

DRAFT Planning Commission Motion No. 19580

HEARING DATE: MARCH 3, 2016

Date: **February 25, 2016**
Case No.: **2015-013111CWP**
Project: **Candlestick Point Amendments to the Design for
Development Agreement**
Location: **Candlestick Point**
Staff Contact: **Mat Snyder – (415) 575-6891
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Recommendation: **Approval**

FORMULATING A MOTION TO APPROVE AMENDMENTS TO THE CANDLESTICK POINT DESIGN FOR DEVELOPMENT DOCUMENT AND AFFIRMING CEQA FINDING AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF THE PLANNING CODE, SECTION 101.1.

WHEREAS, The Planning Department (“Department”), the Office of Community Investment and Infrastructure (“OCII”), the successor to the San Francisco Redevelopment Agency (“Agency”) among many other City Departments have been working to transform Candlestick Point and the Hunters Point Shipyard from their current underutilized nature into a vibrant high-density, mixed-use, and transit-oriented neighborhoods that will provide public benefits to both the existing residents and the City as a whole (the “CP-HPS Project”). Candlestick Point is within the Bayview Hunters Point Redevelopment Project Area and is identified as “Zone 1”, within the Redevelopment Project Area. OCII is charged with implementing the Redevelopment Plan for Zone 1 of the Bayview Hunters Point Redevelopment Plan, along with the Hunters Point Redevelopment Plan.

On June 3, 2008, the San Francisco voters approved Proposition G, an initiative petition measure named The Bayview Jobs, Parks, and Housing Initiative, regarding plans to revitalize the Project site. As set forth in Proposition G, the project is designed to revitalize the Project Site consistent with the Conceptual Framework described above.

On June 3, 2010, the Planning Commission and the Redevelopment Commission made the following actions regarding the CP-HPS Project: (1) Certification of the Final Environmental Impact Report (Planning Commission Motion No. 18096); (2) adoption of CEQA Findings (Planning Commission Motion No. 18097); adoption of master General Plan Finding and Planning Code Section 101.1 Finding (Planning Commission Motion No. 18101); (4) approval of General Plan amendments including the establishment of the Candlestick Point Sub-Area Plan (Motion No. 18098); (5) approval of Planning Code Text and Map amendments creating the Candlestick Point Activity Node SUD and allowed greater height per the Redevelopment Plan (Motion Nos. 18099 and 18100); (6) approval of amendments to the Bayview Hunters Point and Hunters Point Redevelopment Plans and adoption of office allocation findings for the office component of the Project (Resolution No. 18102); and (7) approving the Candlestick Point Design

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for Development Documents (Motion No. 18104). At the same hearing, the Redevelopment Commission also approved the following: (1) Interagency Cooperation Agreements (ICA) for interagency review of horizontal improvements; (2) Health Code, Public Works Code, Building Code, and Subdivision Code amendments; (3) Disposition and Development Agreement (DDA), which included (among other documents) as attachments a Project Phasing Plan, a Transportation Plan and an Infrastructure Plan; (4) Real Property Transfer Agreement; (5) Public Trust Exchange Agreement; (6) Park Reconfiguration Agreement; and (7) Tax Increment Allocation Pledge Agreement.

The CP-HPS Project approvals originally accommodated the following land uses: up to 10,500 residential units, of which approximately 32% will be below market rate; approximately 327-336 acres of improved open space and recreational areas; approximately 885,000 square feet of regional and neighborhood-serving retail space; approximately 2.65 to 5 million square feet of research and development and office space; an additional 150,000 square feet of office at Candlestick Point, 100,000 square feet of community services; a 69,000-seat football stadium; a 10,000-seat performance arena; a 220-room hotel; and 255,000 square feet of replacement artist studio space and arts center. Approval included variants that would remove the stadium from the land use plan; variant 2A, the non-Stadium housing variant, would redistribute the housing units between Candlestick and Hunters Point Shipyard, and result in 6,250 units at Candlestick Point.

On August 3, 2010, the Board of Supervisors took the following actions: (1) confirmation of the certification of the CP-HPS Project Final Environmental Impact Report; (2) approval of amendments to the Bayview Hunters Point Redevelopment Plan and the Hunters Point Shipyard Redevelopment Plan; (3) approval of amendments to the General Plan described above; (4) approval amendments to the Planning Code described above.

The DDA, approved by the Redevelopment Commission, set forth a Phasing Plan, Schedule of Performance, and Design Review Development Application Procedure ("DRDAP"), among other implementing documents. The DRDAP, in turn, set forth a procedure by which the Project Sponsor would apply to OCII for approval of actual horizontal (infrastructure) and vertical (buildings) construction. The structure of approval includes three tiers: Major Phase approval, Sub-Phase Approval, and approval of vertical construction. Vertical construction is further divided into conceptual design approval, schematic design approval, and design development approval. The CP-HPS Phasing Plan identified four major phases for Candlestick Point.

Subsequent to the certification of the FEIR and the approvals listed above, the Project Sponsor sought approval of Major Phase 1 in the Candlestick Point area of the Project as well as a Master Streetscape Plan and Signage Plan. The Project Sponsor also sought changes in the previously approved Project Phasing Schedule, and the schedules for implementation of the Transportation Plan (including the Transit Operating Plan of the Infrastructure Plan), and of other public benefits. These changes were analyzed in Addendum No. 1 to the FEIR, published on December 11, 2013 (Addendum 1).

On January 7, 2014, OCII approved Major Phase I of the Candlestick Point project. The approved Major Phase 1 encompasses 16 blocks of new development in the Candlestick Park area of the project, including approximately 1,500 new homes and 1.1 million square feet of mixed commercial uses and approximately 50,000 square feet of community facilities. Major Phase 1 CP includes the entirety of the Alice Griffith replacement project and the Candlestick Point retail center destination featuring retail, housing and entertainment uses. Within the same year as approval for the Major Phase, approval was

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granted for the first Sub-Phase within the Major Phase, along with vertical construction for four blocks within the Alice Griffith neighborhood.

In the spring of 2015, the Project Sponsor submitted an application for Sub-Phases 02, 03, and 04 ("CP-02-03-04"), which generally encompass the following: (1) Candlestick Center ("CP Center") the retail core of Candlestick, (2) the four most northern blocks of the Candlestick South neighborhood ("CP South"), which are directly across Harney Way from CP Center, and (3) the four most western blocks of the Candlestick North neighborhood ("CP North"), which are directly across Ingerson Avenue from CP Center.

Sub-Phases CP-02-03-04 would include approximately 1,565 residential units, approximately 635,000 square feet of regional retail at CP Center, approximately 50,000 square feet of community use, approximately 131,000 square feet of neighborhood retail, approximately 75,000 square feet of performance venue use distributed between two locations, approximately 220 hotel rooms, and approximately 134,500 square feet of office use. A parking garage with approximately 2,700 spaces would be located below the CP Center and along Arellous Walker Drive.

Certain aspects of the proposal are not consistent with certain implementing documents as they were originally approved, including the initial approval of Major Phase 1, the Transportation Plan, the Streetscape Master Plan, and Candlestick Point Design for Development ("D4D"). Therefore, the Project Sponsor has also proposed amendments to these documents. An itemized list of proposed changes to the Candlestick portion of the CP-HPS Project is attached as Exhibit A and Exhibit B. The Project amendments are described in three different tiers. Tier One (Exhibit A) includes substantive changes; Tier Two describes refinements and clarifications that assure consistent interpretation across the D4D and other documents; Tier Three describes editorial and organizational changes to the D4D that reflect the elimination of the stadium from the CP-HPS Project, among other changes (Exhibit B).

The Commission has approval authority over amendments to the D4D pursuant to both the Commission initial Motion approving the D4D, and pursuant to Section 4.3 of the Bayview Hunters Point Redevelopment Plan. The Commission does not have approval authority over amendments to the other implementing document described above.

The Planning Department and OCII staff have worked with the Project Sponsor on these amendments to make sure they meet with spirit of the original vision of the CP-HPS Project and are consistent with the General Plan, including the Candlestick Sub-Area Plan of the Bayview Hunters Point Area Plan. Planning Department staff has submitted a report to the Commission that analyzes the changes and concludes that they do meet the spirit of the original approvals and are consistent with the General Plan.

OCII, in consultation with Planning, prepared and on February 22, 2016 issued an Addendum 4 to the FEIR. (Addendums 2 and 3 analyzed proposed changes to the project, which are no longer being pursued.) OCII has determined that the proposed Project modifications will not cause new significant impacts not identified in the EIR, will not increase the severity of significant impacts identified in the EIR, and will not require new mitigation measures to reduce significant impacts. Addendum 4 among other considerations, identifies and discusses recommended modifications to two previously adopted transportation-related mitigation measures, Mitigation Measures TR-16, which provides for improvements to Harney Way, and TR-23.1, which provides mitigation to maintain headways for the 29-Sunset transit line. Addendum 4 concludes that the proposed modifications to the mitigation measures

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would not result in new or more severe impacts. Other than as described in the Addendum 4, no Project changes have occurred, and no changes have occurred with respect to circumstances surrounding the proposed Project that will cause significant environmental impacts to which the Project will contribute considerably, and no new information has become available that shows that the Project will cause significant environmental impacts.

NOW, THEREFORE BE IT RESOLVED, That the Planning Commission does hereby incorporate by reference the CEQA Findings adopted in Motion 18097. The Planning Commission has reviewed Addendum 1 and Addendum 4 and concurs with their findings. The Planning Commission additionally adopts the modifications to Mitigation Measures TR-16 and TR-23.1 as set forth in Addendum 4. The Commission further finds that the proposed subject amendments to the Candlestick Point Design for Development do not cause new significant impacts not identified in the Final Environmental Impact Reports and that no new mitigation measures are necessary to reduce significant impacts. Further, the Commission finds that no new information has become available showing that the project would cause significant environmental impacts and, therefore, no supplemental environmental review is required beyond the previously conducted environmental review.

NOW, BE IT FURTHER RESOLVED, That the Planning Commission does hereby incorporate by reference General Plan Findings and Findings of Consistency with Planning Code Section 101.1 as provided in the original and subsequent approvals of the CP-HPS Project as provided in Planning Commission Motion 18101 and the subject Design for Development document as provided in Planning Commission Resolution 18104.

NOW, BE IT FURTHER RESOLVED, That the Planning Commission does hereby approve the amended Candlestick Point Design for Development document, attached to this Motion as Exhibit C and incorporated herein by reference; and

I hereby certify that the foregoing Motion was ADOPTED by the San Francisco Planning Commission on March 3, 2016.

Jonas Ionin
Commission Secretary

AYES: Fong, Richards, Antonini, Johnson, Hillis, Moore

NOES: none

ABSENT: Wu