

FILE NO. 130225

ORDINANCE NO.

[Administrative Code - Bayview Hunters Point Citizens Advisory Committee]

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3 **Ordinance amending the Administrative Code to establish the Bayview Hunters Point**  
4 **Citizens Advisory Committee to provide policy advice to the City on planning and land**  
5 **use matters for Zone 2 of the Bayview Hunters Point Redevelopment Project Area.**

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

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

11 Section 1. The Planning Department has determined that the actions contemplated in  
12 this ordinance comply with the California Environmental Quality Act (California Public  
13 Resources Code Section 21000 et seq.). Said determination is on file with the Clerk of the  
14 Board of Supervisors in File No. 130225 and is incorporated herein by reference.

15 Section 2. The Administrative Code is hereby amended by adding Article VIII,  
16 entitled "Bayview Hunters Point Citizens Advisory Committee" and consisting of Sections 5.70  
17 and 5.71 as follows:

18 **SEC. 5.70. GENERAL FINDINGS.**

19 (a) In 1995, the Board of Supervisors established the Bayview Hunters Point  
20 Redevelopment Survey Area. On May 23, 2006, the Board approved and adopted, by Ordinance No.  
21 113-06, the Redevelopment Plan for the Bayview Hunters Point Redevelopment Project  
22 ("Redevelopment Plan"), which expanded and renamed the Hunters Point Redevelopment Project  
23 Area. The Plan included an Area A, which had been in a 1969 Hunters Point Redevelopment Plan and

24 Supervisor Cohen  
25 BOARD OF SUPERVISORS

1 an Area B. Project Area A expired, and with its expiration, the area added by the 2006 expansion  
2 constitutes the Bayview Hunters Point Redevelopment Project Area (the “Project Area”). A portion of  
3 Area B was the Candlestick Point Activity Node.

4 (b) On August 3, 2010, this Board of Supervisors adopted an amended Redevelopment Plan  
5 (the “Amended Redevelopment Plan”) by Ordinance No. 210-10. The Amended Redevelopment Plan  
6 designated the Candlestick Point Activity Node as Zone 1, and the balance of the Project Area as Zone  
7 2. The Candlestick Point Activity Node is part of the Hunters Point Shipyard/Candlestick Point  
8 Project, a major approved development project that the Redevelopment Agency of the City and County  
9 of San Francisco (the “Redevelopment Agency”) was charged with implementing. The Amended  
10 Redevelopment Plan is on file with the Clerk of the Board of Supervisors in File No. 100658, and is  
11 incorporated herein as if fully set forth. Map 1 of the Amended Redevelopment Plan identifies the  
12 Project Area and Map 2 identifies Zone 1 and Zone 2.

13 (c) Under the Amended Redevelopment Plan, the Redevelopment Agency retained land use  
14 authority within Zone 1. The Redevelopment Agency and the City, through its Planning Department,  
15 entered into a Planning Cooperative Agreement, dated for reference purposes as of June 3, 2010, to  
16 provide for cooperation between the City and the Redevelopment Agency in carrying out the  
17 development of Zone 1.

18 (d) On September 19, 2006, the Redevelopment Agency and the City, through its Planning  
19 Commission, entered into a delegation agreement that provided for implementation of the  
20 Redevelopment Plan in Zone 2. The Planning Cooperative Agreement of 2010 provided that  
21 development in Zone 2 would continue to be governed by the delegation agreement. Zone 2 is a mixed  
22 residential, industrial and commercial area that has suffered from severe economic decline for many  
23 years with the closure of the Hunters Point Naval Shipyard, the shrinking of heavy and light industrial  
24 bases, and the lingering effects of long-term environmental pollution.

1           (e) The Bayview community was long involved in the planning process that brought about  
2 the Amended Redevelopment Plan. It has also previously engaged in a yet unfinished planning process  
3 for the area within India Basin Shoreline, not included in the Amended Redevelopment Plan, but  
4 referred to in the plan as Survey Area C. Survey Area C is shown on Map 3 of the Amended  
5 Redevelopment Plan. In the event that future planning efforts can be carried out in Zone 2 or Survey  
6 Area C, community involvement is desirable to help create a structured, and interactive relationship  
7 between City agencies, developers, and the community regarding land use and planning affairs in Zone  
8 2 and Survey Area C.

9  
10 **SEC. 5.71. THE BAYVIEW HUNTERS POINT CITIZENS ADVISORY COMMITTEE.**

11           (a) Establishment and Purpose. A Bayview Hunters Point Citizens Advisory Committee (the  
12 “CAC”) is hereby established. The purpose of the CAC shall be to provide policy advice to the Board  
13 of Supervisors, City boards, commissions and departments, including the Planning Commission and  
14 Planning Department, on planning and land use matters in Zone 2. The CAC shall provide advice on  
15 the appropriateness of projects, and land use and zoning designations for projects in Zone 2 or Survey  
16 Area C, and provide community guidance on the extent to which a development project furthers  
17 General Plan policies in Zone 2.

18           The CAC shall serve for the duration of the Amended Redevelopment Plan, including any  
19 extensions of the plan by that the Board of Supervisors approves. To perform its duties, the CAC may  
20 do the following:

21           (1) review proposed development projects, amendments to a redevelopment plan  
22 requiring approval of the Board of Supervisors and zoning changes, and advise the Planning  
23 Commission and Department and the Board of Supervisors on those matters;

24           (2) collaborate with the Planning Department on planning efforts; and  
25

1                     (3) collaborate with City boards, commissions and departments to (A) provide  
2 information to the community on planning efforts, development projects, amendments to a  
3 redevelopment plan requiring approval of the Board of Supervisors, and zoning changes, and (B) seek  
4 input from the community.

5           (b)     Members of the Bayview Hunters Point Citizens Advisory Committee

6                     (1) Appointments.

7                                     (A) Appointing Authorities. The CAC shall consist of 12 members. The  
8 Supervisor of District 10, the Mayor, and the City Administrator (the “appointing authorities”) shall  
9 each appoint 4 members. Of the 4 members appointed by each of the appointing authorities, 3 shall  
10 have the power to vote on committee actions (voting members), and one shall not have the power to  
11 vote on committee actions (a non-voting member). An employee of the City may not be appointed as a  
12 voting member of the CAC but may be appointed as a non-voting member. Each appointing authority  
13 shall notify the Clerk of the Board of Supervisors in writing of each of its appointments to the  
14 committee, including which appointees shall be voting members.

15                                     (B) Quorum. Five voting members shall constitute a quorum. The CAC shall  
16 approve matters by an affirmative vote of at least 5 voting-members.

17                                     (C) Compensation. Members of the CAC shall serve at the pleasure of their  
18 appointing authority without compensation or benefits.

19                                     (D) Terms. Each member shall serve a term of two years. The term of the 12  
20 members first appointed to fill the seats on the committee shall commence on the effective date of  
21 Ordinance No. \_\_\_\_\_.

22                                     (2) Qualifications of Members. Each member shall have a capacity for volunteerism,  
23 and the ability to commit a minimum of 10 hours per week to the review of documents, meetings and  
24 planning sessions, and coordination with community members or City representatives. In addition,  
25 each member shall have one or more of the following qualifications:

1 (A) Experience working with multiple City boards, commissions, or department,  
2 or their representatives;

3 (B) A workman-like understanding of, or high level of interest in the land use  
4 policies and requirements, zoning issues for Zone 2, and a high level of interest in the review of  
5 projects in that area; or

6 (C) Familiarity with architecture, engineering, construction, historic  
7 preservation, public art, transportation and city planning, community benefits, low-income housing  
8 development or land use in San Francisco or other urban areas.

9 (3) Additional Qualifications of Non-voting Members. In addition to the qualifications  
10 stated in subparagraph (b)(2) (Qualifications of Members) above, non-voting members must have  
11 professional expertise or training in disciplines such as architecture, land use, or urban planning,  
12 that would be helpful to the CAC in the performance of its duties; ~~such as in architecture, land use,~~  
13 or planning.

14 (4) Residency. A member must be at least one of the following: (A) a resident of the  
15 Project Area; (B) a person who owns a business with a fixed office in the City or real property in the  
16 City; (C) a representative of a neighborhood group in the Project Area; or (D) a resident of San  
17 Francisco who has experience working on architecture, planning, or land use issues in San Francisco.

18 (5) Conflicts.

19 (A) During his or her tenure, ~~no~~ a member of the CAC ~~shall~~ may not receive  
20 income from, have any financial investments in, or be a party to any contracts with any person or entity  
21 who is seeking project approvals, or who receives a project approval from the City during the  
22 member's tenure regarding a property within Zone 2 or Survey Area C ~~from the City.~~ For the  
23 purpose of this Subsection, "project approvals" shall include conditional use authorizations,  
24 variances, certificates of appropriateness, and building permits.



1 rehabilitation in Zone 2, and work with the CAC to consider community input and guidance for the  
2 following projects in Zone 2 prior to:

3                   (A) Approval of a commercial project of 25,000 square feet or greater or  
4 residential project consisting of 10 or more dwelling units;

5                   (B) Approval of any conditional use permit in Zone 2;

6                   (C) Approval of any new construction or substantial rehabilitation project  
7 on Third Street and other Neighborhood Commercial (“NC”) districts in Zone 2;

8                   (D) Approval of any significant land use proposals such as zoning  
9 amendments; and

10                  (E) Any Planning Commission hearing on other projects, if requested by  
11 the CAC;

12           (1) Residential projects that create 6 or more residential units, and/or projects  
13 that include construction of a new building or addition to an existing building of 10,000 square  
14 feet or more of non-residential space;

15           (2) Projects that include an alteration or change of use that:

16                   (A) is subject to Planning Code Section 311 (Residential Permit Review  
17 Procedures for RH, RM, and RTO Districts) and includes vertical additions of 7 feet or more to  
18 the existing building height or 10 feet or more to the existing building depth at any level;

19                   (B) is in any zoning district and includes a facility or activity identified in  
20 Planning Code Section 312(c) (Change of Use);

21                   (C) is subject to a conditional use authorization or discretionary review  
22 under Section 317 of the Planning Code (Loss of Dwelling Units Through Merger, Conversion  
23 or Demolition); or

24                   (D) is subject to a pre-application meeting under Section 313 of the  
25 Planning Code (PDR-1-B (Light Industrial Buffer));

1           (3) Projects that require a conditional use authorization;  
2           (4) Projects that require a zoning map amendment; and  
3           (5) Any streetscape improvements or public realm plans led by the Planning  
4 Department. For the purpose of this Section, “streetscape improvements” are improvements  
5 to the streetscape elements identified in Section 98.1 of the Administrative Code, and a  
6 “public realm plan” means a plan to improve public space, including, without limitation, rights  
7 of way, sidewalks and public plazas, to enhance the public’s enjoyment of the space.

8           (e) Notification to the CAC. The Director of Planning shall provide the CAC notice of  
9 the projects or changes described in subsection (d) above (the “Project Notice”) as follows:

10           (1) The Director of Planning shall send the CAC a copy of any written  
11 preliminary assessment of the approval process that the department prepares and submits to  
12 a person or entity seeking approval of a project (the “Project Applicant”) before the Project  
13 Applicant has filed an application for environmental review and/or entitlement at the same  
14 time that the department sends such written preliminary assessment to the Project Applicant.

15           (2) If the Director of Planning does not provide a written preliminary assessment  
16 to the Project Applicant prior to the filing of an application for environmental review and/or  
17 entitlement, the Director of Planning shall notify the CAC of the project in writing when the  
18 project application is filed with the department.

19           (f) CAC Hearings on Projects.

20           (1) Notice to Project Applicant. The CAC shall notify the Project Applicant in  
21 writing within 30 days of its receipt of the Project Notice if it would like the Project Applicant to  
22 make a presentation on the project before the CAC (the “Project Applicant’s Presentation”). If  
23 the CAC does not so notify the Project Applicant, the Planning Commission or Planning  
24 Department may consider approval of the Project without a CAC hearing.



1           (2) Project Applicant's Presentation. Upon the request of the CAC, the Project  
2 Applicant shall request from the CAC a date on which to make the Project Applicant's  
3 Presentation. The CAC shall schedule the date for the Project Applicant's Presentation as  
4 follows:

5           (A) If a public hearing on the final approval action on the project before  
6 the Planning Commission is required, the Project Applicant's Presentation shall be on a date  
7 that is at least 60 days prior to the Planning Commission's public hearing.

8           (B) If no public hearing on the final approval action on the project before  
9 the Planning Commission is required, the CAC may set a date for the Project Applicant's  
10 Presentation that would enable an efficient project review and approval process, but the date  
11 for the Project Applicant's Presentation shall occur on a date that is at least 60 days before  
12 the Planning Department acts on the permit application. The Planning Department shall  
13 timely notify the CAC of the date it intends to act on the permit application to enable the CAC  
14 to schedule the Project Applicant's Presentation.

15           (3) Submittal of Comments. The CAC shall submit any comments on the  
16 project that the CAC wishes the Planning Commission to consider to the Director of Planning  
17 within 30 days after the date scheduled for the Project Applicant's Presentation as required by  
18 Subsection (f)(2) above.

19           (4) Additional Time. The Director of Planning or the Planning  
20 Commission may allow additional time for the CAC hearing and comments if the Director of  
21 Planning or the Planning Commission finds that additional time is needed given the  
22 complexity of the project and feasible given the timing of required hearings or action on other  
23 projects. The Project Applicant shall make a good faith effort to inform the CAC of any  
24 changes to the project after the CAC has issued its comments to the Director of Planning.

1           ~~\_\_\_\_\_ (2g) Report on CAC Comments. When reviewing and considering approvals of~~  
2 ~~a The Planning Department shall describe the comments and recommendations of the CAC in its~~  
3 ~~report to the Planning Commission prior to the Planning Commission's approval of the project.~~ In  
4 addition, the CAC may present its views on the project in a separate report at the Planning  
5 Commission's public hearing on approval of the project ~~which shall not preclude the CAC from~~  
6 ~~presenting its views on the project in a separate report at a public hearing of the Planning~~  
7 ~~Commission; and~~

8           ~~\_\_\_\_\_ (3h) Providing Information. The Planning Department shall provide information~~  
9 ~~about permit applications and other proposed development activity in Zone 2 to the CAC as promptly~~  
10 ~~as is reasonably feasible prior to any CAC meeting.~~

11           (i) Subject to the Charter. Nothing in this Section is intended to interfere with the  
12 authority of the Planning Department or Planning Commission under the Charter.

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14           Section 3. Effective Date. This ordinance shall become effective 30 days from the  
15 date of passage.

16  
17 APPROVED AS TO FORM:  
18 DENNIS J. HERRERA, City Attorney

19 By: \_\_\_\_\_  
20 Robert A. Bryan  
21 Deputy City Attorney

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