

LEGISLATIVE DIGEST

[Redevelopment Plan Amendment - Bayview Hunters Point]

Ordinance approving and adopting an amendment to the Redevelopment Plan for the Bayview Hunters Point Redevelopment Project Area; 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 Bayview Hunters Point Redevelopment Plan (“BVHP Plan”) sets out the land use controls for the Candlestick Point portion of the Project.

The BVHP Plan contains a Project Area B, which includes Zones 1 and 2. Zone 1 contains the Candlestick Point portion of Project Area B, which includes the property once occupied by the Candlestick Stadium, its parking lot, the Candlestick Point State Recreational Area (“CPSRA”), the Alice Griffith Housing Authority site, several private parcels that are generally surrounded by the stadium site and the CPSRA, and Assessor’s Lot 276 of Block 4991, a private parcel not owned by the developer of the Project that is located on Jamestown Avenue above the stadium site (“Jamestown Parcel”).

Zone 1 is developed in accordance with land use controls in 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 ordinance proposes to amend the BVHP Plan (“2018 Plan Amendment”) to shift the Jamestown Parcel from Project Area B, Zone 1 to Project Area B, Zone 2 so that any future development on the Jamestown Parcel would proceed under the jurisdiction of the Planning Department and applicable land use controls in the Planning Code. In addition, the 2018 Plan Amendment would authorize, subject to prior approval by the Commission on Community Investment and Infrastructure: (1) adjustment of the amount of individual non-residential uses

permitted in the BVHP Project Area (except for community use space), including conversion to other non-residential uses allowed by the BVHP Plan, provided the total square footage of non-residential uses does not materially exceed the Plan's overall limitation for non-residential development in the Candlestick Point area; and (2) the transfer of up to 118,500 square feet of research and development and office space from Phase 2 of the HPS Project Area to those areas of Zone 1 of the BVHP Project Area where such uses are permitted, with a corresponding reduction in that use in the HPS Project Area. The 2018 Plan Amendment would also make minor amendments to the definitions, regulations, and standards of the BVHP Plan.

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