

## LEGISLATIVE DIGEST

[Redevelopment Plan Amendment - Hunters Point Shipyard]

**Ordinance approving and adopting an amendment to the Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project Area (“HPS”) to authorize the transfer of up to 2,050,000 square feet of research and development and office space from HPS Phase 2 to the Bay View Hunters Point Redevelopment Plan Project Area Zone 1 and extend the Redevelopment Plan time limits for HPS Phase 2; directing the Clerk of the Board to transmit a copy of this Ordinance upon its enactment to the Successor Agency; making findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

### Existing Law

In 2010, the City adopted amendments to two redevelopment plans, the Hunters Point Shipyard Redevelopment Plan (“HPS Plan”) and the Bayview Hunters Point Redevelopment Plan (“BVHP Plan”), to facilitate development within the two redevelopment project areas of the Candlestick Point - Hunters Point Shipyard Phase 2 Project (“Project”). The Project is located in the southeast part of San Francisco, consisting of land located at Candlestick Point and in the Hunters Point Shipyard. The BVHP Plan sets out the land use controls for the Candlestick Point portion of the Project, which is located in Zone 1. The BVHP Plan contains Project Area B, which includes Zones 1 and 2. The Candlestick Point portion of the Project is located in Zone 1 of Project Area B.

The HPS Plan Project Area includes Phase 1 and Phase 2. The Hunters Point Shipyard portion of the Project is located in Phase 2 of the HPS Plan Project Area. Phase 2 of the HPS Project Area is developed in accordance with land use controls in the HPS Plan and related documents, such as the Hunters Point Shipyard Design for Development.

### Amendments to Current Law

The ordinance would amend the HPS Plan (“2024 Plan Amendment”) to advance the development of the Project by: (1) authorizing the transfer of up to 2,050,000 square feet of commercial uses from Phase 2 of the HPS Project Area to commercially-zoned areas of Zone 1 of the BVHP Project Area with a corresponding reduction in those uses at Phase 2 of the HPS Project Area; (2) clarifying that certain commercial uses currently authorized within the HPS Project Area are also allowed within Zone 1 of the BVHP Project Area; (3) extending the limitations relating to the duration for establishing loans, advances, and indebtedness, the effectiveness of the Redevelopment Plans, and the time to repay indebtedness and receive tax increment, in connection with Zone 1 of the BVHP Project Area and Phase 2 of the HPS Project Area; (4) authorizing tax increment from Phase 2 of the HPS Project Area and Zone 1

of the BVHP Project Area to be combined to fund costs under the Project agreements; and (5) adjusting the limit on the amount of bonded indebtedness that can be outstanding at one time by establishing a single limit on the amount of bonded indebtedness applicable to both Zone 1 of the BVHP Plan and Phase 2 of the HPS Project Area. The legislation also would adopt various findings including those required under State Redevelopment Law, environmental findings, and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

n:\legana\as2024\2500047\01784991.docx