

1 [General Plan Amendments Concerning Hunters Point Shipyard Redevelopment Plan.]

2  
3 **Ordinance amending the San Francisco General Plan to make the General Plan**  
4 **consistent with the Hunters Point Shipyard Redevelopment Plan, and making various**  
5 **findings, including environmental findings and findings of consistency with the**  
6 **General Plan and Planning Code Section 101.1.**

7 Note: Additions are *single-underline italics Times New Roman*;  
8 deletions are *strikethrough italics Times New Roman*.  
9 Board amendment additions are double underlined.  
Board amendment deletions are ~~strikethrough normal~~.

10 Be it ordained by the People of the City and County of San Francisco:

11 Section 1. Findings. The Board of Supervisors of the City and County of San  
12 Francisco hereby finds and determines that:

13 A. Pursuant to City Charter Section 4.105 and San Francisco Planning Code  
14 Section 340, any amendments to the General Plan shall first be considered by the San  
15 Francisco Planning Commission ("Commission") and thereafter recommended for approval or  
16 rejection by the Board of Supervisors.

17 B. The Hunters Point Redevelopment Plan, adopted by the Board of Supervisors in  
18 1997 by Ordinance No. 285-97, would provide for approximately 1,600 units of housing over  
19 the next 10 years, on approximately 40 acres of land, with 61.5 acres of mixed use  
20 development, and 141.5 acres of open space to support these developments and 250 acres  
21 devoted to research and development and future industrial use ("Redevelopment Plan".) The  
22 Redevelopment Plan also calls for continued use of the Hunters Point Shipyard for maritime  
23 and other industrial uses with the residential uses buffered from heavy industrial uses by  
24 mixing clean and light industrial uses with residential uses in buffer zones.

1 C. Although the Redevelopment Plan would be consistent with the General Plan's  
2 visions, ultimately a number of conforming amendments to the General Plan are required to  
3 allow redevelopment of the Hunters Point Shipyard to proceed. The Redevelopment Plan  
4 supports the underlying goals of the General Plan, such as the development of affordable  
5 housing in underutilized areas that compliments surrounding neighborhood character, the  
6 provision of greater open space along the shoreline, the provision of space for incubator  
7 industries, and the protection of current industrial areas.

8 D. On October 21, 2004, the Planning Commission, by Resolution 16784, adopted  
9 a Resolution of Intent to Initiate amendments to elements of the General Plan in order to find  
10 the Redevelopment Plan for the Hunters Point Shipyard in conformity with the General Plan.  
11 A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No.  
12 \_\_\_\_\_.

13 E. On November 18, 2004, the Planning Commission, by Resolution No. \_\_\_\_  
14 \_\_\_\_\_, recommended the proposed amendments to the General Plan to the Board of  
15 Supervisors. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in  
16 File No. \_\_\_\_\_.

17 F. Pursuant to Planning Code Section 340, the Board finds that the proposed  
18 General Plan amendments will serve the public necessity, convenience, and welfare for the  
19 reasons set forth in Planning Commission Resolution No. \_\_\_\_\_, which reasons are  
20 incorporated herein as though fully set forth. A copy of said Resolution is on file with the Clerk  
21 of the Board of Supervisors in File No. \_\_\_\_\_.

22 G. In accordance with the actions contemplated herein, this Board adopted  
23 Resolution No. \_\_\_\_\_, concerning findings pursuant to the California Environmental  
24 Quality Act (California Public Resources Code sections 21000 et seq.). Said Resolution is on  
25

1 file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is incorporated  
2 herein by reference.

3 H. The Board hereby finds that this Ordinance is consistent with the General Plan  
4 as it is proposed to be amended, and with Planning Code Section 101.1 for the reasons set  
5 forth in Planning Commission Resolution No. \_\_\_\_\_, which reasons are incorporated herein  
6 as though fully set forth. A copy of said Resolution is on file with the Clerk of the Board of  
7 Supervisors in File No. \_\_\_\_\_.

8 Section 2. The Board of Supervisors hereby approves the following amendments to  
9 the General Plan of the City and County of San Francisco:

10 A. Amend Page I.2.18 Policy 5.9 of the Commerce and Industry Element of the  
11 General Plan to read as follows:

12 ~~Reestablish Hunter's Point Naval Shipyard as a major source of maritime employment and~~  
13 ~~activity. Until its closure in 1974, the Hunter's Point Naval Shipyard was a major source of maritime~~  
14 ~~employment and activity, both military and civilian. At its peak, the shipyard was one of the largest~~  
15 ~~industrial employers in the city. Efforts to revive use of its facilities should be encouraged. In addition~~  
16 ~~to the important ship repair, ship building, docking and other industrial facilities which remain but are~~  
17 ~~unused, the shipyard presents opportunities for additional industrial and maritime uses. Perhaps its~~  
18 ~~most important asset is its proximity to natural deep water. There is the potential for the development~~  
19 ~~of a deep water port designed to carry high capacity bulk cargoes. West Coast ports, such as Long~~  
20 ~~Beach, Portland and Seattle, are investigating and pursuing their own potential for deep water port~~  
21 ~~development. Vancouver has developed a deep water port. Hunter's Point appears to offer one of the~~  
22 ~~best and least expensive opportunities for such a facility if some of the environmental problems it poses~~  
23 ~~can be solved.~~Redevelop Hunters Point Shipyard to provide employment in the industrial, maritime  
24 industrial, research & development, and cultural sectors, consistent with the Hunters Point Shipyard  
25 Redevelopment Plan. The Hunters Point Shipyard Redevelopment Plan designates the location of

1 planned land uses throughout the Shipyard. Land uses include a variety of industrial, research and  
2 development, cultural and educational uses, maritime industrial, and mixed land uses. The Plan also  
3 includes residential and open space uses, discussed elsewhere in the Plan. For specific policies  
4 governing Hunters Point Shipyard, see the Hunters Point Shipyard Redevelopment Plan and its  
5 accompanying Design for Development document.

6 B. Amend Page I.3.25, Objective 3 of the Recreation and Open Space Element of  
7 the General Plan to read as follows:

8 **OBJECTIVE 3 PROVIDE CONTINUOUS PUBLIC OPEN SPACE ALONG THE**  
9 **SHORELINE UNLESS PUBLIC ACCESS CLEARLY CONFLICTS WITH MARITIME**  
10 **USES OR OTHER USES REQUIRING A WATERFRONT LOCATION.**

11 The Pacific Ocean, San Francisco Bay and their respective shorelines are the most  
12 important natural resources in San Francisco. Their open space potential is considerable.  
13 Together they offer unlimited opportunities for water oriented recreation. They are the pride of  
14 San Francisco's views and the source of the city's agreeable climate. Furthermore, most of  
15 the property adjacent to the thirty-two mile shoreline is in public ownership. This offers an  
16 unparalleled opportunity to provide a variety of open space experiences.

17 The western and northwestern shoreline should function as a long unbroken stretch of  
18 open space; its natural qualities should be preserved and should complement the more urban  
19 character of new open spaces along the Bay.

20 On the northeastern and eastern shoreline the objective is different. Here the challenge  
21 is to provide more open space along the Bay and public access to the shoreline while  
22 maintaining active maritime and other essential waterfront uses.

23 Significant progress has been made in opening the shoreline to the public. With  
24 the advent of the Golden Gate National Recreation Area the shoreline of the Presidio and Fort  
25 Mason have been made available to the public. Sutro Baths has been acquired and Ft.

1 Funston and Lands End have been developed with trails making them more accessible. The  
2 creation of the Candlestick Point State Recreation Area in the southeastern corner of the City  
3 has added ~~171 acres and~~ 3 ½ miles of public shoreline. ~~The India Basin Shoreline Park to be~~  
4 ~~provided on public and private property will add another 0.4 mile of shoreline access. In addition, the~~  
5 ~~City will acquire the 500 acre Hunter's Point Shipyard from the U. S. Navy, for which a draft reuse~~  
6 ~~plan prepared by the City reserves 104 acres for shoreline open space, including a wetlands area. The~~  
7 ~~India Basin Shoreline Park has added another 0.4 miles of shoreline access. In addition, the San~~  
8 ~~Francisco Redevelopment Agency Commission will acquire the 500 acre Hunters Point Shipyard from~~  
9 ~~the U.S. Navy. Much of the shoreline not required for maritime industrial use will be retained for~~  
10 ~~shoreline open space. Details are contained in the Hunters Point Shipyard Redevelopment Plan.~~

11 In the Central Waterfront, Warm Water Cove and Agua Vista Park have been made  
12 accessible developed by the Port as mitigation for maritime fill projects. The Port also is  
13 improving the public boat launch and creating a new public access area near Pier 52.

14 On Port property in the northeast waterfront, the removal of the Embarcadero Freeway  
15 and construction of transportation and landscaping improvements, and the 2.75 mile shoreline  
16 Herb Caen Way/Embarcadero will link existing and future waterfront activities. Pier 7 has  
17 been redeveloped as a public access and fishing pier. A 2.5 acre shoreline park (3.25 acre  
18 including the existing promenade) is planned at Rincon Point south of the Ferry Building, and  
19 the first phase (four acres) of a 6.8 acre South Beach Park has been developed at the base of  
20 Second Street adjacent to South Beach Harbor as part of the Rincon Point-South Beach  
21 Redevelopment project. New plazas and open space amenities in the Pier 1 - Ferry Building -  
22 Agriculture Building area will be developed based on public planning efforts for the Mid-  
23 Embarcadero/Ferry Building area, and the Port's Downtown Ferry Terminal Project.

24 In addition, the Port proposes three major new open spaces in its Waterfront Land Use  
25 Plan. The Brannan Street Wharf would be a large open space involving the removal of two

1 piers along The Embarcadero Promenade at the base of Brannan Street. T he Northeast  
2 Wharf would be sited between Piers 15 and 29. The Fisherman’s Wharf Triangle Plaza with  
3 accessory commercial development is planned to replace surface parking. Finally, the Port's  
4 Waterfront Land Use Plan promotes the creation of pedestrian walkways, (the "PortWalk"), to  
5 connect existing and proposed public access areas on piers with Herb Caen Way/The  
6 Embarcadero Promenade.

7 Of the approximately 16 miles of shoreline on the eastern shoreline, about 4-1/2 miles  
8 are or will be publicly accessible, primarily on Port property along The Embarcadero between  
9 Aquatic Park and China Basin (including the new parks and open spaces located in between).  
10 Of the 11-1/2 miles of shoreline which is not publicly accessible the U.S. Navy owns about  
11 three miles in Hunter's Point Shipyard ~~which will be transferred to the City~~, private property  
12 owners own about 1-1/2 miles, and the Port owns the balance. After Hunters Point Shipyard is  
13 transferred to the San Francisco Redevelopment Agency, beginning in 2004 or 2005, the Hunters Point  
14 Shipyard Redevelopment Plan and its accompanying Design for Development document calls for  
15 portions of the shoreline to be made publicly accessible, as conditions permit.

16 On the western and northwestern shoreline while a significant amount of public open  
17 space has already been retained, permanent preservation of a few prime open spaces has  
18 not been insured.

19 Despite this progress, there is room for further improvement as described in site-  
20 specific policies in the Western, Northwestern, Northeastern and Eastern Shoreline sections  
21 below.

22 C. Amend Page I.3.25 of the Recreation and Open Space Element of the General  
23 Plan to add Policy 3.5 to read as follows:

24 **Policy 3.5 Provide new public open spaces along the shoreline.**

25

1 The City cannot meet all its shoreline recreation potential simply by improving existing public  
2 open spaces and by applying the guidelines governing new development. Certainly, shoreline access in  
3 private developments and places to fish or view port operations will help realize the shoreline's  
4 recreation potential. But some new larger public open spaces are also needed.

5 D. Amend Page I.3.39 of the Recreation and Open Space Element of the General  
6 Plan to read as follows:

7 ~~Seek ways to increase public access to the shipyard without interfering with maritime use.~~  
8 ~~Encourage construction of new naval housing near the north gate entrance. Shoreline access could be~~  
9 ~~provided along the South Basin extending east from the Candlestick Point State Recreation Area. A~~  
10 ~~trail connecting India Basin and Candlestick Point could be provided along Earl Street through the~~  
11 ~~Naval Shipyard site to link up with the City shoreline trail.~~

12 The Hunters Point Shipyard Redevelopment Plan and its companion Design for Development  
13 document would provide a balanced open space system with sites strategically located throughout the  
14 Shipyard. The Plan enhances the Shipyard's existing natural amenities by retaining portions of the  
15 Bay Shoreline, vistas from hilltop sites, as well as reserving relatively flat sites for development of  
16 athletic fields. The plan would reserve land and develop a mix of parks and open spaces distributed  
17 throughout the Shipyard that would accommodate active and passive recreational users. The intent is  
18 to accommodate residents and workers, as well as Shipyard visitors and residents of the South Bayview  
19 District.

20 E. Amend Page I.4.38 of the Transportation Element of the General Plan to read as  
21 follows:

22 **Harney Way**

23 Proposed to serve Candlestick Park, Hunter's Point and new freight, commercial and  
24 recreational development. Refer to South Bayshore and ~~Hunter's Point Naval Shipyard~~  
25 ~~Conversion Plan.~~ the Hunters Point Shipyard Redevelopment Plan.

1 F. Amend Page I.6.9, Policy 3.2 of the Environmental Protection Element of the  
2 General Plan to read as follows:

3 **Promote the use and development of shoreline areas consistent with the Master**  
4 **Plan and the best interest of San Francisco.**

5 Other portions of the Master Plan set policy on how the city's shoreline areas should  
6 ultimately be developed. They are the Recreation and Open Space and Urban Design  
7 Elements and the Northeastern Waterfront, Western Shoreline, and South Bayshore Area  
8 Plans. For specific policies governing Hunters Point Shipyard, see the Hunters Point Shipyard  
9 Redevelopment Plan and its accompanying Design for Development document. The Bay  
10 Conservation and Development Commission (BCDC) and the California Coastal Commission  
11 also set policy on shoreline development. Within the framework set by these regional  
12 planning agencies, San Francisco should promote the use and development of its shoreline  
13 areas in accordance with those policies in the Master Plan that serve the best interests of the  
14 citizens of the city.

15 G. Amend Page I.9.25, Policy 6 of the Arts Element of the General Plan to read as  
16 follows:

17 **Policy 6 Insure the active participation of artists and arts organizations in the planning**  
18 **and use of de-commissioned military facilities in San Francisco.**

19 **Background**

20 Military facilities at the Presidio ~~and Hunters Point Shipyard~~ have been considered for de-  
21 commissioning, while the Hunter's Point Shipyard is to be transferred to the San Francisco  
22 Redevelopment Agency beginning in 2004 or 2005. ~~Up to 50% of Hunters Point Shipyard is to be~~  
23 ~~leased to the City by November, 1991.~~ The Presidio contains many structures which are suitable  
24  
25



1 for use by artists and arts organizations who would bring new vitality and character, as well as  
2 economic benefits through tourism to the Presidio.

3 Portions of Hunters Point Shipyard are currently used for artists studio space and small  
4 businesses. The continued and expanded use of these facilities for the arts ~~should be~~  
5 ~~considered in future plans for the shipyard~~ are considered, and included as a general principal of the  
6 Hunters Point Shipyard Redevelopment Plan. For specific policies governing Hunters Point Shipyard,  
7 see the Hunters Point Shipyard Redevelopment Plan and its accompanying Design for Development  
8 document.

9 Two national models for the successful adaptation of military properties for use as  
10 artists spaces are Fort Mason Art Center in San Francisco and the Headlands Art Center at  
11 Fort Barry in Marin County.

12 H. Amend Page II.9.1 of the South Bay Shore Element of the General Plan as  
13 follows:

14 **INTRODUCTION**

15 This plan is a tool for residents and the City to guide the future development of the  
16 South Bayshore district of San Francisco. It includes sections on Land Use, Transportation,  
17 Housing, Commerce, Industry, Recreation and Open Space, Urban Design, Community  
18 Facilities and Services, and Public Safety. South Bayshore, commonly known as Bayview  
19 Hunters Point, is a predominantly industrial and residential district. Historically it has been the  
20 location of the City's heaviest industries, some of its poorest residents, and its greatest  
21 concentration of public housing: characteristics which frequently placed it outside the  
22 mainstream of San Francisco life. But today South Bayshore is a critical junction as urban  
23 growth is proceeding in a southeast direction toward South Bayshore, creating a situation  
24 whereby its problems can be translated into major opportunities for community, citywide and  
25 regional progress. Projects along the southeast corridor of San Francisco, such as South of

1 Market, Mission Bay, the Bayshore Corridor, and Hunters Point Shipyard are increasing the  
2 significance of South Bayshore in the future development of the City as a whole. This plan,  
3 based on seven years of citizen input, seeks to provide guidelines for realizing South  
4 Bayshore's growth potential in a manner that is in the best interest of the local residents and  
5 the city as a whole. This plan was adopted on July 20, 1995 by Resolution # 13917 as part of  
6 the Master Plan of the City and County of San Francisco and replaces the South Bayshore  
7 Area Plan adopted on February 19, 1970 by Resolution #6486 and subsequently amended. ~~A  
8 separate sub-area plan is being prepared for Hunters Point Naval Shipyard (as part 2 of the South  
9 Bayshore Plan) and the following policies which relate to that property are only intended to provide an  
10 area-wide framework for the more comprehensive Shipyard re-use plan. — A subarea of the South  
11 Bayshore Plan, Hunters Point Shipyard, is governed by the Hunters Point Shipyard Redevelopment  
12 Plan, and its companion Design for Development document.~~

13 I. Amend Page II.9.7 of the South Bay Shore Element of the General Plan as  
14 follows:

15 **PLAN STRATEGY**

16 The Third Street and Candlestick Perimeter proposals are the nuclei for making the  
17 South Bayshore Area Plan an effective and implementable plan. Attached to these proposals  
18 are a number of other proposals and policies that reflect citizen input and are designed to  
19 strengthen the plan's function for bringing about real change that is in the best interest of  
20 Bayview Hunters Point residents and the city as a whole. These ancillary proposals and  
21 policies are contained in the appropriate plan sections that follow this introductory chapter.  
22 Below is a brief summary of some of the more significant proposals:

23 Conserve and enhance low-density character of existing residential areas

24 Modernize the Wastewater Facilities in order to enhance the residential livability along  
25 the southeast shoreline

1 Protect and where possible expand industrial areas that offer greatest potential for  
2 increasing local job and income opportunities and strengthening and diversifying the economy  
3 of the city as a whole

4 Develop light rail transit from Downtown through Bayview, preferably along Third Street

5 Protect existing open space and acquire new well-designed open spaces giving special  
6 attention to the vacant triangular blocks on Third Street that could help to soften the visual  
7 appearance of the street

8 Improve the overall environmental quality of South Bayshore

9 Conserve the archeological and cultural heritage of South Bayshore's aboriginal  
10 population

11 Give special priority to eliminating poverty and providing Bayview residents with the  
12 necessary skills and opportunities for full participation in the private market economy

13 Fully integrate Bayview Hunters Point into the economic and cultural fabric of San  
14 Francisco as a whole, giving special attention to the reuse of Hunters Point Shipyard as a means  
15 of diversifying San Francisco's economy and increasing its technological linkages with the regional  
16 and international economy, as expressed in the Hunters Point Shipyard on the Hunters Point Shipyard  
17 Redevelopment Plan.

18 J. Amend Page II.9.14, Policy 1.6 of the South Bay Shore Element of the General  
19 Plan as follows:

20 **Policy 1.6**

21 Encourage development of a healthy mix of residential, retail, open space, and small  
22 trade shops along Innes Avenue to buffer the India Basin industrial area from the Hunters  
23 Point residential community.

24 The stretch of Innes Avenue leading up to the northern point of entry of the Hunters  
25 Point ~~Naval~~ Shipyard serves as a buffer between the heavy industrial uses in India Basin and

1 the residential uses in Hunters Point. This area is undergoing modest private revitalization  
2 with a potential interesting mix of uses taking place. Figure 7 gives a general description of  
3 the area. The base of the area, at the corner of Hawes and Innes Avenues, is the site for Our  
4 Lady of the Lourdes, the oldest Catholic church in the district. Directly behind the church site,  
5 six new housing units have recently been developed. Innes Avenue leading up to the  
6 shipyard is currently zoned CM on the northern side of the street and RH-1 on the southern  
7 side. New housing is being developed on the southern side. Directly north of Innes Avenue  
8 an industrial park is proposed. If developed, it would be bordered on the east by an eleven  
9 acre spit of open space that will provide direct public access to the India Basin shoreline. This  
10 healthy co-mingling of diverse residential, light industrial, small retail, and heavy commercial  
11 uses with natural-oriented open space areas should continue to be encouraged.

12 K. Amend Page II.9.30, Policy 6.4 of the South Bay Shore Element of the General  
13 Plan as follows:

14 **Policy 6.4**

15 **Encourage development of new affordable housing on the ridge portion of**  
16 **Hunters Point Shipyard to help improve the residential character and circulation**  
17 **pattern of the Hunters Point residential area.**

18 The ridge portion of Hunters Point shipyard consists of approximately 70 acres directly  
19 abutting the Hunters Point Hill residential area. This ridge portion of the shipyard used to  
20 provide housing for the military, and many of the housing structures remain. ~~The Mayor's~~  
21 ~~Citizen Advisory Committee on the Hunters Point Shipyard, in developing a reuse plan, should give~~  
22 ~~consideration to developing affordable private housing on this ridge. Such development should be~~  
23 ~~designed with the intent of improving the character and mix of existing residential neighborhoods on~~  
24 ~~Hunters Point Hill, improve the circulation between neighborhoods and adjoining areas, and better~~  
25 ~~integrating into the shipyard into the surrounding community.~~ The Hunters Point Shipyard

1 Redevelopment Plan gives consideration for providing affordable and mixed-income housing ranging  
2 from single-family to multi-family residential developments. The Redevelopment Plan calls for  
3 development of new streets and clustering new residential construction along Hunters Point Hill, to  
4 improve the circulation between the Shipyard and the adjoining residential neighborhoods to better  
5 integrate the shipyard into the surrounding community.

6 L. Amend Page II.9.32 of the South Bay Shore Element of the General Plan as  
7 follows:

8 **INDUSTRY**

9 The principal objectives for industry are to maintain and fully utilize existing industrial  
10 areas to better meet the City's and South Bayshore's economic needs; achieve a closer  
11 linkage between the employment and investment opportunities created in the industrial areas  
12 and the employment and entrepreneurial needs in the Bayview Hunters Point Community.

13 **Background**

14 Over one half of the land in South Bayshore is devoted to industrial uses. The  
15 subareas which have industry as the primary land use include: Northern Industrial, India  
16 Basin, Hunters Point Shipyard, South Basin East, and South Basin West. Together these  
17 industrial areas contain over 500 establishments and provide over 19,000 jobs. Maintaining  
18 the vitality and growth of these areas is crucial to the economic well being and future of South  
19 Bayshore as well as the city as a whole.

20 The Northern Industrial, India Basin and Hunters Point Shipyard subareas are oriented  
21 toward heavy industry, maritime industry, and heavy commercial. Physically removed from the  
22 primary residential areas of South Bayshore, India Basin and the Port's container terminals in  
23 particular are more directly linked to the adjacent maritime/heavy industrial uses in the Central  
24 Waterfront north of Army Street immediately outside the boundaries of South Bayshore.  
25 Industrial growth in South Basin is circumscribed by surrounding residential areas and the

1 Candlestick Point State Recreation Area. Future growth should be directed toward achieving  
2 more efficient utilization of space in already built-up industrial areas and improving  
3 compatibility with the State Park and surrounding residential areas.

4 The other industrial area is the Hunters Point Shipyard. Through special legislation  
5 under the federal Base Closure Act, it is being ceded to the city. Occupying over 500 acres, it  
6 is the single largest industrial area in the district, and has had determining influence on the  
7 overall economy of South Bayshore and the city as a whole, particularly when it was fully  
8 utilized by the Navy as a major ship repair facility from World War II to 1974. By physical  
9 location and characteristics and by citizen input, it is the most appropriate location for new  
10 industrial growth and additional uses. ~~It provides a site where small-, medium-, and large-size~~  
11 ~~businesses can grow and thrive unencumbered by physical proximity to residential area. Moreover, it~~  
12 ~~clearly has the potential to again have determining influence on the local and citywide economy.~~

13 ~~Given~~The conflict between housing and industry as a primary legacy of South  
14 Bayshore and the need to achieve harmony between residential and industrial areas,~~housing~~  
15 ~~growth should be restricted in all areas more appropriately suited for industry~~ prompted the extensive  
16 community involved planning process to develop the Hunter's Point Shipyard Redevelopment Plan  
17 which designates land use throughout the Shipyard. Land uses include a variety of Industrial Uses,  
18 Research and Development Uses, Mixed Land Uses, Cultural and Educational Uses, and Maritime  
19 Industrial Uses. For specific policies governing Hunters Point Shipyard, see the Hunters Point  
20 Shipyard Redevelopment Plan and its accompanying Design for Development document.

21 M. Amend Page II.9.33, Policy 8.2 of the South Bay Shore Element of the General  
22 Plan as follows:

23 **POLICY 8.2 Achieve ~~full~~ reuse of Hunters Point Shipyard.**

24 A major opportunity to bring the Hunters Point Shipyard under productive use for local  
25 purposes has become available with the Congressional Base Closures Act. Separate

1 legislation to specifically cede Hunters Point Naval Shipyard to the City creates a unique  
2 opportunity for ~~the Navy and the City to work together through a joint venture~~ to bring the shipyard  
3 area into full productive use in a way that benefits both the local and regional economy.  
4 Reuse of the shipyard has been planned for in the Hunter's Point Shipyard Redevelopment Plan and  
5 its accompanying Design for Development document. The Redevelopment Plan provides for a mixed  
6 use development including retention of industrial, maritime industrial and other mixed uses. For  
7 specific policies governing Hunters Point Shipyard, see the Hunters Point Shipyard Redevelopment  
8 Plan. is being planned under the auspices of the Office of Military Base Conversion and the Mayor's  
9 ~~Citizen Advisory Committee (CAC) on the Hunters Point shipyard.~~ Given the central role of the  
10 shipyard in the overall economy of South Bayshore and the City and County, it is essential  
11 that these activities be closely coordinated with the planning activities for South Bayshore as a  
12 whole.

13 N. Amend the maps on pages I.1.4, I.1.7, I.1.9, I.2.5, I.2.6, I.2.31, I.3.18, I.3.36,  
14 I.3.47, I.4.32, I.4.55, I.4.56, I.4.59, I.4.75, I.5.13, I.5.16, I.5.34, I.5.35, I.5.39, II.9.3, II.9.5,  
15 II.9.8, II.9.10, II.9.15, II.9.18, II.9.21, II.9.22, II.9.23, II.9.26, II.9.28, II.9.36, II.9.39, II.9.44,  
16 III.1.6, III.1.8, III.1.11, III.1.15, III.1.26, III.1.27, III.2~~1~~.29, III.1.30, ~~III.1.8~~ of the General Plan to  
17 add a boundary area around the Hunters Point Shipyard Redevelopment area with a line that  
18 leads to a reference that reads:

19 See Hunters Point Shipyard Redevelopment Plan.

20 A copy of each map is on file with the Clerk of the Board of Supervisors in File No.  
21 \_\_\_\_\_.

22 APPROVED AS TO FORM:  
23 DENNIS J. HERRERA, City Attorney

RECOMMENDED:  
PLANNING COMMISSION

24 By: \_\_\_\_\_  
25 Deputy City Attorney

By: \_\_\_\_\_  
Director of Planning