

## RESOLUTION NO. 61-2010

*Adopted June 3, 2010*

**APPROVING THE PROPOSED REDEVELOPMENT PLAN  
AMENDMENT FOR THE HUNTERS POINT SHIPYARD  
REDEVELOPMENT PROJECT AREA AND MAKING FINDINGS  
UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT;  
RECOMMENDING ADOPTION OF THE PROPOSED  
REDEVELOPMENT PLAN AMENDMENT BY THE BOARD OF  
SUPERVISORS; AND SUBMITTING THE AGENCY'S  
RECOMMENDATION, INCLUDING THE PROPOSED  
REDEVELOPMENT PLAN AMENDMENT, TO THE BOARD OF  
SUPERVISORS; HUNTERS POINT SHIPYARD REDEVELOPMENT  
PROJECT AREA**

### BASIS FOR RESOLUTION

1. The Redevelopment Agency of the City and County of San Francisco ("Agency"), the Planning Department ("Planning Department"), the Mayor's Office, and other Departments of the City and County of San Francisco ("City") have been working on a proposed redevelopment plan amendment for the Hunters Point Shipyard Redevelopment Project Area ("Redevelopment Plan Amendment").
2. On July 14, 1997, the Board of Supervisors of the City and County of San Francisco ("Board of Supervisors") approved and adopted, by Ordinance No. 285-97, the Hunters Point Shipyard Redevelopment Plan ("Redevelopment Plan") pursuant to the Military Base Conversion Chapter of the California Community Redevelopment Law (Health and Safety Code Sections 33492 *et seq.*) ("Military Base Conversion Law") and to other applicable provisions of the California Community Redevelopment Law (Cal. Health and Safety Code, Sections 33000 *et seq.*) ("CCRL"). The Redevelopment Plan establishes basic policies for the development of the Hunters Point Shipyard Redevelopment Project Area ("Project Area").
3. On December 2, 2003, the Agency approved the first phase of redevelopment through a Disposition and Development Agreement for a portion of the Project Area identified as Parcel A-1 and Parcel B-1 (hereinafter collectively "Phase 1"). On that same day, the Agency also approved the Amended and Restated Exclusive Negotiations Agreement covering the remainder of the Project Area ("Phase 2").
4. In May 2007, the Board of Supervisors approved Resolution No. 264-07, endorsing a conceptual framework ("Conceptual Framework") for the integrated development of Phase 2 of the Project Area and the Candlestick Point Activity Node of the Bayview Hunters Point Redevelopment Project Area (together, the "Project Site"). The Conceptual Framework envisioned a major mixed-use

project, including hundreds of acres of new and restored open space, thousands of new units of housing, including a robust affordable housing program, extensive job-generating retail and research and development space, permanent space for the artist colony that exists in the Project Area, and a site for a new stadium for the 49ers in the Project Area (the "Project").

5. On June 3, 2008, the City's voters passed Proposition G, the Jobs Parks and Housing Initiative, which: (i) adopted policies for the revitalization of the Project Site; (ii) authorized the conveyance of City land under Recreation and Park jurisdiction within Candlestick Point in furtherance of the Project, provided that the transferred property is replaced with other property of at least the same acreage that will be improved and dedicated as public parks or open space in the Project; (iii) repealed Proposition D and Proposition F (June 1997) relating to prior plans for the development of a new stadium and retail entertainment project on Candlestick Point; and (iv) urged the City, the Agency, and all other governmental agencies with jurisdiction to proceed expeditiously with the Project.
6. The Agency, working with the Mayor's Citizens Advisory Committee for the Hunters Point Shipyard Redevelopment Project Area ("CAC"), has prepared the proposed Redevelopment Plan Amendment and various other documents consistent with the CCRL, the Military Base Conversion Law, the Conceptual Framework, and Proposition G. The Redevelopment Plan Amendment revises, among other things, the land uses within the Project Area to facilitate the new development envisioned by the Conceptual Framework and Proposition G, increases the limit on the amount of bonded indebtedness and on the number of dollars to be allocated to the Agency, and establishes development fees and exactions applicable in the Project Area. The Redevelopment Plan Amendment, however, does not change the boundaries of the Project Area.
7. The Military Base Conversion Law provides that the time limits of thirty (30) years on the effectiveness of a redevelopment plan, of twenty (20) years on the establishing of loans, advances, and indebtedness, and of forty-five (45) years on the receipt of tax increment to repay indebtedness do not commence until the City Controller certifies the date of the final day of the first fiscal year in which the redevelopment agency has received one hundred thousand dollars (\$100,000) or more of tax increment funds from the project area. (Section 33492.13 of the CCRL.) To date, the Agency has not received any tax increment from the Project Area. Accordingly, the Redevelopment Plan Amendment extends, in conformity with the Military Base Conversion Law, the effectiveness of the Redevelopment Plan, and the time limits for incurring indebtedness and receiving tax increment to repay indebtedness.
8. Over the past three years, more than 230 public meetings, workshops and presentations have been held on every aspect of the Project and have involved, among others, the CAC, the Bayview Hunters Point Project Area Committee, Agency Commission, Planning Commission, Board of Supervisors and other City commissions and community groups.

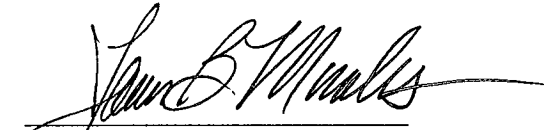
9. The CAC has reviewed and considered the Redevelopment Plan Amendment on numerous occasions, including CAC meetings held on September 2009, January 14, 2010, and April 12, 2010. On May 24, 2010, the CAC voted and recommended approval of the Redevelopment Plan Amendment by the Agency Commission and the Board of Supervisors.
10. Pursuant to Section 33457.1 of the CCRL, a proposed amendment to a redevelopment plan requires the preparation and public availability of reports and information that would otherwise be required for a redevelopment plan adoption "to the extent warranted" by the proposed amendment. The Agency has prepared the Report on the Redevelopment Plan Amendment for the Hunters Point Shipyard Redevelopment Project Area ("Report to the Board") and the Agency Commission has approved, by Resolution No. 60-2010, the Report to the Board. The environmental document prepared in conjunction with the consideration of this proposed Redevelopment Plan Amendment has been included as part of the Report to the Board.
11. On May 6, 2010, the Agency transmitted the proposed Redevelopment Plan Amendment to the Planning Commission pursuant to Section 33346 of the CCRL for the Planning Commission's report and recommendation concerning the Redevelopment Plan Amendment and its conformity with the General Plan. On June 3, 2010, the Planning Commission certified, by Motion No. 18096, the Final Environmental Impact Report for the Candlestick Point-Hunters Point Shipyard Phase II Development Plan Project ("Final EIR"), and adopted, by Resolutions Nos. 18098, 18099, and 18100, amendments to the General Plan, Planning Code and Zoning Map. The Planning Commission also adopted Motion No. 18102, which found that the Redevelopment Plan Amendment was consistent with the General Plan as amended and further recommended approval of the Redevelopment Plan Amendment.
12. On June 3, 2010, the Agency Commission held a duly noticed public hearing on the Redevelopment Plan Amendment. In accordance with Section 33349 of the CCRL, the Agency published, once a week for four successive weeks beginning at least 30 days prior to the June 3, 2010 hearing, notice of the hearing in the San Francisco Chronicle, a newspaper of general circulation, printed, published and distributed in the City and County of San Francisco ("Notice"). A copy of the Notice and affidavit of publication are on file with the Agency. The Notice described the boundaries of the Project Area, provided a general statement of the scope and objectives of the Redevelopment Plan Amendment, and stated the day, hour and place when and where any interested persons may appear before the Agency Commission to comment on the Redevelopment Plan Amendment.
13. On May 4, 2010, the Agency mailed, by first class mail, the Notice to all residents and businesses and to the last known assessee or owner of each parcel of land in the Project Area, as shown on the last equalized assessment roll of the City.

14. The Agency mailed by certified mail, return receipt requested, copies of the Notice to the governing body of each taxing agency that receives taxes from property in the Project Area.
15. The environmental effects of the Redevelopment Plan Amendment have been analyzed in the environmental documents, which are described in Agency Resolution No. 59-2010. Copies of the environmental documents are on file with the Agency.
16. On June 3, 2010, after reviewing and considering the information contained in the Final EIR, the Agency Commission adopted Resolution No. 58-2010 and certified the Final EIR for the Project as adequate, accurate, and objective and in compliance with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.)("CEQA") and the CEQA Guidelines (14 California Code of Regulations Sections 15000 et seq.).
17. The Agency Commission hereby finds that the Redevelopment Plan Amendment is part of the Project for purposes of compliance with CEQA.
18. In Resolution No. 59-2010, adopted on June 3, 2010, the Agency Commission adopted findings that various actions related to the Project, including the Redevelopment Plan Amendment, were in compliance with CEQA. Said findings are on file with the Secretary of the Agency and are incorporated herein by reference. Said findings are in furtherance of the actions contemplated in this Resolution and are made part of this Resolution by reference herein.
19. Staff finds and recommends that the Agency Commission adopt the findings required under Section 33457.1 of the CCRL and that the Agency submit these findings to the Board of Supervisors. These findings are explained in detail in the Report to the Board, are incorporated herein by reference, and include, but are not limited, to the following:
  - a) Significant blight (as described in the Report to the Board and as defined in Section 33492.11 of the Military Base Conversion Law) remains within the Project Area, the redevelopment of which is necessary to effectuate the public purposes declared in CCRL.
  - b) The remaining significant blight in the Project Area cannot be eliminated without the increase in the amount of bonded indebtedness from \$221 million to \$ 900 million and the increase in the limitation on the number of dollars to be allocated to the Agency from \$881 million to \$ 4.2 billion.
  - c) The Redevelopment Plan Amendment will redevelop the Project Area in conformity with the CCRL, including the Military Base Conversion Law, and is in the interests of the public peace, health, safety and welfare.
  - d) The adoption and carrying out of the Redevelopment Plan Amendment is economically sound and feasible as described in the Report to the Board.

Memorandum accompanying this Resolution and incorporated herein by this reference and recommends that the Board of Supervisors adopt the Redevelopment Plan Amendment.

3. The Executive Director is hereby directed to submit a copy of this Resolution, including the proposed Redevelopment Plan Amendment, to the Board of Supervisors for its consideration in acting on the adoption of the proposed Redevelopment Plan Amendment.

**APPROVED AS TO FORM:**



James B. Morales  
Agency General Counsel