

RESOLUTION NO. 7-2005

Adopted January 18, 2005

ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND AUTHORIZING A FIRST AMENDMENT TO THE HUNTERS POINT SHIPYARD DESIGN FOR DEVELOPMENT; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

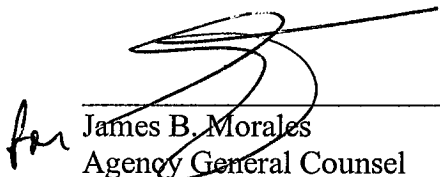
1. At its regular meeting on December 2, 2003, the Agency Commission authorized the Disposition and Development Agreement Hunters Point Shipyard Phase 1 of the Hunters Point Shipyard ("DDA") between the Redevelopment Agency of the City and County of San Francisco ("Agency") and Lennar/BVHP, LLC ("Developer") for development of Parcel A-1, Parcel A-2 (sometimes collectively, "Parcel A") and portions of Parcel B (all together, the "Phase 1 Area") of the Hunters Point Naval Shipyard ("Shipyard").
2. The DDA sets forth terms upon which the Agency will transfer the Phase 1 Area to Lennar/BVHP, and requires a number of closing conditions to be satisfied, including an amendment to the Hunters Point Shipyard Design for Development ("Design for Development"), prior to the Agency's transfer of Parcel A to Lennar/BVHP.
3. The Design for Development regulates and sets forth standards and guidelines to control land uses, vertical development and public infrastructure in the Shipyard. The Design for Development was approved by the Agency Commission on September 30, 1997 at the time it considered the adoption of the Hunters Point Shipyard Redevelopment Plan.
4. The development authorized by the DDA in the Phase 1 Area was based on the Preliminary Development Concept, which is consistent with the Hunters Point Shipyard Redevelopment Plan and was endorsed by the Agency on July 20, 2000. The First Amendment to the Design for Development proposes modifications to the Design for Development consistent with the residential development, and open space and public infrastructure improvements authorized and required by the DDA in the Phase 1 Area.
5. The First Amendment to the Design for Development will regulate and permit the vertical development proposed in the Phase 1 Area as authorized in the DDA.

6. The First Amendment to the Design for Development was produced through discussions and collaboration with Lennar/BVHP, its consultants, Agency staff and City staff, and with the endorsement of the Hunters Point Shipyard Citizens Advisory Committee ("CAC") through a community process involving several public meetings and workshops sponsored by the CAC. This process included the addition to the Design for Development of proposed technical edits and modifications and of new development controls and guidelines, which include but are not limited to using the Leadership in Energy and Environmental Design standards in the development process and requiring on-site bicycle parking.
7. The Planning Commission of the City and County of San Francisco is required to endorse amendments to the Design for Development. It endorsed the First Amendment to the Design for Development at its December 9, 2004 hearing.
8. The Agency Commission has previously adopted findings pursuant to the California Environmental Quality Act (CEQA") in Resolution No. 3-2005 which findings are hereby incorporated as if fully set forth herein.
9. Agency staff has reviewed and considered the First Amendment to the Design for Development as well as the Shipyard FEIR and the Addendum, both as defined in Resolution 3-2005, and other information contained in the Agency's files, and determines that no additional environmental review is necessary to approve the First Amendment to the Design for Development.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco (1) that it has reviewed and considered the Shipyard FEIR and the Addendum and hereby adopts the environmental findings set forth herein; and (2) that the Executive Director is authorized to execute a First Amendment to the Hunters Point Shipyard Design for Development, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:



James B. Morales
Agency General Counsel