

## RESOLUTION NO. 65-2010

*Adopted June 3, 2010*

### **APPROVING THE CANDLESTICK POINT DESIGN FOR DEVELOPMENT FOR ZONE ONE OF THE BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA**

#### **BASIS FOR RESOLUTION**

1. On May 23, 2006, the Board of Supervisors of the City and County of San Francisco (“Board of Supervisors”) approved and adopted, by Ordinance No. 113-06, the Redevelopment Plan for the Bayview Hunters Point Redevelopment Project (“Redevelopment Plan”), which expanded and renamed the Hunters Point Redevelopment Project Area (the “Bayview Hunters Point Redevelopment Project Area” or “Project Area”). The Redevelopment Plan established Activity Nodes in the Project Area, including the Candlestick Point Activity Node.
2. On May 27, 2007, the Board of Supervisors approved Resolution No. 264-07, endorsing a conceptual framework (the “Conceptual Framework”) for the integrated development of Phase 2 of the Hunters Point Shipyard 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 Hunters Point Shipyard (“Shipyard”) and a site for a new stadium for the 49ers on the Shipyard (the “Project”).
3. On January 28, 2009, the Bayview Hunters Point Project Area Committee (“PAC”) and the Mayor’s Hunters Point Shipyard Citizens Advisory Committee (“CAC”) endorsed the Urban Design Plan for the Candlestick Point – Hunters Point Shipyard Phase 2 Development Project (“Urban Design Plan”). The Urban Design Plan provides a specific land use, street system, open space, and vertical development framework to guide the continued planning and design of the Project Site.
4. In October 2009, the State legislature approved and the Governor signed and filed with the Secretary of State Senate Bill Number 792 (Statutes 2009, Chapter 203) (“SB 792”). SB 792 provides for the reconfiguration of the Candlestick Point State Recreation Area (“CPSRA”) and improvement of the State park lands, in connection with the development of the Project. SB 792 permits the exchange of certain former tide and submerged lands – or so-called public trust lands - within the Project Site and authorizes the conveyance of State park land on Candlestick Point to the Redevelopment Agency of the City and County of San Francisco

("Agency"), in exchange for cash and other consideration, including improvements to the CPSRA.

5. On June 3, 2010, the Agency approved and recommended for adoption, by Resolution No. 64-2010, a redevelopment plan amendment for the Bayview Hunters Point Redevelopment Project Area ("Redevelopment Plan Amendment").
6. The proposed Redevelopment Plan Amendment would establish Zone 1 over the Candlestick Point Activity Node where the Agency shall approve future projects pursuant to owner participation agreements and the proposed Disposition and Development Agreement (the "DDA") with CP Development Co., LP, a Delaware limited partnership ("Developer"), for the redevelopment of the Project Site.
7. In connection with the adoption of the Redevelopment Plan Amendment, the Agency and the Planning Department propose to adopt the Candlestick Point Design for Development ("Design for Development"), which provides a development vision and specific development controls and design guidelines for Zone 1 of the Project Area.
8. The Design for Development is a companion document to the Redevelopment Plan. The Redevelopment Plan Amendment establishes the basic land use standards for the Project Area. The Design for Development provides legislated development requirements and specific design recommendations that apply to all developments within Zone 1 of the Project Area. The Redevelopment Plan Amendment and the Design for Development provide the Agency with the primary authority to administer and enforce land use and development permits for any property or project in Zone 1 of the Project Area.
9. The Design for Development builds upon the objectives and designs of the Urban Design Plan. The overall concept of the Design for Development is that the Project Site will rejuvenate, and connect with, the existing Bayview Hunters Point neighborhood to create a vibrant mixed-use district that provides a major focal point to the shoreline area of southeast San Francisco.
10. The Agency shall utilize the Design for Development, along with the Redevelopment Plan Amendment, in project approval and design review for future improvements and developments in Zone 1.
11. In reviewing development proposals, the Agency will follow the design review procedure described within the Design Review and Document Approval Procedures, which is an attachment to the proposed DDA. The Agency will work cooperatively with the Planning Department in reviewing development proposals through procedures agreed to within a Planning Cooperation Agreement currently under consideration, but the Agency will have final authority to approve development proposals.
12. The environmental effects of the Design for Development have been analyzed in the environmental documents, which are described in Resolution No. 59-2010, adopted on June 3, 2010. Copies of the environmental documents are on file with the Agency.

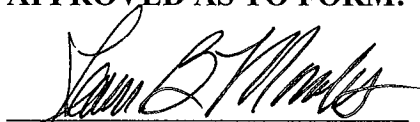
13. On June 3, 2010, after reviewing and considering the information contained in the Final Environmental Impact Report ("Final EIR"), for the Candlestick Point-Hunters Point Shipyard Phase II Development Plan Project ("CP-HPS II Project"), the Agency certified, by Resolution No. 58-2010, the Final EIR for the CP-HPS II 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.). At a joint hearing on June 3, 2010, the Planning Commission also certified the Final EIR (Motion No. 18096).
14. The Agency hereby finds that the Design for Development is part of the CP-HPS II Project for purposes of compliance with CEQA.
15. On June 3, 2010, the Agency adopted, by Resolution No. 59-2010, findings that various actions related to the CP-HPS II Project including the Design for Development, are 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.
16. The Design for Development has been the subject of extensive debate and discussion by the Bayview Hunters Point community, including a series of land use planning workshops held in 2008, and frequent workshops and updates with the PAC and the CAC.
17. The Design for Development was presented to the Agency Commission at a workshop on April 6, 2010.
18. On June 3, 2010, the Planning Commission approved the Design for Development (Motion No. 18104).

## **RESOLUTION**

**ACCORDINGLY IT IS RESOLVED** by the Redevelopment Agency of the City and County of San Francisco that:

1. Resolution No. 59-2010, adopted by the Agency Commission on June 3, 2010, sets forth the Agency's CEQA Findings for this action.
2. The Candlestick Point Design for Development for Zone 1 of the Bayview Hunters Point Redevelopment Project Area is hereby approved, substantially in the form previously provided to the Commission with the modification attached to the Commission Memorandum accompanying this Resolution.

**APPROVED AS TO FORM:**



James B. Morales  
Agency General Counsel