FILE NO. 240878

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 ("BVHP") to authorize the transfer of up to 2,050,000 square feet of research and development and office space from the Hunters Point Shipyard Redevelopment Plan Project Area Phase 2 to BVHP Zone 1 and extend the Redevelopment Plan time limits for BVHP Zone 1; 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 Hunters Point Shipyard Redevelopment Plan ("HPS Plan") sets out the land use controls for the Hunters Point Shipyard portion of the Project which is located in Phase 2 of the Hunters Point Project Area ("HPS Project Area").

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, and several private parcels that are generally surrounded by the stadium site and the CPSRA.

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 would amend the BVHP Plan ("2024 Plan Amendment") to advance the development of the Project by: (1) authorizing the transfer of up to 2,050,000 square feet of

commercial uses from Phase 2 of the HPS Project Area to commercially-zoned areas of Zone 1 of the BVHP Project Area with a corresponding reduction in those uses at Phase 2 of the HPS Project Area; (2) clarifying that certain commercial uses currently authorized within the HPS Project Area are also allowed within Zone 1 of the BVHP Project Area; (3) extending the limitations relating to the duration for establishing loans, advances, and indebtedness, the effectiveness of the Redevelopment Plans, and the time to repay indebtedness and receive tax increment, in connection with Zone 1 of the BVHP Project Area and Phase 2 of the HPS Project Area; (4) authorizing tax increment from Phase 2 of the HPS Project Area and Zone 1 of the BVHP Project Area to be combined to fund costs under the Project agreements; and (5) adjusting the limit on the amount of bonded indebtedness that can be outstanding at one time by establishing a single limit on the amount of bonded indebtedness applicable to both Zone 1 of the BVHP Plan and Phase 2 of the HPS Project Area. The legislation also would adopt various findings including those required under State Redevelopment Law, environmental findings, and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

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