

LEGISLATIVE DIGEST

[Redevelopment Plan Amendments - Hunters Point Shipyard]

Ordinance approving amendments to the Hunters Point Shipyard Redevelopment Plan to conform to Proposition O, adopted by the San Francisco voters on November 8, 2016, exempting the Candlestick Point and Hunters Point Shipyard Phase 2 Project area from the office development controls established under Planning Code, Sections 320-325; directing the Clerk of the Board to transmit a copy of this Ordinance upon its enactment to the Successor Agency; making findings, including environmental findings under the California Environmental Quality Act, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

The Board of Supervisors approved the Hunters Point Shipyard Redevelopment Plan (“HPS Plan”) for the Hunters Point Shipyard Redevelopment Project Area (“HPS Project Area”) by Ordinance Nos. 285-97 (July 14, 1997) and No. 211-10 (August 3, 2010). The HPS Plan establishes the land use controls for the HPS Project Area.

The HPS Project Area is divided into Phase 1 and Phase 2 subareas and consists of several land use districts. Phase 2 consists of the Shipyard South Multi-Use District, Shipyard North Residential District, Shipyard Village Center Cultural District, Shipyard Research and Development District, Shipyard South Multi-Use District, and Shipyard Shoreline Open Space District. The HPS Plan authorizes a mix of uses in these districts, including neighborhood-serving retail, businesses, office and residential uses. Section D of the HPS Plan provides that “The only sections of the Planning Code that shall apply, pursuant to the provisions of this Plan are Sections 101.1, 295, 314, and 320-325, as such sections are in effect as of the 2010 Plan Amendment Date.” Section II.D.5 of the HPS Plan also describes application of the office development limitations under Planning Code Sections 320-325 to office development in the HPS Project Area.

Amendments to Current Law

The ordinance would authorize amendments to the HPS Plan (“Plan Amendments”) to implement Proposition O, which exempts Phase 2 of the HPS Project Area from the office development limitations of Planning Code Sections 320-325 (Proposition M). The legislation also would adopt findings under the California Environmental Quality Act and findings of consistency with the City’s General Plan and the priority policies of Planning Code Section 101.1.

Amendments to Section II.D.5 (Office Development Limitations) of the HPS Plan clarify that (1) Planning Code Section 324.1, added by Proposition O and reflecting the exemption, applies to Phase 2 of the HPS Project Area as of 2017, and (2) Planning Code Sections 320-325, as they were in effect

as of 2010, continue to apply to Phase 1 of the HPS Project Area. Other minor technical amendments maintain internal consistency of the HPS Plan with the amendments described above, update the findings of conformity of the HPS Plan with the Community Redevelopment Law, and reflect the determination of General Plan consistency made in connection with the Plan Amendments.

Background Information

A primary objective of the HPS Plan is to create economic development, affordable housing, parks and open space, and other community benefits by developing under-utilized lands in the HPS Project Area. The Office of Community Investment and Infrastructure, as the Successor Agency to the former San Francisco Redevelopment Agency, has determined that the Plan Amendments would help achieve the goals and objectives of the HPS Plan, including the development of economic and job vitality. Moreover, the Plan Amendments would implement the intent of the voters and resolve the inconsistency between the HPS Plan and Proposition O by clarifying that Planning Code Sections 320-325 (Proposition M) do not apply to Phase 2 of the HPS Project Area. The Plan Amendments make no changes to the allowable land uses or the amount of permitted office development in the HPS Plan. Rather, the Plan Amendments would help realize the goals and objectives set forth in the HPS Plan by ensuring a reasonable and reliable pace of development that will help deliver community benefits more quickly.

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