

LEGISLATIVE DIGEST

[Redevelopment Plan Amendment - Hunters Point Shipyard]

Ordinance approving and adopting an amendment to the Redevelopment Plan for the Hunters Point Shipyard 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 Hunters Point Shipyard Redevelopment Plan (“HPS Plan”) sets out the land use controls in the Hunters Point Shipyard portion of the Project.

The HPS Plan currently provides for the development of a stadium for the 49ers professional football team along with up to 5,875 residential units, 2,500,000 square feet of research and development and office uses and 125,000 square feet of retail use. The HPS Plan also allows an additional 2,500,000 square feet of research and development and office uses in the event the stadium is not constructed.

Amendments to Current Law

As the 49ers have developed a stadium in Santa Clara, the developer for the Project has proposed modifications within the HPS Project Area that would result in a revised street grid and arrangement of development blocks, a reconfiguration of open space and revised land uses. The ordinance proposes to amend the HPS Plan (“2018 Plan Amendment”) to accommodate the revised Project layout, continue to allow a maximum of 5,875 dwelling units to be constructed in the HPS Project Area, (including housing developed within HPS Phase 1), reduce the amount of research and development and office space currently permitted under the Plan, increase the amount of permitted retail use, and permit hotel and institutional uses, in amounts corresponding to Developer’s proposal.

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 HPS Project Area (except for artists or community use space), including conversion to other non-residential uses allowed by the HPS Plan, provided the total square footage of non-residential uses does not materially exceed the

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Plan's overall limitation for non-residential development; 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 Candlestick Point (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 HPS Plan.

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