

Commission on Community Investment and Infrastructure

RESOLUTION NO. 33-2013

Adopted July 2, 2013

ADOPTING ENVIRONMENTAL REVIEW FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND AUTHORIZING A THIRD AMENDMENT TO THE HUNTERS POINT SHIPYARD PHASE 1 DESIGN FOR DEVELOPMENT TO ADJUST DENSITIES AND MAKE OTHER CHANGES; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA

WHEREAS, On July 14, 1997, the Board of Supervisors of the City and County of San Francisco approved and adopted, by Ordinance No. 285-97, the Hunters Point Shipyard Redevelopment Plan (“Redevelopment Plan”); and,

WHEREAS, On September 30, 1997, the San Francisco Redevelopment Agency Commission (“SFRA Commission”) approved, by Resolution No. 193-1997, the Hunters Point Design for Development (“Design for Development”). The Design for Development regulates and sets forth standards and guidelines to control land uses, vertical development, and public infrastructure in the Hunters Point Shipyard Redevelopment Project Area (“Project Area” or “Shipyard”). The Redevelopment Plan and the Design for Development provide SFRA with the sole authority to administer and enforce land use and development permits for any property or project in the Project Area; and,

WHEREAS, On January 18, 2005, SFRA Commission amended, by Resolution No. 7-2005, the Design for Development (“First Amended Design for Development”). The First Amended Design for Development facilitated the development authorized by the Phase 1 Disposition and Development Agreement (“Phase 1 DDA”) with the Shipyard’s master developer, HPS Development Co., LP, (“Lennar” or “Developer”, formerly Lennar-BVHP, LLC). The First Amended Design for Development made modifications to the Design for Development consistent with the residential development, open space and public infrastructure improvements authorized and required by the Phase 1 DDA; and,

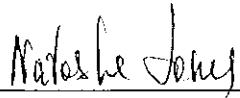
WHEREAS, On June 3, 2010, the SFRA Commission approved, by Resolution No. 61-2010, a redevelopment plan amendment for the Project Area (“Redevelopment Plan Amendment”) and as a companion document to the Redevelopment Plan Amendment, SFRA Commission and the San Francisco Planning Commission (“Planning Commission”) adopted the Hunters Point Shipyard Phase 2 Design for Development (“Phase 2 Design for Development”), which provides an urban design framework plan and specific development controls and design guidelines for Phase 2 of the Project Area; and,

WHEREAS, The June 3, 2010 approval also included an accompanying Second Amended Design for Development for Phase 1 that was purely technical in nature, mostly removing references to the Phase 2 portion of the Project and renamed the Design for Development, the Hunters Point Shipyard Phase 1 Design for Development. This technical amendment of the Phase 1 Design for Development was not considered a project under California Environmental Quality Act (“CEQA”); and,

- WHEREAS, This proposed Third Amendment to the Phase 1 Design for Development was produced through discussions and collaboration with Lennar, its consultants, the Office of Community Investment and Infrastructure staff (“OCII”) and City staff, and with the endorsement of the Hunters Point Shipyard Citizens Advisory Committee (“CAC”); and,
- WHEREAS, The Third Amendment to the Phase 1 Design for Development makes refinements to the development controls to enable the Phase 1 development to proceed as it is now envisioned. The Third Amendment provides for the following changes to the Phase 1 Design for Development: adjusts allowable densities per block within the same total Phase 1 unit count, strengthens the requirements for well-modulated building massing, and brings parking and car sharing requirements more in line with Citywide standards; and,
- WHEREAS, The Planning Commission is required to endorse amendments to the Phase 1 Design for Development. The Planning Commissioners unanimously approved the amendments to the Phase 1 Design for Development at its June 13, 2013 hearing, indicating that the changes take the Shipyard design in a positive direction, that is consistent with the Planning Department’s current plans and policies, including the General Plan and the Hunters Point Shipyard Redevelopment Plan; and,
- WHEREAS, A copy of the Third Amendment to the Phase 1 Design for Development is on file with the Secretary of the Commission and fully incorporated herein; and,
- WHEREAS, The SFRA Commission and the Planning Commission adopted CEQA findings, a statement of overriding considerations, and certified the Final Environmental Impact Report for Phase 1 in 2000 (“Phase 1 EIR”), and subsequently issued a First and Second Addendum to the Phase 1 EIR in 2003 and 2006, respectively, to address project changes including revisions to the Design for Development. Additionally, the SFRA Commission and the Planning Commission certified the Final EIR for Phase 2 in 2010 (“Phase 2 EIR”) and adopted findings and a statement of overriding considerations (the Phase 1 EIR, the Phase 1 EIR addendas, and the Phase 2 EIR, all together the “EIR Documents”). The Phase 2 EIR updated the transportation analysis and transportation plan, including the transportation system management plan, for Phase 1 and Phase 2 of the Shipyard; and,
- WHEREAS, OCII staff has reviewed the Third Amendment to the Phase 1 Design for Development and finds them to be within the scope of the Project analyzed in the EIR Documents; now, therefore, be it
- RESOLVED, The Commission finds that since the EIR Documents were finalized, there have been no substantial project changes and no substantial changes in project circumstances that would require additions or revisions to the EIR Documents, and there is no new information information of substantial importance that would change the conclusions set forth in the EIR Documents, and accordingly no additional environmental review is required pursuant to State CEQA Guidelines Sections 15180, 15162, and 1563 in connection with the Third Amendment to the Phase 1 Design for Development; and, be it further
- RESOLVED, That the Commission approves the Third Amendment to the Phase 1 Design for Development, in substantially the form of the amendment on file with the Secretary of the Commission; and, be it further

RESOLVED, That all actions taken by OCII staff with respect to the Third Amendment to the Phase 1 Design for Development are hereby approved and ratified.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of July 2, 2013.

Handwritten signature of Natasha Jones in cursive script.

Commission Secretary