

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Candlestick Point Activity Node Zoning Map Amendments]

Ordinance amending the Planning Code by amending the Zoning Map Sheets to remove Assessor's Parcel Block No. 4991, Lot No. 276, from the Candlestick Point (CP) Activity Node Special Use District and the CP Height and Bulk District; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

The Candlestick Point-Hunters Point Shipyard Phase 2 Project ("Project") is a redevelopment project in the southeast part of San Francisco, consisting of land located at Candlestick Point and in the Hunters Point Shipyard. The Bayview Hunters Point Redevelopment Plan ("BVHP Plan") sets out the land use controls for the Candlestick Point portion of the Project area. The BVHP Plan designates the Candlestick Point area as in Project Area B, Zone 1. The Planning Code incorporates the BVHP Plan development controls for Zone 1 through special zoning. Under the Planning Code, the Zone 1 area is currently zoned RH-2/Candlestick Point Activity Node Special Use District and CP Height and Bulk District. These zoning categories provide for development in Zone 1 in accordance with the BVHP Plan and related documents, such as the Candlestick Point Design for Development. The BVHP Plan designates the rest of Project Area B as Zone 2. The BVHP Plan provides that land use controls for development in Zone 2 are set forth in the Planning Code and development in Zone 2 is under the jurisdiction of the Planning Department.

Amendments to Current Law

The successor agency to the former Redevelopment Agency, commonly referred to as the Office on Community Investment and Infrastructure is proposing to shift a small portion of the Candlestick Point area, referred to as the Jamestown Parcel from Zone 1 to Zone 2 of the BVHP Plan Project Area B. To make the Planning Code consistent with this proposed amendment, the Planning Commission proposes to amend the Zoning Map of the Planning Code to take the Jamestown Parcel out of the Candlestick Point Activity Node Special Use District and the CP Height and Bulk district. As a result, the Jamestown Parcel will be subject to the zoning in the Planning Code that was in effect in the Candlestick Point area under the BVHP Plan before 2010, with a RH-2 zoning designation and 40X height and bulk limitation.