

File No. 100578

Committee Item No. 7

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date June 14, 2010

Board of Supervisors Meeting Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

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Completed by: Alisa Somera Date June 11, 2010

Completed by: _____ Date _____

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

1 [Zoning Map Amendments - Candlestick Point Activity Node and Hunters Point Shipyard
2 Phase 2 Project]

3
4 Ordinance amending the San Francisco Planning Code by amending Sectional Maps
5 SU09 and SU010 of the Zoning Map of the City and County of San Francisco to
6 establish the Candlestick Point Activity Node Special Use District and the Hunters
7 Point Shipyard Phase 2 Special Use District; amending Sectional Maps HT09 and
8 HT010 to establish the CP Height and Bulk District and the HP Height and Bulk District;
9 adopting findings, including environmental findings, Planning Code Section 302
10 findings, and findings of consistency with the General Plan and the Priority Policies of
11 Planning Code Section 101.1; providing for an operative date.

12 NOTE: Additions are single-underline italics Times New Roman;
13 deletions are ~~strike-through italics Times New Roman~~.
14 Board amendment additions are double-underlined;
Board amendment deletions are ~~strikethrough-normal~~.

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

16 Section 1. Findings.

17 (a) The Planning Department has determined that the actions contemplated in this
18 ordinance comply with the California Environmental Quality Act (Public Resources Code
19 21000 et seq.) Said determination is on file with the Clerk of the Board of Supervisors in File
20 No. _____ and is incorporated herein by reference.

21 (b) In accordance with the actions contemplated herein, this Board adopted
22 Resolution No. _____ making findings pursuant to the California Environmental
23 Quality Act. Said Resolution is on file with the Clerk of the Board of Supervisors in File No.
24 100572 and is incorporated herein by reference.

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

6 (d) The Board of Supervisors finds that this ordinance is in conformity with the
7 General Plan and the Priority Policies of Planning Code Section 101.1 for the reasons set
8 forth in Planning Commission Resolution No. _____ and incorporates those findings hereby
9 by reference.

10 (e) The Board hereby incorporates by reference the project-specific findings set
11 forth in Section 1(b) of the companion ordinance that amends the text of the Planning Code,
12 Ordinance No. _____.

13 Section 2. The San Francisco Planning Code is hereby amended by amending
14 Sectional Maps SU09 and SU10 of the Zoning Map of the City and County of San Francisco,
15 as follows:

<u>Description of Property</u>	<u>Special Use District To Be Superseded</u>	<u>Special Use District Hereby Approved</u>
Assessor's Block 4884, Lot 025;	Restricted Light	Candlestick Point
Block 4886, Lot 008; Block 4917, Lots 001, 002, and 003; Block 4918, Lots 001 through 008, and 021 through 025;	Industrial	Activity Node
Block 4934, Lots 002 and 003; Block 4935, Lots 001, 002, and 003; Block 4960, Lot 27; Block 4983, Lots 001 and 025; Block 4984,		

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Mayor Newsom
BOARD OF SUPERVISORS

1 Lots 001 and 002; Block 5005, Lots 001, 003,
2 004, 005, and 016.

3 Description of Property

Special Use District
Hereby Approved

4 Block 4884, Lots 026 and 027; Block 4956, Lots
5 003 through 014; Block 4977, Lot 006; Block 4991,
6 Lot 276; Block 5000, Lot 001.

Candlestick Point

Activity Node

7 Section 3. The San Francisco Planning Code is hereby amended by amending
8 Sectional Map SU09 of the Zoning Map of the City and County of San Francisco, as follows:

9 Description of Property

Special Use District
Hereby Approved

10 Assessor's Block 4591A, Lot 079; Block 4591C,
11 Lots 010, 209, and 211.

Hunters Point Shipyard Phase 2

Special Use District

13 Section 4. The San Francisco Planning Code is hereby amended by amending
14 Sectional Maps HT09 and HT010 of the Zoning Map of the City and County of San Francisco,
15 as follows:

17 Description of Property

Height and Bulk
District To Be
Superseded

Height and Bulk
District Hereby
Approved

18
19 Block 4884, Lots 025, 026, and 027;
20 Block 4917, Lots 001, 002, and 003; Block
21 4918, Lots 001 through 008 and 021 through
22 025; Block 4934, Lots 002 and 003; Block
23 4935, Lots 001, 002, and 003; Block 4956,
24 Lots 003 through 014; Block 4960, Lot 027;
25 Block 4983, Lots 001 and 025; Block 4984,

40X

CP

Mayor Newsom
BOARD OF SUPERVISORS

1 Lots 001, and 002; Block 5005, Lots 001, 003,
2 004, 005, and 016.


3
4 Block 4886, Lot 008; Block 4977, Lot 006; OS CP
5 Block 5000, Lot 001.

6
7 Section 5. The San Francisco Planning Code is hereby amended by amending
8 Sectional Map HT09 of the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>	<u>Height and Bulk District Hereby Approved</u>
9 Block 4591A, Lot 79; Block 4591, Lots 010, 209, 10 210, and 211.	11 HP

12
13 Section 6. OPERATIVE DATE. This ordinance shall become operative on the date that
14 the ordinances approving the amendments to the Bayview Hunters Point Redevelopment Plan
15 and the Hunters Point Shipyard Redevelopment Plan become effective.

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

19 By: 
20 JUDITH A. BOYAJIAN
Deputy City Attorney

LEGISLATIVE DIGEST

[Zoning Map Amendments - Candlestick Point Activity Node and Hunters Point Shipyard Phase 2 Project.]

Ordinance amending the San Francisco Planning Code by amending Sectional Maps SU09 and SU010 of the Zoning Map of the City and County of San Francisco to establish the Candlestick Point Activity Node Special Use District and the Hunters Point Shipyard Phase 2 Special Use District; amending Sectional Maps HT09 and HT010 to establish the CP Height and Bulk District and the HP Height and Bulk District; adopting findings, including environmental findings, Planning Code 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

Section 105 of the Planning Code describes the San Francisco Zoning Map as showing the "designations, locations and boundaries of the districts established by this Code." The Zoning Map is incorporated within the Planning Code pursuant to Section 106. Under Section 302 of the Code, the process for amending the Zoning Map is the same as the process for amending the text of the Code.

Amendments to Current Law

This ordinance amends the San Francisco Zoning Map by amending Sections Maps SU09 and SU10 to show a newly created Candlestick Point Activity Node Special Use District and Hunters Point Shipyard Phase 2 Special Use District for the blocks and lots listed, which will supersede the existing Restricted Light Industrial Special Use District applicable to the listed blocks and lots. 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.

Sectional Maps HT09 and HT010 of the Zoning Map are being amended to show newly created CP and HP Height and Bulk Districts for the blocks and lots listed, and to supersede the existing OS and 40X Height and Bulk District applicable to the listed blocks and lots.

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.