

## LEGISLATIVE DIGEST

[Redevelopment Plan Amendments - Bayview Hunters Point]

**Ordinance approving amendments to the Bayview Hunters Point Redevelopment Plan to conform to Proposition O, adopted by the San Francisco voters on November 8, 2016, exempting the Candlestick Point and Hunters Point Shipyard Phase 2 Project area from the office development controls established under Planning Code, Sections 320-325; directing the Clerk of the Board to transmit a copy of this Ordinance upon its enactment to the Successor Agency; making findings, including environmental findings under the California Environmental Quality Act, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

### Existing Law

The Board of Supervisors approved the Bayview Hunters Point Redevelopment Plan ("BVHP Plan") for the Bayview Hunters Point Redevelopment Project Area ("BVHP Project Area") by Ordinance Nos. 113-06 (June 2, 2006) and 210-10 (August 3, 2010). The BVHP Plan establishes the land use controls for the BVHP Project Area.

The BVHP Project Area consists of two subareas: Zone 1 (also known as Candlestick Point) and Zone 2. Zone 1 consists of three land use districts. The BVHP Plan authorizes a mix of uses in these districts, including, residential, retail, parks and open space, and office uses. Section 4.3 of the BVHP Plan provides that "The only sections of the Planning Code that shall apply within Zone 1, pursuant to the provisions of this Redevelopment Plan are Sections 101.1, 295, 314, and 320-325, as such sections are in effect as of the 2010 Plan Amendment Date." Section 4.3.16 of the BVHP Plan also describes application of the office development controls of Planning Code Sections 320-325 to office development in Zone 1.

### Amendments to Current Law

The ordinance would authorize amendments to the BVHP Plan ("Plan Amendments") to implement Proposition O, which exempts Zone 1 of the BVHP Project Area from the office development limitations of Planning Code Sections 320-325 (Proposition M). The legislation also would adopt findings under the California Environmental Quality Act and findings of consistency with the City's General Plan and the priority policies of Planning Code Section 101.1.

Amendments to Section 4.3.16 (Office Development Limitations) of the BVHP Plan clarify that (1) Planning Code Section 324.1, added by Proposition O and reflecting the exemption, applies to Zone 1 of the BVHP Project Area as of 2017, and (2) Planning Code Sections 320-325, as they were in effect as of 2010, continue to apply to Zone 2 of the BVHP Project Area. Other minor technical amendments to the BVHP Plan maintain internal consistency of the BVHP Plan with the Proposition O provisions, update the findings of conformity of the BVHP Plan with the Community Redevelopment

Law, and reflect the determination of General Plan consistency made in connection with the Plan Amendments.

### Background Information

A primary objective of the BVHP Plan is to create economic development, affordable housing, parks and open space, and other community benefits by developing under-utilized lands in the BVHP Project Area. The Office of Community Investment and Infrastructure, as the Successor Agency to the former San Francisco Redevelopment Agency, has determined that the Plan Amendments would help achieve the goals and objectives of the BVHP Plan, including the development of economic and job vitality. Moreover, the Plan Amendments would implement the intent of the voters and resolve the inconsistency between the BVHP Plan and Proposition O by clarifying that Planning Code Sections 320-325 (Proposition M) do not apply to Zone 1 of the BVHP Project Area. The Plan Amendments make no changes to the allowable land uses or the amount of permitted office development in the BVHP Plan. Rather, the Plan Amendments would help realize the goals and objectives set forth in the BVHP Plan by ensuring a reasonable and reliable pace of development that will help deliver community benefits more quickly.

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