

File No. 100579

Committee Item No. 8

Board Item No. 17

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date July 12, 2010

Board of Supervisors Meeting

Date 08/03/10

Cmte Board

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
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OTHER

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Resolution Nos. 10099 + 10104 + 10101 (Exhibit A excluded*)</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Economic Impact Report (see File No. 100570)</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Department's Environmental Review Determination</u> |
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Completed by: Alisa Somera Date July 9, 2010

Completed by: Alisa Somera Date July 21, 2010

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

88

1 [Zoning – Establishment of the Candlestick Point Activity Node Special Use District, the
2 Hunters Point Shipyard Phase 2 Special Use District, and Special Height and Bulk Provisions
3 for the Special Use Districts.]

4 Ordinance amending the San Francisco Planning Code by adding Section 249.50 to
5 establish the Candlestick Point Activity Node Special Use District; adding Section
6 249.51 to establish the Hunters Point Shipyard Phase 2 Special Use District; adding
7 Section 263.24 to establish Special Height Provisions for the Candlestick Point Activity
8 Node Special Use District and the CP Height and Bulk District; adding Section 263.25 to
9 establish Special Height Provisions for the Hunters Point Shipyard Phase 2 Special Use
10 District and the HP Height and Bulk District; and amending Table 270, to provide that
11 the Table is not applicable to the Candlestick Point Activity Node Special Use District
12 and the Hunters Point Shipyard Phase 2 Special Use District; adopting findings,
13 including environmental findings, Section 302 findings, and findings of consistency
14 with the General Plan and the Priority Policies of Planning Code Section 101.1;
15 providing for an operative date.

16 NOTE: Additions are single-underline italics Times New Roman;
17 deletions are ~~strike-through italics Times New Roman~~.
18 Board amendment additions are double-underlined;
19 Board amendment deletions are ~~strike-through normal~~.

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

20 Section 1. Findings. (a) General.

21 (1) The Planning Department has determined that the actions contemplated in this
22 ordinance comply with the California Environmental Quality Act (Public Resources Code
23 Section 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors
24 in File No. 100579 and is incorporated herein by reference.
25

1 (2) In accordance with the actions contemplated herein, this Board adopted
2 Resolution No. _____ concerning findings pursuant to the California Environmental
3 Quality Act. Said Resolution is on file with the Clerk of the Board of Supervisors in File No.
4 100572 and is incorporated herein by reference.

5 (3) Pursuant to Section 302 of the Planning Code, the Board finds that this
6 ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in
7 Planning Commission Resolution No. 18099 and the Board incorporates those reasons herein
8 by reference. A copy of Planning Commission Resolution No. 18099 is on file with the Clerk
9 of the Board of Supervisors in File No. 100579.

10 (4) The Board of Supervisors finds that this ordinance is in conformity with the
11 General Plan and the Priority Policies of Planning Code Section 101.1 for the reasons set
12 forth in Planning Commission Resolution No. 18101 and incorporates those findings herein by
13 reference.

14 (b) Project Findings.

15 Project Overview

16 (1) The Bayview Hunters Point has one of the highest concentrations of very low-
17 income residents and one of the highest unemployment rates in San Francisco, and public
18 health in the area has generally been poor compared to the rest of San Francisco. Bayview
19 Hunters Point has very few quality public parks and open spaces that provide active
20 recreation facilities for neighborhood youth, and is in need of affordable housing and business
21 and job opportunities for its residents. The area remains under-served by transit and basic
22 neighborhood-serving retail and cultural amenities. The betterment of the quality of life for the
23 residents of the Bayview Hunters Point community is one of the City's highest priorities.

24 (2) Hunters Point Shipyard and Candlestick Point are part of the Bayview Hunters
25 Point neighborhood and are in close proximity to one another, separated only by Yosemite

1 Slough and South Basin. Together, they comprise approximately 702 acres, and make up the
2 largest area of underused land in the City. This legislation creating the Candlestick Point
3 Activity Node Special Use District, the Hunters Point Shipyard Phase 2 Special Use District,
4 the CP Height and Bulk District and the HP Height and Bulk District, and the related rezoning
5 and General Plan amendments, will implement the proposed Candlestick Point – Hunters
6 Point Shipyard Phase 2 Development Project ("the Project"). The areas within the Candlestick
7 Point Activity Node Special Use District and the Hunters Point Shipyard Phase 2 Special Use
8 District together comprise the Project Site ("Project Site"). As set forth in Proposition G,
9 passed by San Francisco voters on June 3, 2008, the Project is designed to reconnect the
10 Shipyard and Candlestick Point with the Bayview Hunters Point community and the rest of
11 San Francisco and transform these long-abandoned waterfront lands into productive areas for
12 jobs, parks and housing, including affordable housing. Expediting implementation of the
13 Project will provide long overdue improvements to the Bayview Hunters Point community that
14 will also benefit the City as a whole.

15 (3) The Project will include (a) 10,500 residential units, approximately 32 percent of
16 which (3,345) will be offered at below market rates, (b) approximately 327 to 336 over 300
17 acres of new and improved public parks and open space, (c) 885,000 square feet of regional
18 and neighborhood-serving retail space, (d) 255,000 square feet of new and renovated studio
19 space for Shipyard artists, including an arts education center within a new "Arts District"
20 supporting the vibrant artist community, (e) 2,650,000 square feet of commercial, light
21 industrial, research and development and office space, (e) a 150,000 square foot hotel, (f) a
22 10,000-seat arena or other public performance site, (g) a 300-slip marina, (h) a site in the
23 Shipyard for a new stadium if the 49ers and the City timely determine that the stadium is
24 feasible, and (i) up to 2,500,000 square feet of additional commercial, light industrial, research
25 and development, and office space if the stadium is not built including space for the United

1 Nations Global Compact Center, (f) 100,000 square feet of community uses, (g) new public
2 and community facilities on the Shipyard and Candlestick Point, (h) improved land and
3 supporting infrastructure for a new football stadium for the San Francisco 49ers, including
4 necessary parking areas and transportation improvements, with an alternative which shifts
5 some residential uses from Candlestick Point to the Shipyard and expands commercial uses
6 on some of the areas of the Shipyard currently reserved for stadium uses if the 49ers do not
7 avail themselves of the opportunity to build a new stadium in the Project, and (i) a 10,000 seat
8 arena on Candlestick Point.

9 (4) Public review of the redevelopment of Hunters Point Shipyard and Candlestick
10 Point has been ongoing, in one form or another, for more than 17 years. Throughout that time,
11 members of the Bayview Hunters Point community, elected officials, and City voters have
12 consistently expressed their support for revitalizing the Shipyard and Candlestick Point.

13 Hunters Point Shipyard.

14 (5) Hunters Point Shipyard was once a thriving, major maritime industrial center that
15 employed generations of Bayview Hunters Point residents. Following World War II, the
16 Shipyard was a vital hub of employment in the Bayview Hunters Point, providing logistics
17 support, construction and maintenance for the United States Department of the Navy. At its
18 peak, the Shipyard employed more than 17,000 civilian and military personnel, many of whom
19 lived in Bayview Hunters Point. The United States Navy ceased operations at the Shipyard in
20 1974 and officially closed the base in 1988. The Shipyard was then included on the
21 Department of Defense's 1991 Base Realignment and Closure (BRAC) list. In 1993, following
22 designation of the Shipyard by the City's Board of Supervisors as a redevelopment survey
23 area, the City and the Redevelopment Agency began a community process to create a plan
24 for the economic reuse of the Shipyard and the remediation and conveyance of the property
25 by the Navy.

1 (6) In planning for the redevelopment of the Shipyard, the City and the
2 Redevelopment Agency worked closely with the Hunters Point Citizens Advisory Committee
3 ("CAC"). The CAC is a group of Bayview Hunters Point community residents, business
4 owners and individuals with expertise in specific areas, who are selected by the Mayor to
5 oversee the redevelopment process for the Shipyard. The Agency has worked with the CAC
6 and the community throughout the process of implementing revitalization activities regarding
7 the Shipyard.

8 (7) In July 1997, the Board of Supervisors adopted a Redevelopment Plan for
9 revitalization of the Shipyard. The Hunters Point Redevelopment Plan contemplated the
10 development of a mix of residential, commercial, cultural, research and development and light
11 industrial uses, with open space around the waterfront perimeter.

12 (8) Since its selection by the Redevelopment Agency, the Shipyard developer has
13 worked with the City, the Agency, and the Navy to facilitate the redevelopment and economic
14 reuse of the Shipyard. In 2003, the Shipyard developer and the Agency entered into the
15 Hunters Point Shipyard Phase 1 Disposition and Development Agreement ("Phase 1 DDA"),
16 under which the Shipyard developer is constructing infrastructure for up to 1,600 residential
17 units on Parcel A of the Shipyard, of which approximately 30 percent will be affordable. The
18 Phase 1 DDA also requires the Shipyard developer to create approximately 25 acres of public
19 parks and open space on Parcel A.

20 (9) In March 2004, the Redevelopment Agency, in cooperation with the City and the
21 Shipyard developer, negotiated a comprehensive agreement with the Navy governing the
22 terms and conditions of the hazardous materials remediation and conveyance of the Shipyard
23 by the Navy to the Agency. The Conveyance Agreement obligates the Navy to remediate the
24 hazardous materials on the Shipyard to levels consistent with the land uses designated in the
25

1 original redevelopment plans for the Shipyard and to convey parcels to the Agency at no cost
2 on a phased basis.

3 (10) In 2005, the Navy conveyed Parcel A to the Agency under the Conveyance
4 Agreement, and the Agency then closed escrow on its transfer of a portion of Parcel A to the
5 Shipyard developer to begin site preparation and infrastructure development for the
6 construction of new housing and parks on Parcel A.

7 Candlestick Point.

8 (11) Candlestick Point includes, among other things: (a) the City-owned stadium,
9 currently named Candlestick Park, which is home to the San Francisco 49ers and is nearing
10 the end of its useful life; (b) the Alice Griffith Housing Development, also known as Double
11 Rock, and (c) the Candlestick Point State Recreation Area.

12 (12) In June, 1997, San Francisco voters adopted two measures (Propositions D and
13 F) providing for the development by the 49ers or their development partners of a new stadium,
14 a related 1,400,000 square foot entertainment and retail shopping center, and other
15 conditional uses including residential uses. The voters approved up to \$100 million of lease
16 revenue bonds to help finance the proposed development of the new stadium.

17 (13) In June 2006, following a 10-year planning process, the Board of Supervisors
18 adopted a Redevelopment Plan for the Bayview Hunters Point Project Area that includes
19 Candlestick Point. The primary objective of the Redevelopment Plan is to revitalize the
20 Bayview Hunters Point community through economic development, affordable housing and
21 community enhancement programs for the benefit of existing residents and community-based
22 businesses. The policies and programs of the Redevelopment Plan incorporate community
23 goals and objectives expressed in a Concept Plan that the Bayview Hunters Point Project
24 Area Committee ("PAC") adopted in 2000, following hundreds of community planning
25 meetings. The PAC is a body that was formed in 1997 through a public election by Bayview

1 Hunters Point voters to work with the Redevelopment Agency and the City and represent the
2 interests of the Bayview Hunters Point community in planning for the area's future. The
3 Agency has continued to work through the PAC and with the community throughout the
4 process of implementing revitalization activities under the Redevelopment Plan.

5 (14) The Alice Griffith Housing Development, built in the early 1960s and operated by
6 the San Francisco Housing Authority, needs substantial improvement. An important
7 component of the Project is to provide one-for-one replacement of the existing Alice Griffith
8 units at existing low income levels and to ensure that existing tenants have the right to move
9 to the new upgraded units without being displaced until the replacement units are ready for
10 occupancy.

11 (15) In 1983, the City donated land at Candlestick Point to the State of California to
12 form the Candlestick Point State Recreation Area with the expectation that the State would
13 develop and implement a plan for improving the park. The Recreation Area has the potential
14 to be a tremendous open space resource for the region and for the residents of Bayview
15 Hunters Point, but it has not reached its potential due to limited State funding and a
16 challenging configuration. The restoration and improvement of the Candlestick Point State
17 Recreation Area has been a long-term goal of the residents of Bayview Hunters Point, the
18 City, and the State.

19 Integrated Development of the Hunters Point Shipyard and Candlestick Point.

20 (16) For over a decade, the redevelopment of Candlestick Point and the Shipyard
21 has proceeded on parallel, though largely separate, paths. But over the last three years, the
22 City and the Redevelopment Agency have been working with the Bayview Hunters Point
23 community on redeveloping the two sites together. A primary objective of both the Hunters
24 Point Shipyard Redevelopment Plan and the Bayview Hunters Point Redevelopment Plan is
25 to create economic development, affordable housing, public parks and open space and other

1 community benefits by developing the under-used lands within the two project areas.
2 Combining the planning and redevelopment of these two areas provides a more coherent
3 overall plan, including comprehensive public recreation and open space plans and integrated
4 transportation plans, and provides better ways to increase efficiencies to finance the
5 development of affordable housing and the public infrastructure necessary to expedite the
6 revitalization of both areas.

7 (17) Accordingly, in May, 2007, the Board of Supervisors adopted and the Mayor
8 approved a resolution endorsing a Conceptual Framework for the integrated development of
9 Candlestick Point and the Hunters Point Shipyard. The Conceptual Framework, which is the
10 basis for the last three years of planning for the Project, envisioned a major mixed-use project,
11 including hundreds of acres of new waterfront parks and open space, thousands of new
12 housing units, a robust affordable housing program, extensive job-generating retail and
13 research and development space, permanent space for the artist colony that exists in the
14 Shipyard, and a site for a potential new stadium for the 49ers on the Shipyard.

15 (18) In furtherance of the Conceptual Framework, in April 2007, the San Francisco
16 Recreation and Parks Commission adopted a resolution requesting the Redevelopment
17 Agency to include the existing stadium site under the Exclusive Negotiations Agreement. In
18 May 2007, the Redevelopment Agency and the Shipyard developer (whose members were
19 reconstituted) entered into a Second Amended and Restated Exclusive Negotiations and
20 Planning Agreement related to Phase 2 of the Shipyard Redevelopment Plan, which extended
21 the Shipyard developer's exclusive negotiating rights to cover Candlestick Point.

22 (19) On June 3, 2008, the San Francisco voters approved Proposition G, an initiative
23 petition measure named The Bayview Jobs, Parks, and Housing Initiative, regarding plans to
24 revitalize the Project Site. As set forth in Proposition G, the Project is designed to revitalize
25 the Project Site by (a) improving and creating hundreds of acres of public parks and open

1 space, particularly along the waterfront, (b) significantly increasing the quality and quantity of
2 affordable housing in southeastern San Francisco, including the complete rebuilding of the
3 Alice Griffith Housing Development, (c) providing thousands of commercial and construction
4 job opportunities for San Francisco residents and businesses, especially in the Bayview
5 Hunters Point community, (d) supporting the creation of permanent space on the Shipyard for
6 existing artists, (e) elevating the site into a regional center for green development and the use
7 of green technology and sustainable building design, (f) providing extensive transportation
8 improvements that will benefit southeastern San Francisco generally, (g) attracting and
9 sustaining neighborhood serving retail and cultural amenities and services, and (h) offering a
10 world-class waterfront stadium site opportunity as the City's last and best chance to keep the
11 49ers in San Francisco over the long term, but without requiring the revitalization project to be
12 delayed if the 49ers do not timely decide to build a stadium in the Project Site or decide to
13 build a new stadium elsewhere.

14 (20) In October 2009, the State Legislature approved and the Governor signed
15 Senate Bill No. 792 (SB 792). SB 792, enacted as Chapter 2003 of the Statutes of 2008 in
16 January of 2010, provides for the reconfiguration of the Candlestick Point State Recreation
17 Area and improvement of the State park lands, in connection with the development of the
18 Project.

19 (21) Since February 2007, the Project has been reviewed by the Bayview Hunters
20 Point community and other stakeholders in over 200 public meetings, including those held
21 before the PAC, the CAC, the Redevelopment Agency Commission, the Board of Supervisors,
22 the Planning Commission, and other City commissions and in other local forums.

23 Section 2. The San Francisco Planning Code is hereby amended by adding Section
24 249.50, to read as follows:

25 SEC. 249.50. CANDLESTICK POINT ACTIVITY NODE SPECIAL USE DISTRICT.

1 (a) General. A Special Use District entitled the Candlestick Point Activity Node Special
2 Use District, the boundaries of which are designated on Sectional Map Nos. SU09 and SU10 of the
3 Zoning Map of the City and County of San Francisco, is hereby established for the purposes set forth
4 below. The Candlestick Point Activity Node Special Use District is generally bounded by Jamestown
5 Avenue north of Hunters Point Expressway and south of Giants Drive to the south and southwest;
6 Bayview Hill Park to the southwest; Gilman Park to the northwest; the southwest, northwest, and
7 northeast outer boundaries of Alice Griffith Housing to the north; the San Francisco Bay shoreline
8 along Candlestick Point State Recreation Area from Arelious Walker Drive to Hunters Point
9 Expressway to the east and south. The boundaries of the Candlestick Point Activity Node Special Use
10 District correlate with the boundaries of both the Candlestick Point Activity Node and Zone 1 of Area B
11 of the Bayview Hunters Point Redevelopment Project Area, as amended on _____; A large
12 portion of the Candlestick Point State Recreation Area is included in this Special Use District.

13 (b) Purpose. The purpose of the Candlestick Point Activity Node Special Use District is to
14 enable development of the Candlestick Point – Hunters Point Shipyard Phase 2 Development Project, a
15 high density, transit-oriented, mixed-use development (housing, retail, office, performance venue, and
16 community uses) with significant open space and public realm improvements, as provided for in Zone 1
17 of the Bayview Hunters Point Redevelopment Plan, as amended on _____, the Candlestick Point
18 Design for Development document dated June 3, 2010, and the Candlestick Point Subarea Plan of the
19 Bayview Hunters Point Area Plan of the San Francisco General Plan. Among its many goals, this
20 Special Use District seeks to: create additional public parks and public open space, particularly along
21 the waterfront; improve the quality, availability, and affordability of housing; build the Alice Griffith
22 housing site; and provide commercial opportunities and jobs for residents of the Bayview. Integral to
23 the intended mixed-use development is the provision of buildings at a variety of heights, ranging from
24 approximately 40 feet to 420 feet tall.

25 (c) Controls.

1 All provisions of the Planning Code that would otherwise apply in the Candlestick Point
2 Activity Node Special Use District are superseded by the Bayview Hunters Point Redevelopment Plan,
3 as amended on _____, and the Candlestick Point Design for Development document dated June
4 3, 2010 except as provided therein. Amendments to land use and development controls under the
5 Bayview Hunters Point Redevelopment Plan or to the Candlestick Point Design for Development
6 document dated June 3, 2010 shall be as provided in each of those respective documents.

7 Section 3. The San Francisco Planning Code is hereby amended by adding Section
8 249.51, to read as follows:

9 SEC. 249.51. HUNTERS POINT SHIPYARD PHASE 2 SPECIAL USE DISTRICT.

10 (a) General. A Special Use District entitled the Hunters Point Shipyard Phase 2 Special Use
11 District is hereby established for the purposes set forth below. The boundaries of the Hunters Point
12 Shipyard Phase 2 Special Use District consist of Block 4591A, Lot 79, Block 4591C, Lots 010, 209 and
13 210, and Block 5491, Lot 211, as designated on Sectional Map No. SU09 of the Zoning Map of the City
14 and County of San Francisco. The boundaries of the Hunters Point Shipyard Phase 2 Special Use
15 District are depicted on the Land Use Map attached to the Hunters Point Shipyard Redevelopment
16 Plan, as amended on _____.

17 (b) Purpose. The purpose of the Hunters Point Shipyard Phase 2 Special Use District is to
18 enable development of the Candlestick Point – Hunters Point Shipyard Phase 2 Development Project, a
19 high density, transit-oriented, mixed-use development (housing, retail, office, sports fields and stadium,
20 artist space, and other community uses) with significant open space and public realm improvements, as
21 provided for in the Hunters Point Shipyard Redevelopment Plan, as amended on _____, the
22 Hunters Point Shipyard Phase 2 Design for Development document dated June 3, 2010, and the
23 Hunters Point Shipyard Area Plan of the San Francisco General Plan. Among its many goals, this
24 Special Use District seeks to: create additional public parks and public open space, particularly along
25

1 the waterfront; improve the quality, availability, and affordability of housing; provide a possible site
2 for an NFL stadium; and provide commercial opportunities and jobs for residents of the Bayview.

3 (c) Controls.

4 All provisions of the Planning Code that would otherwise apply in the Hunters Point Shipyard
5 Phase 2 Special Use District are superseded by the Hunters Point Shipyard Redevelopment Plan, as
6 amended, dated _____ and the Hunters Point Shipyard Phase 2 Design for Development
7 document dated June 3, 2010 except as provided therein. Amendments to land use and development
8 controls under the Hunters Point Redevelopment Plan or to the Hunters Point Shipyard Phase 2 Design
9 for Development document shall be as provided in those respective documents.

10 Section 4. The San Francisco Planning Code is hereby amended by adding Section
11 263.24, to read as follows:

12 SEC. 263.24. SPECIAL EXCEPTIONS: CANDLESTICK POINT ACTIVITY NODE SPECIAL
13 USE DISTRICT AND THE CP HEIGHT AND BULK DISTRICT.

14 (a) Boundaries of the CP Height and Bulk District. The boundaries of the CP Height and
15 Bulk District are set forth in Sectional Maps HT09 and HT010 of the Zoning Map of the City and
16 County of San Francisco. The boundaries of the CP Height and Bulk District correlate with the
17 boundaries of Zone 1 of the Bayview Hunters Point Redevelopment Project Area. A large portion of the
18 Candlestick Point Recreation Area is included in this Height and Bulk District.

19 (b) Purpose. The purpose of both the Candlestick Point Activity Node Special Use District
20 and the CP Height and Bulk District is to enable development of the Candlestick Point – Hunters Point
21 Shipyard Phase 2 Development Project, a high density, transit-oriented, mixed-use development
22 (housing, retail, office, performance venue, and community uses) with significant public open space
23 and public realm improvements in the Bayview Hunters Point Project Zone 1 area, as provided in the
24 Bayview Hunters Point Redevelopment Plan, as amended, dated _____, the Candlestick Point
25

1 Design for Development document dated June 3, 2010, and the Candlestick Point Subarea Plan of the
2 Bayview Hunters Point Area Plan.

3 (c) Controls.

4 (1) In the Candlestick Point Activity Node Special Use District and the CP Height and Bulk
5 District, heights and bulk and definitions applicable thereto will be governed by the Candlestick Point
6 Design for Development document dated June 3, 2010 and the Bayview Hunters Point Redevelopment
7 Plan, as amended, dated _____.

8 (2) Heights within the Candlestick Point State Recreation Area shall be restricted pursuant
9 to the provisions of the Bayview Hunters Point Redevelopment Plan, amended on _____, and the
10 Candlestick Point Design for Development document dated June 3, 2010.

11 (3) Amendments to land use and development controls under the Bayview Hunters Point
12 Redevelopment Plan or to the Candlestick Point Design for Development document dated June 3, 2010
13 shall be as provided in each of those respective documents.

14 Section 5. The San Francisco Planning Code is hereby amended by adding Section
15 263.25, to read as follows:

16 SEC. 263.25. SPECIAL EXCEPTIONS: HUNTERS POINT SHIPYARD PHASE 2 SPECIAL
17 USE DISTRICT AND THE HP HEIGHT AND BULK DISTRICT.

18 (a) Boundaries of the HP Height and Bulk District. The boundaries of the 40/370-HP
19 Height and Bulk District are set forth in Sectional Map HT09 of the Zoning Map of the City and County
20 of San Francisco. The boundaries of the HP Height and Bulk District generally correlate with the
21 contiguous boundaries of Phase 2 of the Hunters Point Shipyard development as shown on the Land
22 Use Map attached to the Hunters Point Shipyard Redevelopment Plan, as amended on _____.

23 (b) Purpose. The purpose of both the Hunters Point Shipyard Phase 2 Special Use District
24 and the HP Height and Bulk District is to enable development of the Candlestick Point – Hunters Point
25 Shipyard Phase 2 Development Project, a high density, transit-oriented, mixed-use development

(housing, retail, office, sports fields and stadium, artist space and other community uses) with significant public open space and public realm improvements, as provided in the Hunters Point Shipyard Redevelopment Plan, as amended, dated _____, the Hunters Point Shipyard Design for Development document dated June 3, 2010, and the Hunters Point Shipyard Area Plan. Integral to the intended mixed-use development is the provision of buildings at a variety of heights, ranging from approximately 40 feet to 370 feet tall.

(c) Controls.

(1) In the Hunters Point Shipyard Phase 2 Special Use District and the HP Height and Bulk District, height and bulk and definitions applicable thereto will be governed by the Hunters Point Shipyard Redevelopment Plan, as amended on _____, and the Hunters Point Shipyard Phase 2 Design for Development document dated June 3, 2010.

(2) Amendments to land use and development controls under the Hunters Point Redevelopment Plan or to the Hunters Point Shipyard Phase 2 Design for Development document shall be as provided in those respective documents.

Section 6. The San Francisco Planning Code is hereby amended by amending Table 270, to read as follows:

TABLE 270 BULK LIMITS			
District Symbol on Zoning Map	Height Above Which Maximum Dimensions Apply (in feet)	Maximum Plan Dimensions (in feet)	
		Length	Diagonal Dimension
A	40	110	125
B	50	110	125
C	80	110	125

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D	40	110	140
E	65	110	140
F	80	110	140
G	80	170	200
H	100	170	200
I	150	170	200
J	40	250	300
K	60	250	300
L	80	250	300
M	100	250	300
N	40	50	100
R	This table not applicable. But see Section 270(e).		
R-2	This table not applicable. But see Section 270(f).		
V		110	140
V	* At setback height established pursuant to Section 253.2.		
OS	See Section 290.		
S	This table not applicable. But see Section 270(d).		
T	At setback height established pursuant to Section 132.2, but no higher than 80 feet.	110	125

X	This table not applicable. But see Section 260(a)(3).
TB	This table not applicable. But see Section 263.18.
<u>CP</u>	<u>This table not applicable. But see Section 263.24.</u>
<u>HP</u>	<u>This table not applicable. But see Section 263.25.</u>

Section 7. OPERATIVE DATE. This ordinance shall become operative on the date that the ordinances approving the amendments to the Bayview Hunters Point Redevelopment Plan and the Hunters Point Shipyard Redevelopment Plan become effective.

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

By:


JUDITH A. BOYAJIAN
 Deputy City Attorney

LEGISLATIVE DIGEST

[Zoning – Establishment of the Candlestick Point Activity Node Special Use District, the Hunters Point Shipyard Phase 2 Special Use District, and Special Height and Bulk Provisions for the Special Use Districts]

Ordinance amending the San Francisco Planning Code by adding Section 249.50 to establish the Candlestick Point Activity Node Special Use District; adding Section 249.51 to establish the Hunters Point Shipyard Phase 2 Special Use District; adding Section 263.24 to establish Special Height Provisions for the Candlestick Point Activity Node Special Use District and the CP Height and Bulk District; adding Section 263.25 to establish Special Height Provisions for the Hunters Point Shipyard Phase 2 Special Use District and the HP Height and Bulk District; and amending Table 270, to provide that the Table is not applicable to the Candlestick Point Activity Node Special Use District and the Hunters Point Shipyard Phase 2 Special Use Districts; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1; providing for an operative date.

Existing Law

Article 2 of the Planning Code provides for various Use Districts in the City and County of San Francisco; Sections 249.1 et seq. establishes various Special Use Districts. Article 2.5 provides for various San Francisco Height and Bulk Districts and establishes review procedures and measurement methods for height and bulk; Section 263 et seq. sets forth Special Exceptions for various Height and Bulk Districts.

Amendments to Current Law

This ordinance will add Sections 249.50 and 259.51 to the Planning Code to establish, respectively, the Candlestick Point Activity Node Special Use District and the Hunters Point Shipyard Phase 2 Special Use District. It also adds Sections 263.24 and 263.25 to establish Height and Bulk Districts and Special Exceptions for these Special Use Districts. Table 270 (Bulk Limits) is amended to refer to the new Special Height and Bulk Districts. The ordinance will become operative on the date that the ordinances approving the amendments to the Bayview Hunters Point Redevelopment Plan and the Hunters Point Shipyard Redevelopment Plan become effective.

The Candlestick Point Activity Node Special Use District is generally bounded by Jamestown Avenue north of Hunters Point Expressway and south of Giants Drive to the south and southwest; Bayview Hill Park to the southwest; Gilman Park to the northwest; the southwest, northwest, and northeast outer boundaries of Alice Griffith Housing to the north; the San Francisco Bay shoreline along Candlestick Point State Recreation Area from Arelious Walker Drive to Hunters Point Expressway to the east and south. These boundaries correlate with the

boundaries of both the Candlestick Point Activity Node and Zone 1 of Area B of the Bayview Hunters Point Redevelopment Project Area, as amended. A large portion of the Candlestick Point State Recreation Area is included in the Special Use District. The applicable land use controls, including height and bulk, are set forth in the Bayview Hunters Point Redevelopment Plan, as amended, and the Candlestick Point Design for Development document. Integral to the intended mixed-use development is the provision of buildings at a variety of heights, ranging from approximately 40 feet to 420 feet tall.

The boundaries of the Hunters Point Shipyard Phase 2 Special Use District are depicted on the Land Use Map attached to the Hunters Point Shipyard Redevelopment Plan, as amended. The applicable land use controls, including height and bulk, are set forth in the Hunters Point Shipyard Redevelopment Plan, as amended, and the Hunters Point Shipyard Phase 2 Design for Development document.

Background Information

Hunters Point Shipyard and Candlestick Point are part of the Bayview Hunters Point neighborhood and are in close proximity to one another, separated only by Yosemite Slough and the South Basin. Together, they comprise approximately 702 acres and make up the largest area of underused land in the City. For over a decade, the redevelopment of Candlestick Point and the Shipyard has proceeded on parallel, though largely separate, paths. But over the last three years, the City and the Redevelopment Agency have been working with the Bayview Hunters Point community on redeveloping the two sites together, as envisioned in the Conceptual Framework endorsed by the Board of Supervisors and the Mayor in May 2007 and approved by the voters through passage of Proposition G in 2008.

This ordinance is part of a package of amendments to the General Plan, the Zoning Map, various parts of the Municipal Code, the Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plans, and various Agreements that will implement the Candlestick Point – Hunters Point Shipyard Phase 2 Development Project, a project that will integrate the development of the two areas. The Project is designed to revitalize the area by (a) improving and creating hundreds of acres of public parks and open space, particularly along the waterfront, (b) significantly increasing the quality and quantity of affordable housing in Southeastern San Francisco, including the complete rebuilding of the Alice Griffith Housing Development, (c) providing thousands of commercial and construction job opportunities for San Francisco residents and businesses, especially in the Bayview Hunters Point community, (d) supporting the creation of permanent space on the Shipyard for existing artists, (e) elevating the site into a regional center for green development and the use of green technology and sustainable building design, (f) providing extensive transportation improvements that will benefit southeastern San Francisco generally, (g) attracting and sustaining neighborhood serving and cultural amenities and services, and (h) offering a world-class waterfront stadium site opportunity as the City's last and best chance to keep the 49ers in San Francisco over the long term.
Point.

BOARD of SUPERVISORS



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Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
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TDD/TTY No. 554-5227

May 18, 2010

File No. 100579

Bill Wycko
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Mr. Wycko:

On May 11, 2010, Mayor Gavin Newsom introduced the following proposed legislation:

File No. 100579

Ordinance amending the San Francisco Planning Code by adding Section 249.50 to establish the Candlestick Point Activity Node Special Use District; adding Section 249.51 to establish the Hunters Point Shipyard Phase 2 Special Use District; adding Section 263.24 to establish Special Height Provisions for the Candlestick Point Activity Node Special Use District and the CP Height and Bulk District; adding Section 263.25 to establish Special Height Provisions for the Hunters Point Shipyard Phase 2 Special Use District and the HP Height and Bulk District; and amending Table 270, to provide that the Table is not applicable to the Candlestick Point Activity Node Special Use District and the Hunters Point Shipyard Phase 2 Special Use District; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1; providing for an operative date.

The legislation is being transmitted to you for environmental review, pursuant to Planning Code Section 306.7(c).

Angela Calvillo, Clerk of the Board

By: Alisa Somera, Committee Clerk

Land Use & Economic Development Committee

Attachment

cc: Nannie Turrell, Major Environmental Analysis
Brett Bollinger, Major Environmental Analysis

*contained in environmental review -
Candlestick Point - Hunters Point Shipyard
Phase II Development Project EIR, certified
by SF Planning Commission and SF
Redevelopment Agency Commission
on June 3, 2010. Appeal of Planning
Commission certification upheld
at S.F. Board of Supervisor's meeting
on July 14, 2010.
Nannie R Turrell 7/14/10*



SAN FRANCISCO PLANNING DEPARTMENT

June 10, 2010

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: **Transmittal of Planning Department Case Number 2007.0946BEMRTUZ to the Board of Supervisors:
Candlestick Point – Hunters Point Shipyard Phase 2 Development Project
Planning Commission Recommendation: Approval**

Dear Ms. Calvillo,

On June 3, 2010, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed joint hearing with the Redevelopment Commission on the Candlestick Point Hunters Point Shipyard Phase 2 Project. At the hearing, the Commission considered the proposed General Plan, Planning Code, and Zoning Map Ordinances which the Commission initiated on March 25, 2010. The proposed Ordinances are as follows:

- Amendments to the General Plan which would amend the Bayview Hunters Point Area Plan, the Transportation Element, the Recreation and Open Space Element, the Commerce and Industry Element, the Land Use Index; establish the Candlestick Point Subarea Plan, the Hunters point Area Plan, and make other minor General Plan Map amendments (referred to you separately by Mayor Newsom under File No. 100574).
- Amendments to the San Francisco Planning Code which would establish the Candlestick Point Activity Node Special Use District, the Hunters Point Shipyard Phase 2 Special Use District and establish special height provisions for the Candlestick Point Activity Node Special Use District and the CP Height and Bulk District, and special height provisions for the Hunters Point Shipyard Phase 2 Special Use District and the HP Height and Bulk District (referred to you separately by Mayor Newsom under File No. 100579).
- Amendments to the San Francisco Zoning Maps which would amend sectional maps SU09 and SU010 to establish the Candlestick Point Activity Node Special use District and the Hunters Point Shipyard Phase 2 Special Use District; and amend Sectional Maps HT09 and HT010 to establish the CP and HP Height and Bulk Districts (referred to you separately by Mayor Newsom under File No. 100578).

At the June 3, 2010 hearing, the Planning Commission, along with the Redevelopment Commission certified the Final Environmental Impact Report (FEIR) under Motion No. 18096 and Resolution No. 59-2010, respectively.

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June 9, 2010

Transmittal of Planning Commission Actions

Candlestick Point Hunters Point Phase 2 Development Project

Page 2

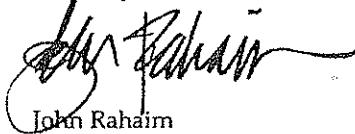
Also at the June 3 hearing, the Planning Commission and the Redevelopment Commission made CEQA findings including the adoption of a Mitigation Monitoring Reporting Program (MMRP).

Finally, at the June 3 hearing, the Commission voted to recommend approval of the proposed Ordinances described above.

The Planning Commission took other actions related to the project including finding the amendments to the Bayview Hunters Point Redevelopment Plan and the Hunters Point Shipyard Redevelopment Plan consistent with the General Plan and Planning Code Section 101.1, recommending to the Board of Supervisors approval of said amendments, and finding the office component of the project consistent with Planning Code Sections 320-325. Other actions included approving a cooperative agreement between the Planning Department and Redevelopment Agency, and approving the Design for Development documents for the Project.

The Motions and Resolution and related information referred to here are being transmitted to you along with actions by the Redevelopment Commission in a comprehensive packet from the Office of Economic and Workforce Development. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



John Rahaim
Director of Planning

cc: Supervisor Maxwell
Mat Snyder, Planning Department
Tiffany Bohee, Office of Economic and Workforce Development



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 18099

HEARING DATE: JUNE 3, 2010

Date: May 20, 2010
Case No.: 2007.0946BEMRTUZ
Project: Candlestick Point – Hunters Point Shipyard Phase 2 Planning Code Amendments
Location: Candlestick Point and Hunters Point Shipyard
Staff Contact: Mat Snyder – (415) 575-6891
 mathew.snyder@sfgov.org
Recommendation: Approval

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FORMULATING A RESOLUTION TO APPROVE AMENDMENTS TO THE SAN FRANCISCO PLANNING CODE BY ESTABLISHING THE CANDLESTICK POINT ACTIVITY NODE SPECIAL USE DISTRICT, THE HUNTERS POINT SHIPYARD PHASE 2 SPECIAL USE DISTRICT AND TO ESTABLISH SPECIAL HEIGHT PROVISIONS FOR THE CANDLESTICK POINT ACTIVITY NODE SPECIAL USE DISTRICT AND THE CP HEIGHT AND BULK DISTRICT, AND SPECIAL HEIGHT PROVISIONS FOR THE HUNTERS POINT SHIPYARD PHASE 2 SPECIAL USE DISTRICT AND THE HP HEIGHT AND BULK DISTRICT.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides to the Planning Commission the opportunity to periodically recommend Planning Code Text Amendments to the Board of Supervisors; and

The Planning Department is proposing amendment to the Planning Code by adding Planning Code Section 249.50 to establish the Candlestick Point Activity Node Special Use District, Planning Code Section 249.51 to establish the Hunters Point Shipyard Phase 2 Special Use District, Planning Code Section 263.24 to establish Special Height Provisions for the Candlestick Node Special Use District and the CP Height and Bulk District, and Planning Code Section 263.25 to establish Special Height Provisions for the Hunters Point Shipyard Special Use District and the HP Height and Bulk District to accommodate the Candlestick Point Hunters Point Shipyard Phase 2 Development Project.

The Project will include (a) 10,500 residential units, approximately 32 percent of which (3,345) will be offered at below market rates, (b) approximately 327 to 336 acres of new and improved public parks and open space, (c) 885,000 square feet of regional and neighborhood-serving retail space, (d) 255,000 square feet of new and renovated studio space for Shipyard artists, including an arts education center within a new "Arts District" supporting the vibrant artist community, (e) 2,650,000 – 5,000,000 square feet of commercial, light industrial, research and development and office space, including space for the United Nations Global Compact Center, (f) 100,000 square feet of community uses, (g) new public and community facilities on the Shipyard and Candlestick Point, (h) improved land and supporting infrastructure for a new football stadium for the San Francisco 49ers, including necessary parking areas and transportation improvements, with alternative uses that either shifts some residential uses from

Candlestick Point to the Shipyard and expands -by up to 500,000 square feet commercial uses on some of the areas of the Shipyard currently reserved for stadium uses—or expand research and development uses by 2,500,000 square feet on the Shipyard if the 49ers do not avail themselves of the opportunity to build a new stadium on the Shipyard, (i) a 10,000 seat arena on Candlestick Point, (j) a hotel, (k) a 300 slip Marina, and (l) a bicycle and pedestrian bridge over Yosemite Slough, that can be used for game day automobile travel in the event the stadium is not constructed.

The Bayview Hunters Point has one of the highest concentrations of very low-income residents and one of the highest unemployment rates in San Francisco, and public health in the area has generally been poor compared to the rest of San Francisco. Bayview Hunters Point has very few quality public parks and open spaces that provide active recreation facilities for neighborhood youth, and is in need of affordable housing and business and job opportunities for its residents. The area remains under-served by transit and basic neighborhood-serving retail and cultural amenities. The betterment of the quality of life for the residents of the Bayview Hunters Point community is one of the City's highest priorities.

Hunters Point Shipyard and Candlestick Point are part of the Bayview Hunters Point neighborhood and are in close proximity to one another, separated only by the Yosemite Slough and South Basin. Together, they comprise about 702 acres, and make up the largest area of underused land in the City. This legislation creating the Candlestick Point Activity Node Special Use District, the Hunters Point Shipyard Phase 2 Special Use District, the 40/420-CP Height and Bulk District and the 40/370-HP Height and Bulk District, and the related rezoning and General Plan amendments, will implement the Project. As set forth in Proposition G, passed by San Francisco voters on June 3, 2008, the Project is designed to reconnect the Shipyard and Candlestick Point with the Bayview Hunters Point community and the rest of San Francisco and transform these long-abandoned waterfront lands into productive areas for jobs, parks and housing, including affordable housing. Expediting implementation of the Project will provide long overdue improvements to the Bayview Hunters Point community that will also benefit the City as a whole.

Hunters Point Shipyard

Hunters Point Shipyard was once a thriving, major maritime industrial center that employed generations of Bayview Hunters Point residents. Following World War II, the Shipyard was a vital hub of employment in the Bayview Hunters Point, providing logistics support, construction and maintenance for the United States Department of the Navy. At its peak, the Shipyard employed more than 17,000 civilian and military personnel, many of whom lived in Bayview Hunters Point. The United States Navy ceased operations at the Shipyard in 1974 and officially closed the base in 1988. The Shipyard was then included on the Department of Defense's 1991 Base Realignment and Closure (BRAC) list. In 1993, following designation of the Shipyard by the City's Board of Supervisors as a redevelopment survey area, the City and the Redevelopment Agency began a community process to create a plan for the economic reuse of the Shipyard and the remediation and conveyance of the property by the Navy.

In planning for the redevelopment of the Shipyard, the City and the Redevelopment Agency worked closely with the Hunters Point Citizen's Advisory Committee ("CAC"). The CAC is a group of Bayview Hunters Point community residents, business owners and individuals with expertise in specific areas, who are selected by the Mayor to oversee the redevelopment process for the Shipyard. The Agency has worked with the CAC and the community throughout the process of implementing revitalization activities regarding the Shipyard.

In July 1997, the Board of Supervisors adopted a Redevelopment Plan for revitalization of the Shipyard. The Hunters Point Redevelopment Plan contemplated the development of a mix of residential, commercial, cultural, research and development and light industrial uses, with open space around the waterfront perimeter.

Since its selection by the Redevelopment Agency, the Shipyard developer has worked with the City, the Agency, and the Navy to facilitate the redevelopment and economic reuse of the Shipyard. In 2003, the Shipyard developer and the Agency entered into the Hunters Point Shipyard Phase I Disposition and Development Agreement (DDA), under which the Shipyard developer is constructing infrastructure for up to 1,600 residential units on Parcel A of the Shipyard, of which approximately 30 percent will be affordable. The Phase I DDA also requires the Shipyard developer to create approximately 25 acres of public parks and open space on Parcel A.

Candlestick Point

Candlestick Point includes, among other things: (a) the City-owned stadium, currently named Candlestick Park, which is home to the San Francisco 49ers and is nearing the end of its useful life; (b) the Alice B. Griffith Housing Development, also known as Double Rock, and (c) the Candlestick Point State Recreation Area.

In June, 1997, San Francisco voters adopted two measures (Propositions D and F) providing for the development by the 49ers or their development partners of a new stadium, a related 1,400,000 square foot entertainment and retail shopping center, and other conditional uses including residential uses. The voters approved up to \$100 million of lease revenue bonds to help finance the proposed development of the new stadium.

In June 2006, following a 10-year planning process, the Board of Supervisors adopted a Redevelopment Plan for the Bayview Hunters Point Project Area that includes Candlestick Point. The primary objective of the Redevelopment Plan is to revitalize the Bayview Hunters Point community through economic development, affordable housing and community enhancement programs for the benefit of existing residents and community-based businesses. The policies and programs of the Redevelopment Plan incorporate community goals and objectives expressed in a Concept Plan that the Bayview Hunters Point Project Area Committee ("PAC") adopted in 2000, following hundreds of community planning meetings. The PAC is a body that was formed in 1997 through a public election by Bayview Hunters Point voters to work with the Redevelopment Agency and the City and represent the interests of the Bayview Hunters Point community in planning for the area's future. The Agency has continued to work through the PAC and with the community throughout the process of implementing revitalization activities under the Redevelopment Plan.

The Alice B. Griffith Housing Development, built in the early 1960s and operated by the San Francisco Housing Authority, needs substantial improvement. An important component of the Project is to provide one-for-one replacement of Alice B. Griffith units at existing low income levels and to ensure that existing tenants have the right to move to the new upgraded units without being displaced until the replacement units are ready for occupancy.

In 1983, the City donated land at Candlestick Point to the State of California to form the Candlestick Point State Recreation Area with the expectation that the State would develop and implement a plan for improving the park land. The Recreation Area has the potential to be a tremendous open space recreational resource for the region and for the residents of Bayview Hunters Point. But it has not reached its potential due to limited State funding and a challenging configuration. The long-term

restoration and improvement of the Candlestick Point State Recreation Area has been a long-term goal of the residents of Bayview Hunters Point, the City, and the State.

Integrated Development of the Hunters Point Shipyard and Candlestick Point

For over a decade, the redevelopment of Candlestick Point and the Shipyard has proceeded on parallel, though largely separate, paths. But over the last four years, the City and the Redevelopment Agency have been working with the Bayview Hunters Point community on redeveloping the two sites together. A primary objective of both the Hunters Point Shipyard Redevelopment Plan and the Bayview Hunters Point Redevelopment Plan is to create economic development, affordable housing, public parks and open space and other community benefits by developing the under-used lands within the two project areas. Combining the planning and redevelopment of these two areas provides a more coherent overall plan, including comprehensive public recreation and open space plans and integrated transportation plans, and provides better ways to increase efficiencies to finance the development of affordable housing and the public infrastructure necessary to expedite the revitalization of both areas.

Accordingly, in May, 2007, the Board of Supervisors adopted and the Mayor approved a resolution a Conceptual Framework for the integrated development of Candlestick Point and the Hunters Point Shipyard. The Conceptual Framework, which is the basis for the last three years of planning for the Project, envisioned a major mixed-use project, including hundreds of acres of new waterfront parks and open space, thousands of new housing units, a robust affordable housing program, extensive job-generating retail and research and development space, permanent space for the artist colony that exists in the Shipyard, and a site for a potential new stadium for the 49ers on the Shipyard.

In furtherance of the Conceptual Framework, in April 2007, the San Francisco Recreation and Parks Commission adopted a resolution requesting the Redevelopment Agency to include the existing stadium site under the Exclusive Negotiations Agreement. In May 2007, the Redevelopment Agency and the Shipyard developer (whose members were reconstituted) entered into a Second Amended and Restated Exclusive Negotiations and Planning Agreement related to Phase II of the Shipyard Redevelopment Plan, which extended the Shipyard developer's exclusive negotiating rights to cover Candlestick Point.

On June 3, 2008, the San Francisco voters approved Proposition G, an initiative petition measure named The Bayview Jobs, Parks, and Housing Initiative, regarding plans to revitalize the Project site. As set forth in Proposition G, the project is designed to revitalize the Project Site by (a) improving and creating hundreds of acres of public parks and open space, particularly along the waterfront, (b) significantly increasing the quality and quantity of affordable housing in southeastern San Francisco, including the complete rebuilding of the Alice Griffith Housing Development, (c) providing thousands of commercial and construction job opportunities for San Francisco residents and businesses, especially in the Bayview Hunters Point community, (d) supporting the creation of permanent space on the Shipyard for existing artists, (e) elevating the site into a regional center for green development and the use of green technology and sustainable building design, (f) providing extensive transportation improvements that will benefit southeastern San Francisco generally, (g) attracting and sustaining neighborhood serving retail and cultural amenities and services, and (h) offering a world-class waterfront stadium site opportunity as the City's last and best chance to keep the 49ers in San Francisco over the long term, but without requiring the revitalization project to be delayed if the 49ers do not timely decide to build a stadium in the project site or decide to build a new stadium elsewhere.

In October 2009, the State Legislature approved and the Governor signed and filed Senate Bill No. 792 (SB 792). SB 792, enacted as Chapter 2003 of the Statutes of 2009 in January of 2010, provides for the reconfiguration of the Candlestick Point State Recreation Area and improvement of the State park lands, in connection with the development of the Project.

Since February 2007, the Project has been reviewed by the Bayview Hunters Point community and other stakeholders in over 230 public meetings, including those held before the PAC, the CAC, the Redevelopment Agency Commission, the Board of Supervisors, the Planning Commission, and other City commissions and in other local forums.

On March 25, 2010, pursuant to Planning Code sections 302(b), the Commission initiated the Planning Code amendments by Resolution No. 18064; and

On June 3, 2010, by Motion No. 18096, the Commission certified the Final Environmental Impact Report ("FEIR") as accurate, complete and in compliance with the California Environmental Quality Act ("CEQA"); and

On June 3, 2010 by Motion No.18097, the Commission adopted findings in connection with its consideration of, among other things, the adoption of amendments to the Bayview Hunters Point Redevelopment Plan and the Hunters Point Shipyard Redevelopment Plan, under CEQA, the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code and made certain findings in connection therewith, which findings are hereby incorporated herein by this reference as if fully set forth; and

A draft ordinance, substantially in the form attached hereto as Exhibit A, approved as to form, amending Planning Code by adding Planning Code Section 249.50 to establish the Candlestick Point Activity Node Special Use District, Planning Code Section 249.51 to establish the Hunters Point Shipyard Phase 2 Special Use District, Planning Code Section 263.24 to establish Special Height Provisions for the Candlestick Node Special Use District and the CP Height and Bulk District, and Planning Code Section 263.25 to establish Special Height Provisions for the Hunters Point Shipyard Special Use District and the HP Height and Bulk District.

NOW THEREFORE BE IN RESOLVED, That the Planning Commission hereby finds that the Planning Code amendments promote the public welfare, convenience and necessity for the following reasons:

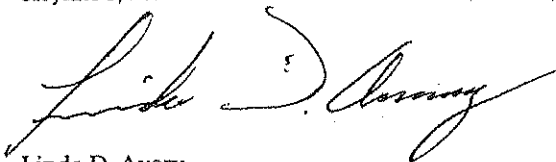
1. The Planning Code amendments including the establishment of a new Candlestick Point Activity Node Special Use District and the Hunters Point Shipyard Phase 2 Special Use District would enable development that would eliminate blight and correct environmental deficiencies in the Zone 1 (Candlestick Point) of the Bayview Hunters Point Redevelopment Project Area and Hunters Point Shipyard Redevelopment Project Area by referring to the relevant Redevelopment Plans for land use and development controls.
2. The Planning Code amendments enable vibrant high-density, mixed-use, multi-modal and transit friendly development as a means to fully realize its shoreline location and to help revitalize the Bayview.
3. The Planning Code amendments support development that could provide a wide range of employment opportunities in wide range of fields and employment levels.

4. The Planning Code amendments promote, the possibility of new emerging industries including green technology through the provision of a major new site and space for office and related uses.
5. Development enabled by the Planning Code amendments would strengthen the economic base of the Project Area and the City as a whole by strengthening retail and other commercial functions in the Project Area community through the addition of several million square feet of Research and Development, hundreds of thousands of square feet of retail and community-facility uses.
6. Development enabled by the Planning Code amendments includes the opportunity for substantial new and restored publicly accessible open space.
7. The Planning Code amendments would enable development that would include substantial new housing opportunities, including a substantial amount of below market rate housing including the replacement of the Alice Griffith Public Housing development.
8. The Planning Code amendments include objectives and policies that promote multi-modal transportation including Bus Rapid Transit (BRT) line, express downtown buses, and extended Muni lines. Objectives and policies also emphasize the need to accommodate travel by bicycle and by foot.

AND BE IT FURTHER RESOLVED, That the Planning Commission finds the Planning Code amendments are in general conformity with the General Plan, and Planning Code section 101.1(b) pursuant to Planning Commission Resolution No.18101. The findings attached to Resolution No. 18101 as Exhibit A, are hereby incorporated herein by this reference as if fully set forth.

AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 302, the Planning Commission recommends to the Board of Supervisors approval the Planning Code amendments.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on June 3, 2010.



Linda D. Avery
Commission Secretary

AYES: Commissioners Antonini, Borden, Lee, Miguel, Moore, Sugaya

Resolution No. 18099

Case No. 2007.0946BEMRTUZ

Hearing Date: June 3, 2010 Candlestick Point – Hunters Point Shipyard Phase 2 Planning Code Text
Amendments

NOES: Commissioner Olague

ABSENT: None

ADOPTED: June 3, 2010



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 18104

HEARING DATE: JUNE 3, 2010

Date: May 20, 2010
Case No.: 2007.0946BEMRTUZ
Project: Candlestick Point – Hunters Point Shipyard Phase 2 Design
for Development Approval
Location: Candlestick Point and Hunters Point Shipyard
Staff Contact: Mat Snyder – (415) 575-6891
mathew.snyder@sfgov.org
Recommendation: Approval

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FORMULATING A RESOLUTION TO APPROVE THE CANDLESTICK POINT DESIGN FOR DEVELOPMENT DOCUMENT, THE HUNTERS POINT SHIPYARD DESIGN FOR DEVELOPMENT DOCUMENT AND CORROSPONDING TECHNICAL AMENDMENTS TO THE HUNTERS POINT SHIPYARD PHASE 1 DESIGN FOR DEVELOPMENT DOCUMENT FOR THE CANDLESTICK POINT – HUNTERS POINT SHIPYARD PHASE 2 DEVELOPMENT PROJECT.

WHEREAS, The Planning Department (“Department”), Redevelopment Agency (“Agency”), the Office of Economic and Workforce Development (“OEWD”) among many other City Departments have been working to transform Candlestick Point and the Hunters Point Shipyard from their current underutilized nature into a vibrant high-density, mixed-use, transit-oriented and neighborhoods that will provide public benefits to both the existing residents and the City as a whole. Candlestick Point is within the Bayview Hunters Point Redevelopment Project Area and is identified as “Zone 1”, as amended; Hunters Point Shipyard Phase 2 is within the Hunters Point Shipyard Redevelopment Project Area, as amended.

The Bayview Hunters Point has one of the highest concentrations of very low-income residents and one of the highest unemployment rates in San Francisco, and public health in the area has generally been poor compared to the rest of San Francisco. Bayview Hunters Point has very few quality public parks and open spaces that provide active recreation facilities for neighborhood youth, and is in need of affordable housing and business and job opportunities for its residents. The area remains under-served by transit and basic neighborhood-serving retail and cultural amenities. The betterment of the quality of life for the residents of the Bayview Hunters Point community is one of the City’s highest priorities.

Hunters Point Shipyard and Candlestick Point are part of the Bayview Hunters Point neighborhood and are in close proximity to one another, separated only by the Yosemite Slough and South Basin. Together, they comprise about 702 acres, and make up the largest area of underused land in the City. The Candlestick Point Design for Development Document and the Hunters Point Shipyard Phase 2 Design for Development Document (together, the “Design for Development Documents”), will help implement the proposed consolidated redevelopment of Candlestick Point and Phase 2 of the Hunters Point Shipyard (“the Project”). The areas within Candlestick Point (also referred to as “Zone 1”

Motion No. 18104
Hearing Date: June 3, 2010

Case No. 2007.0946BEMRTUZ
Candlestick Point – Hunters Point Shipyard
Phase 2 Design for Development Approval

in the Bayview Hunters Point Redevelopment Plan, as amended) and Hunters Point Shipyard Phase 2 together comprise the Project Site ("The Project Site").

The Project will include (a) 10,500 residential units, approximately 32 percent of which (3,345) will be offered at below market rates, (b) approximately 327 to 336 acres of new and improved public parks and open space, (c) 885,000 square feet of regional and neighborhood-serving retail space, (d) 255,000 square feet of new and renovated studio space for Shipyard artists, including an arts education center within a new "Arts District" supporting the vibrant artist community, (e) 2,650,000-5,000,000 square feet of commercial, light industrial, research and development and office space, including space for the United Nations Global Compact Center, (f) 100,000 square feet of community uses, (g) new public and community facilities on the Shipyard and Candlestick Point, (h) improved land and supporting infrastructure for a new football stadium for the San Francisco 49ers, including necessary parking areas and transportation improvements, with alternative uses that shift some residential uses from Candlestick Point to the Shipyard and expand by up to 500,000 square feet commercial uses on some of the areas of the Shipyard currently reserved for stadium uses or expand research and development uses by 2,500,000 square feet on the Shipyard if the 49ers do not avail themselves of the opportunity to build a new stadium on the Shipyard, and (i) a 10,000 seat arena on Candlestick Point, (j) a hotel, (k) a 300 slip Marina, and (l) a bicycle and pedestrian bridge over Yosemite Slough, that can be used for game day automobile travel in the event the stadium is constructed.

Hunters Point Shipyard

Hunters Point Shipyard was once a thriving, major maritime industrial center that employed generations of Bayview Hunters Point residents. Following World War II, the Shipyard was a vital hub of employment in the Bayview Hunters Point, providing logistics support, construction and maintenance for the United States Department of the Navy. At its peak, the Shipyard employed more than 17,000 civilian and military personnel, many of whom lived in Bayview Hunters Point. The United States Navy ceased operations at the Shipyard in 1974 and officially closed the base in 1988. The Shipyard was then included on the Department of Defense's 1991 Base Realignment and Closure (BRAC) list. In 1993, following designation of the Shipyard by the City's Board of Supervisors as a redevelopment survey area, the City and the Redevelopment Agency began a community process to create a plan for the economic reuse of the Shipyard and the remediation and conveyance of the property by the Navy.

In planning for the redevelopment of the Shipyard, the City and the Redevelopment Agency worked closely with the Hunters Point Citizen's Advisory Committee ("CAC"). The CAC is a group of Bayview Hunters Point community residents, business owners and individuals with expertise in specific areas, who are selected by the Mayor to oversee the redevelopment process for the Shipyard. The Agency has worked with the CAC and the community throughout the process of implementing revitalization activities regarding the Shipyard.

In July 1997, the Board of Supervisors adopted a Redevelopment Plan for revitalization of the Shipyard. The Hunters Point Redevelopment Plan contemplated the development of a mix of residential, commercial, cultural, research and development and light industrial uses, with open space around the waterfront perimeter.

Since its selection by the Redevelopment Agency, the Shipyard developer has worked with the City, the Agency, and the Navy to facilitate the redevelopment and economic reuse of the Shipyard. In 2003, the Shipyard developer and the Agency entered into the Hunters Point Shipyard Phase I Disposition and Development Agreement (DDA), under which the Shipyard developer is constructing

infrastructure for up to 1,600 residential units on Parcel A of the Shipyard, of which approximately 30 percent will be affordable. The Phase I DDA also requires the Shipyard developer to create approximately 25 acres of public parks and open space on Parcel A.

Candlestick Point

Candlestick Point includes, among other things: (a) the City-owned stadium, currently named Candlestick Park, which is home to the San Francisco 49ers and is nearing the end of its useful life; (b) the Alice B. Griffith Housing Development, also known as Double Rock, and (c) the Candlestick Point State Recreation Area.

In June, 1997, San Francisco voters adopted two measures (Propositions D and F) providing for the development by the 49ers or their development partners of a new stadium, a related 1,400,000 square foot entertainment and retail shopping center, and other conditional uses including residential uses. The voters approved up to \$100 million of lease revenue bonds to help finance the proposed development of the new stadium.

In June 2006, following a 10-year planning process, the Board of Supervisors adopted a Redevelopment Plan for the Bayview Hunters Point Project Area that includes Candlestick Point. The primary objective of the Redevelopment Plan is to revitalize the Bayview Hunters Point community through economic development, affordable housing and community enhancement programs for the benefit of existing residents and community-based businesses. The policies and programs of the Redevelopment Plan incorporate community goals and objectives expressed in a Concept Plan that the Bayview Hunters Point Project Area Committee ("PAC") adopted in 2000, following hundreds of community planning meetings. The PAC is a body that was formed in 1997 through a public election by Bayview Hunters Point voters to work with the Redevelopment Agency and the City and represent the interests of the Bayview Hunters Point community in planning for the area's future. The Agency has continued to work through the PAC and with the community throughout the process of implementing revitalization activities under the Redevelopment Plan.

The Alice B. Griffith Housing Development, built in the early 1960s and operated by the San Francisco Housing Authority, needs substantial improvement. An important component of the Project is to provide one-for-one replacement of Alice B. Griffith units at existing low income levels and to ensure that existing tenants have the right to move to the new upgraded units without being displaced until the replacement units are ready for occupancy.

In 1983, the City donated land at Candlestick Point to the State of California to form the Candlestick Point State Recreation Area with the expectation that the State would develop and implement a plan for improving the park land. The Recreation Area has the potential to be a tremendous open space recreational resource for the region and for the residents of Bayview Hunters Point. But it has not reached its potential due to limited State funding and a challenging configuration. The long-term restoration and improvement of the Candlestick Point State Recreation Area has been a long-term goal of the residents of Bayview Hunters Point, the City, and the State.

Integrated Development of the Hunters Point Shipyard and Candlestick Point.

For over a decade, the redevelopment of Candlestick Point and the Shipyard has proceeded on parallel, though largely separate, paths. But over the last four years, the City and the Redevelopment Agency have been working with the Bayview Hunters Point community on redeveloping the two sites together. A primary objective of both the Hunters Point Shipyard Redevelopment Plan and the Bayview

Hunters Point Redevelopment Plan is to create economic development, affordable housing, public parks and open space and other community benefits by developing the under-used lands within the two project areas. Combining the planning and redevelopment of these two areas provides a more coherent overall plan, including comprehensive public recreation and open space plans and integrated transportation plans, and provides better ways to increase efficiencies to finance the development of affordable housing and the public infrastructure necessary to expedite the revitalization of both areas.

Accordingly, in May, 2007, the Board of Supervisors adopted and the Mayor approved a resolution a Conceptual Framework for the integrated development of Candlestick Point and the Hunters Point Shipyard. The Conceptual Framework, which is the basis for the last three years of planning for the Project, envisioned a major mixed-use project, including hundreds of acres of new waterfront parks and open space, thousands of new housing units, a robust affordable housing program, extensive job-generating retail and research and development space, permanent space for the artist colony that exists in the Shipyard, and a site for a potential new stadium for the 49ers on the Shipyard.

In furtherance of the Conceptual Framework, in April 2007, the San Francisco Recreation and Parks Commission adopted a resolution requesting the Redevelopment Agency to include the existing stadium site under the Exclusive Negotiations Agreement. In May 2007, the Redevelopment Agency and the Shipyard developer (whose members were reconstituted) entered into a Second Amended and Restated Exclusive Negotiations and Planning Agreement related to Phase II of the Shipyard Redevelopment Plan, which extended the Shipyard developer's exclusive negotiating rights to cover Candlestick Point.

On June 3, 2008, the San Francisco voters approved Proposition G, an initiative petition measure named The Bayview Jobs, Parks, and Housing Initiative, regarding plans to revitalize the Project site. As set forth in Proposition G, the project is designed to revitalize the Project Site by (a) improving and creating hundreds of acres of public parks and open space, particularly along the waterfront, (b) significantly increasing the quality and quantity of affordable housing in southeastern San Francisco, including the complete rebuilding of the Alice Griffith Housing Development, (c) providing thousands of commercial and construction job opportunities for San Francisco residents and businesses, especially in the Bayview Hunters Point community, (d) supporting the creation of permanent space on the Shipyard for existing artists, (e) elevating the site into a regional center for green development and the use of green technology and sustainable building design, (f) providing extensive transportation improvements that will benefit southeastern San Francisco generally, (g) attracting and sustaining neighborhood serving retail and cultural amenities and services, and (h) offering a world-class waterfront stadium site opportunity as the City's last and best chance to keep the 49ers in San Francisco over the long term, but without requiring the revitalization project to be delayed if the 49ers do not timely decide to build a stadium in the project site or decide to build a new stadium elsewhere.

In October 2009, the State Legislature approved and the Governor signed and filed Senate Bill No. 792 (SB 792). SB 792, enacted as Chapter 2003 of the Statutes of 2009 in January of 2010, provides for the reconfiguration of the Candlestick Point State Recreation Area and improvement of the State park lands, in connection with the development of the Project.

Since February 2007, the Project has been reviewed by the Bayview Hunters Point community and other stakeholders in over 230 public meetings, including those held before the PAC, the CAC, the Redevelopment Agency Commission, the Board of Supervisors, the Planning Commission, and other City commissions and in other local forums.

Motion No. 18104
Hearing Date: June 3, 2010

Case No. 2007.0946BEMRTUZ
Candlestick Point – Hunters Point Shipyard
Phase 2 Design for Development Approval

The Design for Development Documents for Candlestick Point and Hunters Point set forth specific standards and guidelines for the same breadth of controls usually addressed in the Planning Code, including but not limited to, site coverage, building height and bulk, setbacks, building modulation and frontage, and open space and set out overarching strategies on where to place certain uses and building types relative to street and open space types. The Design for Development Documents will supersede the Planning Code for new development at Candlestick Point and Phase 2 of the Hunters Point Shipyard.

In order to facilitate the implementation of the Project, conforming changes are required to the Hunters Point Shipyard Phase 1 Design for Development Document to clarify what areas of the Shipyard are governed by the Phase 1 Design for Development Document and those that are governed by the Phase 2 Design for Development Document.

On June 3, 2010, by Motion No. 18096, the Commission certified the Final Environmental Impact Report ("FEIR") as accurate, complete and in compliance with the California Environmental Quality Act ("CEQA"); and


On June 3, 2010, by Motion No. 18097, the Commission adopted findings in connection with its consideration of, among other things, the adoption of amendments to the Bayview Hunters Point Redevelopment Plan and the Hunters Point Shipyard Redevelopment Plan, under CEQA, the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code and made certain findings in connection therewith, which findings are hereby incorporated herein by this reference as if fully set forth; and

On June 3, 2010, by Resolution No. 18102, the Commission adopted findings finding amendments to the Bayview Hunters Point Redevelopment Plan and the Hunters Point Shipyard Redevelopment in general conformity with the General Plan and Planning Code section 101.1.

NOW THEREFORE BE IN RESOLVED, That the Planning Commission does hereby approve the Candlestick Point Design for Development Document, the Hunters Point Shipyard Phase 2 Design for Development Document and corresponding technical amendments to the Hunters Point Shipyard Phase 1 Design for Development Document, attached to this Motion as Exhibits A , B and C respectively and incorporated herein by reference; and

BE IT FURTHER RESOLVED, That any proposals to amend the subject Design for Development documents shall require approval by both the Planning Commission and the Redevelopment Agency.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on June 3, 2010.


Linda D. Avery
Commission Secretary

AYES: Commissioners Antonini, Borden, Lee, Miguel, Moore and Sugaya

NOES: Commissioner Olague

Motion No. 18104
Hearing Date: June 3, 2010

Case No. 2007.0946BEMRTUZ
Candlestick Point – Hunters Point Shipyard
Phase 2 Design for Development Approval

ABSENT: None

ADOPTED: June 3, 2010



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 18101

HEARING DATE: JUNE 3, 2010

Date: May 20, 2010
Case No.: 2007.0946BEMRTUZ
Project: Candlestick Point – Hunters Point Shipyard Phase 2
General Plan Findings and Planning Code Section 101.1 Findings
Location: Candlestick Point and Hunters Point Shipyard
Staff Contact: Mat Snyder – (415) 575-6891
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Recommendation: Adopt the Findings

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ESTABLISHING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN OF THE CITY AND COUNTY OF SAN FRANCISCO AND WITH SECTION 101.1 OF THE CITY PLANNING CODE FOR THE CANDLESTICK POINT HUNTERS POINT SHIPYARD PHASE 2 DEVELOPMENT PROJECT INCLUDING AMENDMENTS TO THE BAYVIEW HUNTERS POINT REDEVELOPMENT PLAN, THE HUNTERS POINT SHIPYARD REDEVELOPMENT PLAN AND FOR VARIOUS ACTIONS NECESSARY FOR THE IMPLEMENTATION OF THE PROJECT.

WHEREAS, The Planning Department (“Department”), Redevelopment Agency (“Agency”), the Office of Economic and Workforce Development (“OEWD”) with many other City Departments have been working to transform Candlestick Point and the Hunters Point Shipyard from their current underutilized nature into a vibrant, high-density, mixed-use, transit-oriented neighborhoods that will provide public benefits to both the existing residents and the City as a whole;

The Bayview Hunters Point has one of the highest concentrations of very low-income residents and one of the highest unemployment rates in San Francisco, and public health in the area has generally been poor compared to the rest of San Francisco. Bayview Hunters Point has very few quality public parks and open spaces that provide active recreation facilities for neighborhood youth, and is in need of affordable housing and business and job opportunities for its residents. The area remains under-served by transit and basic neighborhood-serving retail and cultural amenities. The betterment of the quality of life for the residents of the Bayview Hunters Point community is one of the City’s highest priorities;

Hunters Point Shipyard and Candlestick Point are part of the Bayview Hunters Point neighborhood and are in close proximity to one another, separated only by the Yosemite Slough and South Basin. Together, they comprise about 702 acres, and make up the largest area of underused land in the City. The Candlestick Point area comprises approximately 281 acres and Hunters Point Shipyard Phase 2 area comprises approximately 402 acres. Candlestick Point is

generally comprised of the 49ers Football Stadium and parking lot, the Candlestick Point State Recreation Area (CPSRA) (excluding the Yosemite Slough portion of the Park), the Alice Griffith Housing development, along with privately held parcels to the southwest of the stadium site between Bayview Hill and Jamestown Avenue, and privately held parcels between the stadium and the CPSRA. The Hunters Point Shipyards portion of the project is comprised of a majority of the former Naval Shipyards except for the portion currently being developed as "Phase I", also often referred to as "Parcel A";

The Hunters Point Shipyards was once a thriving, major maritime industrial center that employed generations of Bayview Hunters Point residents. Following World War II, the Shipyards was a vital hub of employment in the Bayview Hunters Point, providing logistics support, construction and maintenance for the United States Department of the Navy. At its peak, the Shipyards employed more than 17,000 civilian and military personnel, many of whom lived in Bayview Hunters Point. The United States Navy ceased operations at the Shipyards in 1974 and officially closed the base in 1988. The Shipyards was then included on the Department of Defense's 1991 Base Realignment and Closure (BRAC) list. In 1993, following designation of the Shipyards by the City's Board of Supervisors as a redevelopment survey area, the City and the Redevelopment Agency began a community process to create a plan for the economic reuse of the Shipyards and the remediation and conveyance of the property by the Navy; and

In planning for the redevelopment of the Shipyards, the City and the Redevelopment Agency worked closely with the Hunters Point Citizen's Advisory Committee ("CAC"). The CAC is a group of Bayview Hunters Point community residents, business owners and individuals with expertise in specific areas, who are selected by the Mayor to oversee the redevelopment process for the Shipyards. The Agency has worked with the CAC and the community throughout the process of implementing revitalization activities regarding the Shipyards; and

In July 1997, the Board of Supervisors adopted a Redevelopment Plan for revitalization of the Shipyards. The Hunters Point Redevelopment Plan contemplated the development of a mix of residential, commercial, cultural, research and development and light industrial uses, with open space around the waterfront perimeter; and

Since its selection by the Redevelopment Agency, the Shipyards developer has worked with the City, the Agency, and the Navy to facilitate the redevelopment and economic reuse of the Shipyards. In 2003, the Shipyards developer and the Agency entered into the Hunters Point Shipyards Phase I Disposition and Development Agreement (DDA), under which the Shipyards developer is constructing infrastructure for up to 1,600 residential units on Parcel A of the Shipyards, of which approximately 30 percent will be affordable. The Phase I DDA also requires the Shipyards developer to create approximately 25 acres of public parks and open space on Parcel A.

As described above, Candlestick Point includes, among other things: (a) the City-owned stadium, currently named Candlestick Park, which is home to the San Francisco 49ers and is nearing the end of its useful life; (b) the Alice B. Griffith Housing Development, also known as Double Rock, and (c) the Candlestick Point State Recreation Area.

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Hearing Date: June 3, 2010

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Candlestick Point - Hunters Point
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In June, 1997, San Francisco voters adopted two measures (Propositions D and F) providing for the development by the 49ers or their development partners of a new stadium, a related 1,400,000 square foot entertainment and retail shopping center, and other conditional uses including residential uses. The voters approved up to \$100 million of lease revenue bonds to help finance the proposed development of the new stadium.

In June 2006, following a 10-year planning process, the Board of Supervisors adopted a Redevelopment Plan for the Bayview Hunters Point Project Area that includes Candlestick Point. The primary objective of the Redevelopment Plan is to revitalize the Bayview Hunters Point community through economic development, affordable housing and community enhancement programs for the benefit of existing residents and community-based businesses. The policies and programs of the Redevelopment Plan incorporate community goals and objectives expressed in a Concept Plan that the Bayview Hunters Point Project Area Committee ("PAC") adopted in 2000, following hundreds of community planning meetings. The PAC is a body that was formed in 1997 through a public election by Bayview Hunters Point voters to work with the Redevelopment Agency and the City and represent the interests of the Bayview Hunters Point community in planning for the area's future. The Agency has continued to work through the PAC and with the community throughout the process of implementing revitalization activities under the Redevelopment Plan.

The Alice B. Griffith Housing Development, built in the early 1960s and operated by the San Francisco Housing Authority, needs substantial improvement. An important component of the Project is to provide one-for-one replacement of Alice B. Griffith units at existing low income levels and to ensure that existing tenants have the right to move to the new upgraded units without being displaced until the replacement units are ready for occupancy.

In 1983, the City donated land at Candlestick Point to the State of California to form the Candlestick Point State Recreation Area with the expectation that the State would develop and implement a plan for improving the park land. The Recreation Area has the potential to be a tremendous open space recreational resource for the region and for the residents of Bayview Hunters Point. But it has not reached its potential due to limited State funding and a challenging configuration. The long-term restoration and improvement of the Candlestick Point State Recreation Area has been a long-term goal of the residents of Bayview Hunters Point, the City, and the State.

For over a decade, the redevelopment of Candlestick Point and the Shipyard has proceeded on parallel, though largely separate, paths. But over the last four years, the City and the Redevelopment Agency have been working with the Bayview Hunters Point community on redeveloping the two sites together. A primary objective of both the Hunters Point Shipyard Redevelopment Plan and the Bayview Hunters Point Redevelopment Plan is to create economic development, affordable housing, public parks and open space and other community benefits by developing the under-used lands within the two project areas. Combining the planning and redevelopment of these two areas provides a more coherent overall plan, including comprehensive public recreation and open space plans and integrated transportation plans, and

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provides better ways to increase efficiencies to finance the development of affordable housing and the public infrastructure necessary to expedite the revitalization of both areas.

In May, 2007, the Board of Supervisors adopted and the Mayor approved a resolution approving a Conceptual Framework for the integrated development of Candlestick Point and Phase 2 of the Hunters Point Shipyards ("the Project"). The Conceptual Framework, which is the basis for the last three years of planning for the Project, envisioned a major mixed-use project, including hundreds of acres of new waterfront parks and open space, thousands of new housing units, a robust affordable housing program, extensive job-generating retail and research and development space, permanent space for the artist colony that exists in the Shipyards, and a site for a potential new stadium for the 49ers on the Shipyards.

In furtherance of the Conceptual Framework, in April 2007, the San Francisco Recreation and Parks Commission adopted a resolution requesting the Redevelopment Agency to include the existing stadium site under the Exclusive Negotiations Agreement. In May 2007, the Redevelopment Agency and the Shipyards developer (whose members were reconstituted) entered into a Second Amended and Restated Exclusive Negotiations and Planning Agreement related to Phase II of the Shipyards Redevelopment Plan, which extended the Shipyards developer's exclusive negotiating rights to cover Candlestick Point.

On June 3, 2008, the San Francisco voters approved Proposition G, an initiative petition measure named The Bayview Jobs, Parks, and Housing Initiative, regarding plans to revitalize the Project site. As set forth in Proposition G, the project is designed to revitalize the Project Site by (a) improving and creating hundreds of acres of public parks and open space, particularly along the waterfront, (b) significantly increasing the quality and quantity of affordable housing in southeastern San Francisco, including the complete rebuilding of the Alice Griffith Housing Development, (c) providing thousands of commercial and construction job opportunities for San Francisco residents and businesses, especially in the Bayview Hunters Point community, (d) supporting the creation of permanent space on the Shipyards for existing artists, (e) elevating the site into a regional center for green development and the use of green technology and sustainable building design, (f) providing extensive transportation improvements that will benefit southeastern San Francisco generally, (g) attracting and sustaining neighborhood serving retail and cultural amenities and services, and (h) offering a world-class waterfront stadium site opportunity as the City's last and best chance to keep the 49ers in San Francisco over the long term, but without requiring the revitalization project to be delayed if the 49ers do not timely decide to build a stadium in the project site or decide to build a new stadium elsewhere.

In October 2009, the State Legislature approved and the Governor signed and filed Senate Bill No. 792 (SB 792). SB 792, enacted as Chapter 2003 of the Statutes of 2009 in January of 2010, provides for the reconfiguration of the Candlestick Point State Recreation Area and improvement of the State park lands, in connection with the development of the Project.

The Project will include (a) 10,500 residential units, approximately 32 percent of which (3,345) will be offered at below market rates, (b) approximately 327 to 336 acres of new and improved public parks and open space, (c) 885,000 square feet of regional and neighborhood-serving retail space, (d) 255,000 square feet of new and renovated studio space for Shipyards

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artists, including an arts education center within a new "Arts District" supporting the vibrant artist community, (e) 2,650,000-5,000,000 square feet of commercial, light industrial, research and development and office space, including space for the United Nations Global Compact Center, (f) 100,000 square feet of community uses, (g) new public and community facilities on the Shipyard and Candlestick Point, (h) improved land and supporting infrastructure for a new football stadium for the San Francisco 49ers, including necessary parking areas and transportation improvements, with alternative uses that either shift some residential uses from Candlestick Point to the Shipyard and expands by up to 500,000 square feet commercial uses on some of the areas of the Shipyard currently reserved for stadium uses or expand research and development uses by 2,500,000 square feet on the Shipyard if the 49ers do not avail themselves of the opportunity to build a new stadium on the Shipyard, (i) a 10,000 seat arena on Candlestick Point, (j) a hotel, (k) a 300 slip Marina, and (l) a bicycle and pedestrian bridge over Yosemite Slough, that can be used for game day automobile travel in the event the stadium is constructed.

In order to implement the Project the Agency has prepared and transmitted to the Planning Commission proposed amendments to the Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plans. Among other things, these amendments increase tax increment financing limits, revise the land use controls, and limit new impact fees imposed on the Project. The amendment to the Shipyard Plan also provides that a portion of the research and development square footage entitlement be given priority for Proposition M (Planning Code Sections 320-325) office space allocation with certain conditions. Additionally, the Amendment to the Bayview Hunters Point Redevelopment Plan designates Candlestick Point as Zone 1 of the Project Area. In addition to amendments to the Redevelopment Plans, amendments to the City's General Plan, Planning Code and Zoning Maps are necessary to find the Redevelopment Plans consistent with the General Plan.

Pursuant to Section 33346 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 by the Board of Supervisors.

The Charter of the City and County of San Francisco requires certain legislative actions to be found in conformity with the General Plan and Section 101.1 of the Planning Code.

The Planning Commission wishes to facilitate the physical, environmental, social and economic revitalization of the Bayview Hunters Point and Hunters Point Shipyard, using the legal and financial tools of a Redevelopment Plan, while creating jobs, housing and open space in a safe, pleasant, attractive and livable mixed use neighborhood that is linked rationally to adjacent neighborhoods.

The proposed Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plans, as amended, provide for a type of development, intensity of development and location of development that is consistent with the overall goals and objectives and policies of the General

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Plan as well as the Eight Priority Policies of Section 101.1, as expressed in the findings contained in Exhibit A to this resolution.

On June 3, 2010, by Motion No. 18096, the Commission certified the Final Environmental Impact Report ("FEIR") for the Project as accurate, complete and in compliance with the California Environmental Quality Act ("CEQA").

On June 3, 2010 by Resolution No. 18102, the Commission adopted findings in connection with its consideration of, among other things, the adoption of amendments to the Bayview Hunters Point Redevelopment Plan and the Hunters Point Shipyard Redevelopment Plan, under CEQA, the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code and made certain findings in connection therewith, which findings are hereby incorporated herein by this reference as if fully set forth.

As part of the implementation of the Project, the Board of Supervisors is considering a number of actions, including but not limited to the following: adoption of amendments to the General Plan, Planning Code, and Zoning Map; adoption of the amendments to the Bayview Hunters Point Redevelopment Plan and the Hunters Point Shipyard Redevelopment Plan; approval of the Interagency Cooperation Agreement for the Project (which includes a Joint Facilities Agreement); approval of a Public Trust Exchange Agreement with the San Francisco Port, Redevelopment Agency and State Lands Commission, and a land transfer agreement with the Redevelopment Agency and San Francisco Recreation and Park; adoption of amendments to the Health Code, the Public Works Code, the Building Code, and the Subdivision Code; and approval of a Tax Allocation Agreement with the Redevelopment Agency.

Drafts of these documents and proposed Board of Supervisors' Resolutions and Ordinances are contained in Planning Department file for Case 2007.0946BEMTRUZ;

The drafts of the documents for Board action may be modified prior to final action by the Board of Supervisors.

The proposed General Plan, Planning Code and Zoning Map amendments provide for the adoption of the proposed amendments to the Bayview Hunters Point and the Hunters Point Shipyard Redevelopment Plans.

The drafts of the proposed amendments to the Bayview Hunters Point and the Hunters Point Shipyard Plan Redevelopment Plans set forth plans and objectives for the revitalization of the area.

The proposed Interagency Cooperation Agreement sets forth a framework for cooperation between the City and the Redevelopment Agency in administering the process for approval of all applicable land use, development, construction, improvement, infrastructure, occupancy and use requirements relating to the areas covered by the Redevelopment Plans.

The Public Trust Exchange Agreement settles certain boundary and title disputes related to the common law public trust for commerce, navigation, and fisheries ("Public Trust"), and

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establishes and reconfigures the location of the lands subject to the Public Trust and lands free of the Public Trust, in furtherance of the Project and the reconfiguration of Candlestick Point State Recreation Area.

The Recreation and Park land transfer agreement provides for the transfer of City-owned land within the Candlestick site to the Redevelopment Agency for development of the Project, consistent with Proposition G.

The draft amendments to the Health Code and related amendments to the Public Works Code and the Building Code create a framework for the San Francisco Department of Public Health to oversee and monitor compliance with environmental requirements at the Hunters Point Shipyards.

The draft amendments to the Subdivision Code provide the terms and conditions under which subdivision and parcel maps will be approved in the Project area.

The proposed Tax Allocation Agreement provides for an irrevocable pledge of net available tax increment from the Project site to the Redevelopment Agency, for the purpose of financing the construction of public infrastructure and certain other public improvements in the Project site.

The Commission is not required to approve all of the Board Actions, but must consider whether the implementation of the Bayview Hunters Point and the Hunters Point Shipyards Plan Redevelopment Plans, as amended, which the Board actions contemplate, is consistent with the General Plan, as it is proposed to be amended, and with Planning Code Section 101.1.

The Commission has reviewed the analysis of the consistency of the Redevelopment Plans, as amended, and the various implementation actions with the City's General Plan, as it is proposed to be amended, and with Section 101.1 of the Planning Code, which consistency analysis has been prepared by Planning Department staff and is set forth in Exhibit A to this Resolution.

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NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission finds that the amendments to the Bayview Hunters Point Redevelopment Plan, the Shipyards Redevelopment Plan, and the Board actions identified above as necessary to implement the Project are consistent with the General Plan, as it is proposed to be amended, and with Section 101.1 of the Planning Code as described in Exhibit A to this Resolution.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on June 3, 2010.



Linda D. Avery
Commission Secretary

AYES: Commissioners Antonini, Borden, Lee, Miguel

NOES: Commissioners Moore, Olague, Sugaya

ABSENT: None

ADOPTED: June 3, 2010

Exhibit A
To Planning Commission Resolution No. 18101

Candlestick Point – Hunters Point Shipyard Phase 2 Development Project
General Plan Findings and Planning Code Section 101.1 Findings

The following constitute findings that the Candlestick Point – Hunters Point Shipyard Phase 2 Development Project (the Project) is, on balance, consistent with the General Plan and Planning Code Section 101.1.

These findings consider, and are conditioned upon, all required Planning Commission actions related to the Project including, but not limited to, adoption of Planning Code text and map amendments (Planning Code Amendments); amendments to the General Plan, including amendments to the Bayview Hunters Point Area Plan, adoption of the Candlestick Point Sub-Area Plan, and adoption of the Hunters Point Shipyard Area Plan (General Plan Amendments); and adoption of the amendments to the Bayview Hunters Point Redevelopment Plan (BVHP Redevelopment Plan) and the Hunters Point Shipyard Redevelopment Plan (Shipyard Redevelopment Plan) and approval of the Candlestick Point and Hunters Point Shipyard Phase 2 Design for Development Documents and corresponding technical amendments to the Hunters Point Shipyard Phase 1 Design for Development Document.

Additionally, these findings will apply to other Project actions and related documents including, but not limited to the Planning Cooperation Agreement, Real Property Transfer Agreement between the Redevelopment Agency and the City and County of San Francisco for certain City property at Candlestick Point (“Recreation and Park Land Transfer Agreement”), Interagency Cooperation Agreement, amendments to the Subdivision Code, amendments to the Health Code and related amendments to the Public Works Code and Building Code and the Public Trust Exchange Agreement.

BAYVIEW HUNTERS POINT AREA PLAN

The Bayview Hunters Point Area Plan (BVHP Area Plan) provides broad principles, objectives, and policies for community development in the Bayview neighborhood. The BVHP Area Plan discusses the need to arrest the demographic decline of the African American population; provide economic development and jobs, particularly for local residents; eliminate health and environmental hazards including reducing land use conflicts; provide additional housing, particularly affordable housing; provide additional recreation, open space, and public service facilities, and better address transportation deficiencies by offering a wider range of transportation options.

As a part of the adopted General Plan amendments (Planning Commission Resolution No. 18098), the BVHP Area Plan was amended to implement the Project and reflect the fact that four years have passed since the BVHP Area Plan was last updated. Most significantly, a new Candlestick Point Subarea Plan was adopted as part of this Area Plan.

