
- General Plan Amendments Draft Ordinance\* and Legislative Digest
  - Revised Text to the HPS Area Plan
  - Revised Maps to the CP Sub-Area Plan and the HPS Area Plan
- Planning Code Map Amendments Draft Ordinance\* and Legislative Digest

Addendum 5 to the CP-HPS2 2010 FEIR

\*official redline version and two copies included in this transmittal to the Clerk of the Board

*I:\Citywide\Community Planning\Southeast BVHP\Candlestick HP Lennar\Post Approval Review\HP Phase 2 Redsign\Legislation\BOS Packet\CP HPS 2018 Mods - BOS transmittal.doc*