

File No. 100579

Committee Item No. 8

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

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <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)

<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____

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 – Establishment of the Candlestick Point Activity Node Special Use District, the  
2 Hunters Point Shipyard Phase 2 Special Use District, and Special Height and Bulk Provisions  
3 for the Special Use Districts]

4 Ordinance amending the San Francisco Planning Code by adding Section 249.50 to  
5 establish the Candlestick Point Activity Node Special Use District; adding Section  
6 249.51 to establish the Hunters Point Shipyard Phase 2 Special Use District; adding  
7 Section 263.24 to establish Special Height Provisions for the Candlestick Point Activity  
8 Node Special Use District and the CP Height and Bulk District; adding Section 263.25 to  
9 establish Special Height Provisions for the Hunters Point Shipyard Phase 2 Special Use  
10 District and the HP Height and Bulk District; and amending Table 270, to provide that  
11 the Table is not applicable to the Candlestick Point Activity Node Special Use District  
12 and the Hunters Point Shipyard Phase 2 Special Use District; adopting findings,  
13 including environmental findings, Section 302 findings, and findings of consistency  
14 with the General Plan and the Priority Policies of Planning Code Section 101.1;  
15 providing for an operative date.

16 NOTE: Additions are single-underline italics Times New Roman;  
17 deletions are ~~strike-through italics Times New Roman~~.  
18 Board amendment additions are double-underlined;  
19 Board amendment deletions are ~~strikethrough-normal~~.

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

21 Section 1. Findings. (a) General.

22 (1) The Planning Department has determined that the actions contemplated in this  
23 ordinance comply with the California Environmental Quality Act (Public Resources Code  
24 Section 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors  
25 in File No. \_\_\_\_\_ and is incorporated herein by reference.

1 (2) In accordance with the actions contemplated herein, this Board adopted  
2 Resolution No. \_\_\_\_\_ concerning findings pursuant to the California Environmental  
3 Quality Act. Said Resolution is on file with the Clerk of the Board of Supervisors in File No.  
4 100572 and is incorporated herein by reference.

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

10 (4) The Board of Supervisors finds that this ordinance is in conformity with the  
11 General Plan and the Priority Policies of Planning Code Section 101.1 for the reasons set  
12 forth in Planning Commission Resolution No. \_\_\_\_\_ and incorporates those findings  
13 herein by reference.

14 (b) Project Findings.

15 Project Overview

16 (1) The Bayview Hunters Point has one of the highest concentrations of very low-  
17 income residents and one of the highest unemployment rates in San Francisco, and public  
18 health in the area has generally been poor compared to the rest of San Francisco. Bayview  
19 Hunters Point has very few quality public parks and open spaces that provide active  
20 recreation facilities for neighborhood youth, and is in need of affordable housing and business  
21 and job opportunities for its residents. The area remains under-served by transit and basic  
22 neighborhood-serving retail and cultural amenities. The betterment of the quality of life for the  
23 residents of the Bayview Hunters Point community is one of the City's highest priorities.

24 (2) Hunters Point Shipyard and Candlestick Point are part of the Bayview Hunters  
25 Point neighborhood and are in close proximity to one another, separated only by Yosemite

1 Slough and South Basin. Together, they comprise approximately 702 acres, and make up the  
2 largest area of underused land in the City. This legislation creating the Candlestick Point  
3 Activity Node Special Use District, the Hunters Point Shipyard Phase 2 Special Use District,  
4 the CP Height and Bulk District and the HP Height and Bulk District, and the related rezoning  
5 and General Plan amendments, will implement the proposed Candlestick Point – Hunters  
6 Point Shipyard Phase 2 Development Project ("the Project"). The areas within the Candlestick  
7 Point Activity Node Special Use District and the Hunters Point Shipyard Phase 2 Special Use  
8 District together comprise the Project Site ("Project Site"). As set forth in Proposition G,  
9 passed by San Francisco voters on June 3, 2008, the Project is designed to reconnect the  
10 Shipyard and Candlestick Point with the Bayview Hunters Point community and the rest of  
11 San Francisco and transform these long-abandoned waterfront lands into productive areas for  
12 jobs, parks and housing, including affordable housing. Expediting implementation of the  
13 Project will provide long overdue improvements to the Bayview Hunters Point community that  
14 will also benefit the City as a whole.

15 (3) The Project will include (a) 10,500 residential units, approximately 32 percent of  
16 which (3,345) will be offered at below market rates, (b) approximately 327 to 336 acres of new  
17 and improved public parks and open space, (c) 885,000 square feet of regional and  
18 neighborhood-serving retail space, (d) 255,000 square feet of new and renovated studio  
19 space for Shipyard artists, including an arts education center within a new "Arts District"  
20 supporting the vibrant artist community, (e) 2,650,000 square feet of commercial, light  
21 industrial, research and development and office space, including space for the United Nations  
22 Global Compact Center, (f) 100,000 square feet of community uses, (g) new public and  
23 community facilities on the Shipyard and Candlestick Point, (h) improved land and supporting  
24 infrastructure for a new football stadium for the San Francisco 49ers, including necessary  
25 parking areas and transportation improvements, with an alternative which shifts some

1 residential uses from Candlestick Point to the Shipyard and expands commercial uses on  
2 some of the areas of the Shipyard currently reserved for stadium uses if the 49ers do not avail  
3 themselves of the opportunity to build a new stadium in the Project, and (i) a 10,000 seat  
4 arena on Candlestick Point.

5 (4) Public review of the redevelopment of Hunters Point Shipyard and Candlestick  
6 Point has been ongoing, in one form or another, for more than 17 years. Throughout that time,  
7 members of the Bayview Hunters Point community, elected officials, and City voters have  
8 consistently expressed their support for revitalizing the Shipyard and Candlestick Point.

9 Hunters Point Shipyard.

10 (5) Hunters Point Shipyard was once a thriving, major maritime industrial center that  
11 employed generations of Bayview Hunters Point residents. Following World War II, the  
12 Shipyard was a vital hub of employment in the Bayview Hunters Point, providing logistics  
13 support, construction and maintenance for the United States Department of the Navy. At its  
14 peak, the Shipyard employed more than 17,000 civilian and military personnel, many of whom  
15 lived in Bayview Hunters Point. The United States Navy ceased operations at the Shipyard in  
16 1974 and officially closed the base in 1988. The Shipyard was then included on the  
17 Department of Defense's 1991 Base Realignment and Closure (BRAC) list. In 1993, following  
18 designation of the Shipyard by the City's Board of Supervisors as a redevelopment survey  
19 area, the City and the Redevelopment Agency began a community process to create a plan  
20 for the economic reuse of the Shipyard and the remediation and conveyance of the property  
21 by the Navy.

22 (6) In planning for the redevelopment of the Shipyard, the City and the  
23 Redevelopment Agency worked closely with the Hunters Point Citizens Advisory Committee  
24 ("CAC"). The CAC is a group of Bayview Hunters Point community residents, business  
25 owners and individuals with expertise in specific areas, who are selected by the Mayor to

1 oversee the redevelopment process for the Shipyard. The Agency has worked with the CAC  
2 and the community throughout the process of implementing revitalization activities regarding  
3 the Shipyard.

4 (7) In July 1997, the Board of Supervisors adopted a Redevelopment Plan for  
5 revitalization of the Shipyard. The Hunters Point Redevelopment Plan contemplated the  
6 development of a mix of residential, commercial, cultural, research and development and light  
7 industrial uses, with open space around the waterfront perimeter.

8 (8) Since its selection by the Redevelopment Agency, the Shipyard developer has  
9 worked with the City, the Agency, and the Navy to facilitate the redevelopment and economic  
10 reuse of the Shipyard. In 2003, the Shipyard developer and the Agency entered into the  
11 Hunters Point Shipyard Phase 1 Disposition and Development Agreement ("Phase 1 DDA"),  
12 under which the Shipyard developer is constructing infrastructure for up to 1,600 residential  
13 units on Parcel A of the Shipyard, of which approximately 30 percent will be affordable. The  
14 Phase 1 DDA also requires the Shipyard developer to create approximately 25 acres of public  
15 parks and open space on Parcel A.

16 (9) In March 2004, the Redevelopment Agency, in cooperation with the City and the  
17 Shipyard developer, negotiated a comprehensive agreement with the Navy governing the  
18 terms and conditions of the hazardous materials remediation and conveyance of the Shipyard  
19 by the Navy to the Agency. The Conveyance Agreement obligates the Navy to remediate the  
20 hazardous materials on the Shipyard to levels consistent with the land uses designated in the  
21 original redevelopment plans for the Shipyard and to convey parcels to the Agency at no cost  
22 on a phased basis.

23 (10) In 2005, the Navy conveyed Parcel A to the Agency under the Conveyance  
24 Agreement, and the Agency then closed escrow on its transfer of a portion of Parcel A to the  
25

1 Shipyard developer to begin site preparation and infrastructure development for the  
2 construction of new housing and parks on Parcel A.

3 Candlestick Point.

4 (11) Candlestick Point includes, among other things: (a) the City-owned stadium,  
5 currently named Candlestick Park, which is home to the San Francisco 49ers and is nearing  
6 the end of its useful life; (b) the Alice Griffith Housing Development, also known as Double  
7 Rock, and (c) the Candlestick Point State Recreation Area.

8 (12) In June, 1997, San Francisco voters adopted two measures (Propositions D and  
9 F) providing for the development by the 49ers or their development partners of a new stadium,  
10 a related 1,400,000 square foot entertainment and retail shopping center, and other  
11 conditional uses including residential uses. The voters approved up to \$100 million of lease  
12 revenue bonds to help finance the proposed development of the new stadium.

13 (13) In June 2006, following a 10-year planning process, the Board of Supervisors  
14 adopted a Redevelopment Plan for the Bayview Hunters Point Project Area that includes  
15 Candlestick Point. The primary objective of the Redevelopment Plan is to revitalize the  
16 Bayview Hunters Point community through economic development, affordable housing and  
17 community enhancement programs for the benefit of existing residents and community-based  
18 businesses. The policies and programs of the Redevelopment Plan incorporate community  
19 goals and objectives expressed in a Concept Plan that the Bayview Hunters Point Project  
20 Area Committee ("PAC") adopted in 2000, following hundreds of community planning  
21 meetings. The PAC is a body that was formed in 1997 through a public election by Bayview  
22 Hunters Point voters to work with the Redevelopment Agency and the City and represent the  
23 interests of the Bayview Hunters Point community in planning for the area's future. The  
24 Agency has continued to work through the PAC and with the community throughout the  
25 process of implementing revitalization activities under the Redevelopment Plan.



1 (14) The Alice Griffith Housing Development, built in the early 1960s and operated by  
2 the San Francisco Housing Authority, needs substantial improvement. An important  
3 component of the Project is to provide one-for-one replacement of the existing Alice Griffith  
4 units at existing low income levels and to ensure that existing tenants have the right to move  
5 to the new upgraded units without being displaced until the replacement units are ready for  
6 occupancy.

7 (15) In 1983, the City donated land at Candlestick Point to the State of California to  
8 form the Candlestick Point State Recreation Area with the expectation that the State would  
9 develop and implement a plan for improving the park. The Recreation Area has the potential  
10 to be a tremendous open space resource for the region and for the residents of Bayview  
11 Hunters Point, but it has not reached its potential due to limited State funding and a  
12 challenging configuration. The restoration and improvement of the Candlestick Point State  
13 Recreation Area has been a long-term goal of the residents of Bayview Hunters Point, the  
14 City, and the State.

15 Integrated Development of the Hunters Point Shipyard and Candlestick Point.

16 (16) For over a decade, the redevelopment of Candlestick Point and the Shipyard  
17 has proceeded on parallel, though largely separate, paths. But over the last three years, the  
18 City and the Redevelopment Agency have been working with the Bayview Hunters Point  
19 community on redeveloping the two sites together. A primary objective of both the Hunters  
20 Point Shipyard Redevelopment Plan and the Bayview Hunters Point Redevelopment Plan is  
21 to create economic development, affordable housing, public parks and open space and other  
22 community benefits by developing the under-used lands within the two project areas.  
23 Combining the planning and redevelopment of these two areas provides a more coherent  
24 overall plan, including comprehensive public recreation and open space plans and integrated  
25 transportation plans, and provides better ways to increase efficiencies to finance the

1 development of affordable housing and the public infrastructure necessary to expedite the  
2 revitalization of both areas.

3 (17) Accordingly, in May, 2007, the Board of Supervisors adopted and the Mayor  
4 approved a resolution endorsing a Conceptual Framework for the integrated development of  
5 Candlestick Point and the Hunters Point Shipyard. The Conceptual Framework, which is the  
6 basis for the last three years of planning for the Project, envisioned a major mixed-use project,  
7 including hundreds of acres of new waterfront parks and open space, thousands of new  
8 housing units, a robust affordable housing program, extensive job-generating retail and  
9 research and development space, permanent space for the artist colony that exists in the  
10 Shipyard, and a site for a potential new stadium for the 49ers on the Shipyard.

11 (18) In furtherance of the Conceptual Framework, in April 2007, the San Francisco  
12 Recreation and Parks Commission adopted a resolution requesting the Redevelopment  
13 Agency to include the existing stadium site under the Exclusive Negotiations Agreement. In  
14 May 2007, the Redevelopment Agency and the Shipyard developer (whose members were  
15 reconstituted) entered into a Second Amended and Restated Exclusive Negotiations and  
16 Planning Agreement related to Phase 2 of the Shipyard Redevelopment Plan, which extended  
17 the Shipyard developer's exclusive negotiating rights to cover Candlestick Point.

18 (19) On June 3, 2008, the San Francisco voters approved Proposition G, an initiative  
19 petition measure named The Bayview Jobs, Parks, and Housing Initiative, regarding plans to  
20 revitalize the Project Site. As set forth in Proposition G, the Project is designed to revitalize  
21 the Project Site by (a) improving and creating hundreds of acres of public parks and open  
22 space, particularly along the waterfront, (b) significantly increasing the quality and quantity of  
23 affordable housing in southeastern San Francisco, including the complete rebuilding of the  
24 Alice Griffith Housing Development, (c) providing thousands of commercial and construction  
25 job opportunities for San Francisco residents and businesses, especially in the Bayview

1 Hunters Point community, (d) supporting the creation of permanent space on the Shipyard for  
2 existing artists, (e) elevating the site into a regional center for green development and the use  
3 of green technology and sustainable building design, (f) providing extensive transportation  
4 improvements that will benefit southeastern San Francisco generally, (g) attracting and  
5 sustaining neighborhood serving retail and cultural amenities and services, and (h) offering a  
6 world-class waterfront stadium site opportunity as the City's last and best chance to keep the  
7 49ers in San Francisco over the long term, but without requiring the revitalization project to be  
8 delayed if the 49ers do not timely decide to build a stadium in the Project Site or decide to  
9 build a new stadium elsewhere.

10 (20) In October 2009, the State Legislature approved and the Governor signed  
11 Senate Bill No. 792 (SB 792). SB 792, enacted as Chapter 2003 of the Statutes of 2008 in  
12 January of 2010, provides for the reconfiguration of the Candlestick Point State Recreation  
13 Area and improvement of the State park lands, in connection with the development of the  
14 Project.

15 (21) Since February 2007, the Project has been reviewed by the Bayview Hunters  
16 Point community and other stakeholders in over 200 public meetings, including those held  
17 before the PAC, the CAC, the Redevelopment Agency Commission, the Board of Supervisors,  
18 the Planning Commission, and other City commissions and in other local forums.

19 Section 2. The San Francisco Planning Code is hereby amended by adding Section  
20 249.50, to read as follows:

21 SEC. 249.50. CANDLESTICK POINT ACTIVITY NODE SPECIAL USE DISTRICT.

22 (a) General. A Special Use District entitled the Candlestick Point Activity Node Special  
23 Use District, the boundaries of which are designated on Sectional Map Nos. SU09 and SU10 of the  
24 Zoning Map of the City and County of San Francisco, is hereby established for the purposes set forth  
25 below. The Candlestick Point Activity Node Special Use District is generally bounded by Jamestown

1 Avenue north of Hunters Point Expressway and south of Giants Drive to the south and southwest;  
2 Bayview Hill Park to the southwest; Gilman Park to the northwest; the southwest, northwest, and  
3 northeast outer boundaries of Alice Griffith Housing to the north; the San Francisco Bay shoreline  
4 along Candlestick Point State Recreation Area from Arelious Walker Drive to Hunters Point  
5 Expressway to the east and south. The boundaries of the Candlestick Point Activity Node Special Use  
6 District correlate with the boundaries of both the Candlestick Point Activity Node and Zone 1 of Area B  
7 of the Bayview Hunters Point Redevelopment Project Area, as amended on \_\_\_\_\_ . A large  
8 portion of the Candlestick Point State Recreation Area is included in this Special Use District.

9 (b) Purpose. The purpose of the Candlestick Point Activity Node Special Use District is to  
10 enable development of the Candlestick Point – Hunters Point Shipyard Phase 2 Development Project, a  
11 high density, transit-oriented, mixed-use development (housing, retail, office, performance venue, and  
12 community uses) with significant open space and public realm improvements, as provided for in Zone 1  
13 of the Bayview Hunters Point Redevelopment Plan, as amended on \_\_\_\_\_ , the Candlestick Point  
14 Design for Development document dated \_\_\_\_\_ , and the Candlestick Point Subarea Plan of the  
15 Bayview Hunters Point Area Plan of the San Francisco General Plan. Among its many goals, this  
16 Special Use District seeks to: create additional public parks and public open space, particularly along  
17 the waterfront; improve the quality, availability, and affordability of housing; build the Alice Griffith  
18 housing site; and provide commercial opportunities and jobs for residents of the Bayview. Integral to  
19 the intended mixed-use development is the provision of buildings at a variety of heights, ranging from  
20 approximately 40 feet to 420 feet tall.

21 (c) Controls.

22 All provisions of the Planning Code that would otherwise apply in the Candlestick Point  
23 Activity Node Special Use District are superseded by the Bayview Hunters Point Redevelopment Plan,  
24 as amended on \_\_\_\_\_ , and the Candlestick Point Design for Development document dated  
25 \_\_\_\_\_ except as provided therein. Amendments to land use and development controls under

1 the Bayview Hunters Point Redevelopment Plan or to the Candlestick Point Design for Development  
2 document dated \_\_\_\_\_ shall be as provided in each of those respective documents.

3 Section 3. The San Francisco Planning Code is hereby amended by adding Section  
4 249.51, to read as follows:

5 SEC. 249.51. HUNTERS POINT SHIPYARD PHASE 2 SPECIAL USE DISTRICT.

6 (a) General. A Special Use District entitled the Hunters Point Shipyard Phase 2 Special Use  
7 District is hereby established for the purposes set forth below. The boundaries of the Hunters Point  
8 Shipyard Phase 2 Special Use District consist of Block 4591A, Lot 79, Block 4591C, Lots 010, 209 and  
9 210, and Block 5491, Lot 211, as designated on Sectional Map No. SU09 of the Zoning Map of the City  
10 and County of San Francisco. The boundaries of the Hunters Point Shipyard Phase 2 Special Use  
11 District are depicted on the Land Use Map attached to the Hunters Point Shipyard Redevelopment  
12 Plan, as amended on \_\_\_\_\_.

13 (b) Purpose. The purpose of the Hunters Point Shipyard Phase 2 Special Use District is to  
14 enable development of the Candlestick Point – Hunters Point Shipyard Phase 2 Development Project, a  
15 high density, transit-oriented, mixed-use development (housing, retail, office, sports fields and stadium,  
16 artist space, and other community uses) with significant open space and public realm improvements, as  
17 provided for in the Hunters Point Shipyard Redevelopment Plan, as amended on \_\_\_\_\_, the  
18 Hunters Point Shipyard Phase 2 Design for Development document dated \_\_\_\_\_, and the Hunters  
19 Point Shipyard Area Plan of the San Francisco General Plan. Among its many goals, this Special Use  
20 District seeks to: create additional public parks and public open space, particularly along the  
21 waterfront; improve the quality, availability, and affordability of housing; provide a possible site for an  
22 NFL stadium; and provide commercial opportunities and jobs for residents of the Bayview.

23 (c) Controls.

24 All provisions of the Planning Code that would otherwise apply in the Hunters Point Shipyard  
25 Phase 2 Special Use District are superseded by the Hunters Point Shipyard Redevelopment Plan, as

1 amended, dated \_\_\_\_\_ and the Hunters Point Shipyard Phase 2 Design for Development  
2 document dated \_\_\_\_\_ except as provided therein. Amendments to land use and development  
3 controls under the Hunters Point Redevelopment Plan or to the Hunters Point Shipyard Phase 2 Design  
4 for Development document shall be as provided in those respective documents.

5 Section 4. The San Francisco Planning Code is hereby amended by adding Section  
6 263.24, to read as follows:

7 SEC. 263.24. SPECIAL EXCEPTIONS: CANDLESTICK POINT ACTIVITY NODE SPECIAL  
8 USE DISTRICT AND THE CP HEIGHT AND BULK DISTRICT.

9 (a) Boundaries of the CP Height and Bulk District. The boundaries of the CP Height and  
10 Bulk District are set forth in Sectional Maps HT09 and HT010 of the Zoning Map of the City and  
11 County of San Francisco. The boundaries of the CP Height and Bulk District correlate with the  
12 boundaries of Zone 1 of the Bayview Hunters Point Redevelopment Project Area. A large portion of the  
13 Candlestick Point Recreation Area is included in this Height and Bulk District.

14 (b) Purpose. The purpose of both the Candlestick Point Activity Node Special Use District  
15 and the CP Height and Bulk District is to enable development of the Candlestick Point – Hunters Point  
16 Shipyard Phase 2 Development Project, a high density, transit-oriented, mixed-use development  
17 (housing, retail, office, performance venue, and community uses) with significant public open space  
18 and public realm improvements in the Bayview Hunters Point Project Zone 1 area, as provided in the  
19 Bayview Hunters Point Redevelopment Plan, as amended, dated \_\_\_\_\_, the Candlestick Point  
20 Design for Development document dated \_\_\_\_\_, and the Candlestick Point Subarea Plan of the  
21 Bayview Hunters Point Area Plan.

22 (c) Controls.

23 (1) In the Candlestick Point Activity Node Special Use District and the CP Height and Bulk  
24 District, heights and bulk and definitions applicable thereto will be governed by the Candlestick Point  
25

1 Design for Development document dated \_\_\_\_\_ and the Bayview Hunters Point Redevelopment Plan,  
2 as amended, dated \_\_\_\_\_.

3 (2) Heights within the Candlestick Point State Recreation Area shall be restricted pursuant  
4 to the provisions of the Bayview Hunters Point Redevelopment Plan, amended on \_\_\_\_\_, and the  
5 Candlestick Point Design for Development document dated \_\_\_\_\_.

6 (3) Amendments to land use and development controls under the Bayview Hunters Point  
7 Redevelopment Plan or to the Candlestick Point Design for Development document dated  
8 \_\_\_\_\_ shall be as provided in each of those respective documents.

9 Section 5. The San Francisco Planning Code is hereby amended by adding Section  
10 263.25, to read as follows:

11 SEC. 263.25. SPECIAL EXCEPTIONS: HUNTERS POINT SHIPYARD PHASE 2 SPECIAL  
12 USE DISTRICT AND THE HP HEIGHT AND BULK DISTRICT.

13 (a) Boundaries of the HP Height and Bulk District. The boundaries of the 40/370-HP  
14 Height and Bulk District are set forth in Sectional Map HT09 of the Zoning Map of the City and County  
15 of San Francisco. The boundaries of the HP Height and Bulk District generally correlate with the  
16 contiguous boundaries of Phase 2 of the Hunters Point Shipyard development as shown on the Land  
17 Use Map attached to the Hunters Point Shipyard Redevelopment Plan, as amended on \_\_\_\_\_.

18 (b) Purpose. The purpose of both the Hunters Point Shipyard Phase 2 Special Use District  
19 and the HP Height and Bulk District is to enable development of the Candlestick Point – Hunters Point  
20 Shipyard Phase 2 Development Project, a high density, transit-oriented, mixed-use development  
21 (housing, retail, office, sports fields and stadium, artist space and other community uses) with  
22 significant public open space and public realm improvements, as provided in the Hunters Point  
23 Shipyard Redevelopment Plan, as amended, dated \_\_\_\_\_, the Hunters Point Shipyard Design for  
24 Development document dated \_\_\_\_\_, and the Hunters Point Shipyard Area Plan. Integral to the  
25

1 intended mixed-use development is the provision of buildings at a variety of heights, ranging from  
2 approximately 40 feet to 370 feet tall.

3 (c) Controls.

4 (1) In the Hunters Point Shipyard Phase 2 Special Use District and the HP Height and Bulk  
5 District, height and bulk and definitions applicable thereto will be governed by the Hunters Point  
6 Shipyard Redevelopment Plan, as amended on \_\_\_\_\_, and the Hunters Point Shipyard  
7 Phase 2 Design for Development document dated \_\_\_\_\_.

8 (2) Amendments to land use and development controls under the Hunters Point  
9 Redevelopment Plan or to the Hunters Point Shipyard Phase 2 Design for Development document shall  
10 be as provided in those respective documents.

11 Section 6. The San Francisco Planning Code is hereby amended by amending Table  
12 270, to read as follows:

TABLE 270 BULK LIMITS			
District Symbol on Zoning Map	Height Above Which Maximum Dimensions Apply (in feet)	Maximum Plan Dimensions (in feet)	
		Length	Diagonal Dimension
A	40	110	125
B	50	110	125
C	80	110	125
D	40	110	140
E	65	110	140
F	80	110	140



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

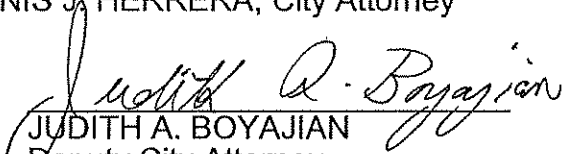
G	80	170	200
H	100	170	200
I	150	170	200
J	40	250	300
K	60	250	300
L	80	250	300
M	100	250	300
N	40	50	100
R	This table not applicable. But see Section 270(e).		
R-2	This table not applicable. But see Section 270(f).		
V		110	140
V	* At setback height established pursuant to Section 253.2.		
OS	See Section 290.		
S	This table not applicable. But see Section 270(d).		
T	At setback height established pursuant to Section 132.2, but no higher than 80 feet.	110	125
X	This table not applicable. But see Section 260(a)(3).		
TB	This table not applicable. But see Section 263.18.		
<u>CP</u>	<u><i>This table not applicable. But see Section 263.24.</i></u>		

<u>HP</u>	<u><i>This table not applicable. But see Section 263.25.</i></u>
-----------	--

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Section 7. OPERATIVE DATE. This ordinance shall 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.

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

By:   
JUDITH A. BOYAJIAN  
Deputy City Attorney

**LEGISLATIVE DIGEST**

[Zoning – Establishment of the Candlestick Point Activity Node Special Use District, the Hunters Point Shipyard Phase 2 Special Use District, and Special Height and Bulk Provisions for the Special Use Districts]

**Ordinance amending the San Francisco Planning Code by adding Section 249.50 to establish the Candlestick Point Activity Node Special Use District; adding Section 249.51 to establish the Hunters Point Shipyard Phase 2 Special Use District; adding Section 263.24 to establish Special Height Provisions for the Candlestick Point Activity Node Special Use District and the CP Height and Bulk District; adding Section 263.25 to establish Special Height Provisions for the Hunters Point Shipyard Phase 2 Special Use District and the HP Height and Bulk District; and amending Table 270, to provide that the Table is not applicable to the Candlestick Point Activity Node Special Use District and the Hunters Point Shipyard Phase 2 Special Use Districts; adopting findings, including environmental findings, 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

Article 2 of the Planning Code provides for various Use Districts in the City and County of San Francisco; Sections 249.1 et seq. establishes various Special Use Districts. Article 2.5 provides for various San Francisco Height and Bulk Districts and establishes review procedures and measurement methods for height and bulk; Section 263 et seq. sets forth Special Exceptions for various Height and Bulk Districts.

Amendments to Current Law

This ordinance will add Sections 249.50 and 259.51 to the Planning Code to establish, respectively, the Candlestick Point Activity Node Special Use District and the Hunters Point Shipyard Phase 2 Special Use District. It also adds Sections 263.24 and 263.25 to establish Height and Bulk Districts and Special Exceptions for these Special Use Districts. Table 270 (Bulk Limits) is amended to refer to the new Special Height and Bulk Districts. 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.

The Candlestick Point Activity Node Special Use District is generally bounded by Jamestown Avenue north of Hunters Point Expressway and south of Giants Drive to the south and southwest; Bayview Hill Park to the southwest; Gilman Park to the northwest; the southwest, northwest, and northeast outer boundaries of Alice Griffith Housing to the north; the San Francisco Bay shoreline along Candlestick Point State Recreation Area from Arelious Walker Drive to Hunters Point Expressway to the east and south. These boundaries correlate with the

boundaries of both the Candlestick Point Activity Node and Zone 1 of Area B of the Bayview Hunters Point Redevelopment Project Area, as amended. A large portion of the Candlestick Point State Recreation Area is included in the Special Use District. The applicable land use controls, including height and bulk, are set forth in the Bayview Hunters Point Redevelopment Plan, as amended, and the Candlestick Point Design for Development document. Integral to the intended mixed-use development is the provision of buildings at a variety of heights, ranging from approximately 40 feet to 420 feet tall.

The boundaries of the Hunters Point Shipyard Phase 2 Special Use District are depicted on the Land Use Map attached to the Hunters Point Shipyard Redevelopment Plan, as amended. The applicable land use controls, including height and bulk, are set forth in the Hunters Point Shipyard Redevelopment Plan, as amended, and the Hunters Point Shipyard Phase 2 Design for Development document.

### 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.

Point.