

1 [Potential Future Candlestick Point Development]

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3 **Ordinance establishing a City policy regarding consistency with applicable voter-**
4 **approved measures in any proposed stadium-related project at Candlestick Point.**

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

7 Section 1. General Findings. The Board of Supervisors hereby finds and declares as
8 follows:

9 (a) In June 1997, San Francisco voters approved Propositions D and F relating to
10 the development of a new world-class football stadium for the San Francisco 49ers and
11 complementary job-producing uses at Candlestick Point. Proposition D authorized the
12 issuance of lease revenue bonds subject to a number of conditions. Proposition F set forth
13 voter policies and changed City zoning laws to establish a special use district for Candlestick
14 Point, allowing a retail and entertainment shopping center and also expressly authorizing, as
15 conditional uses, a wide-range of other uses including but not limited to residential uses.

16 (b) The San Francisco 49ers are working with a developer team to perform due
17 diligence on the financial feasibility of developing a stadium and other uses on the site. In
18 doing so, the San Francisco 49ers and their development team have stated that they are
19 committed to creating a proposed plan that creates jobs and other tangible economic benefits
20 for San Francisco generally and the Bayview-Hunters Point community in particular,
21 revitalizes the state park and provides public open space, fits into the surrounding land use
22 pattern, improves transportation effects on the neighborhood, respects the cultural diversity of
23 Bayview-Hunters Point community, and, to the extent applicable, creates significant amounts
24 of new affordable housing – at no net cost to the City’s General Fund. The 49ers have

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1 indicated that they likely will not be in a position to propose a preliminary development plan, if
2 at all, for at least several months.

3 (c) If, at the end of this due diligence process, the San Francisco 49ers determine
4 that there is a preliminary development plan for a new stadium mixed-use project that is
5 financially feasible, then the 49ers intend to present this preliminary proposed plan to the City
6 and the community to begin a process of extensive public review and consideration.

7 (d) Before the City may consider approving any proposed development plan, it will
8 be subject to a process of thorough public review and input. That public review process will
9 include, among other things, environmental review under California Environmental Quality Act
10 (CEQA), review and public hearings before various City boards and commissions, including
11 the Planning and Recreation and Park Commissions and, under the proposed Bayview
12 Hunters Point Redevelopment Plan if approved, the Bayview Hunters Point Project Area
13 Committee and the San Francisco Redevelopment Agency Commission. Various State
14 agencies may also be required to review and approve any proposed development plan.

15 Section 2. City Policy Regarding Consistency with the Will of the Voters. It shall be
16 City policy that no stadium-related project at Candlestick Point shall be finally approved unless
17 (i) the Board of Supervisors has determined that it is consistent with all applicable voter-
18 approved measures, and (ii) an extensive and thorough public review process has been
19 conducted.

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

23 By: _____
24 Deputy City Attorney

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