

COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

RESOLUTION NO. 28-2024

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

WHEREAS, In furtherance of the objectives of the California Community Redevelopment Law (Health and Safety Code, section 33000 et seq. the “**CRL**”), the Redevelopment Agency of the City and County of San Francisco (the “**Former Agency**”) undertook programs for the reconstruction and construction of blighted areas in the City and County of San Francisco (“**City**”), including the Bayview Hunters Point Redevelopment Project Area (“**BVHP Project Area**”) and the Hunters Point Shipyard Redevelopment Project Area (“**HPS Project Area**”); and,

WHEREAS, The Board of Supervisors of the City and County of San Francisco (“**Board of Supervisors**”) adopted the Hunters Point Shipyard Redevelopment Plan (“**HPS Plan**”) on July 14, 1997 by Ordinance No. 285-97 and amended the HPS Plan on August 3, 2010 by Ordinance No. 211-10, on June 22, 2017 by Ordinance No. 122-17, and on July 16, 2018 by Ordinance No. 0166-18; and,

WHEREAS, On May 23, 2006, the Board of Supervisors amended the Bayview Hunters Point Redevelopment Plan (“**BVHP Plan**”) by Ordinance No. 113-06, on August 3, 2010 by Ordinance No. 210-10, on June 22, 2017 by Ordinance No. 123-17, and on July 16, 2018 by Ordinance No. 0166-18; and,

WHEREAS, On June 3, 2010, the Redevelopment Agency Commission of the City and County of San Francisco took several actions approving (or recommending for approval of) a program of development for approximately 700 acres of land within the BVHP Plan and HPS Plan areas (“**CP/HPS2 Project**”) including a Disposition and Development Agreement (Candlestick Point and Phase 2 of the Hunters Point Shipyard) by and between the Former Agency and CP Development Co., LLC (“**Developer**”);. These actions included the approval of a Candlestick Point Design for Development (as amended, the “**CP D4D**”) establishing development standards and guidelines for the Candlestick Point portion of the CP/HPS2 Project; and,

WHEREAS, Pursuant to California Health and Safety Code §§ 34170 et seq. (the “**Dissolution Law**”), the Former Agency was dissolved as of February 1, 2012; and,

WHEREAS, The Successor Agency to the Redevelopment Agency of the City and County of San Francisco (commonly known as the Office of Community Investment and Infrastructure, herein “**Successor Agency**” or “**OCH**”) is completing the enforceable obligations of the Former Agency with regard to the HPS Plan and BVHP Plan areas, including implementation of the CP/HPS2 Project, under the authority of the CRL as amended by the Dissolution Law, and under San Francisco Ordinance No. 215-12 (Oct. 4, 2012) (establishing the Successor Agency Commission (“**Commission**”) and delegating to it state authority under the Dissolution Law); and,

- WHEREAS, The CP D4D is a companion document to the BVHP Plan. The BVHP Plan establishes the basic land use standards for the Project Area and the CP D4D provides development standards and guidelines applicable to development within Zone 1 of the Project Area; and,
- WHEREAS, The BVHP Plan and the CP D4D Design provide the Successor Agency with the primary authority to administer and enforce land use and development permits for Zone 1 of the Project Area; and,
- WHEREAS, The BVHP Plan identifies four distinct neighborhoods within Candlestick Point: Alice Griffith Neighborhood, Candlestick North and Candlestick South Neighborhoods, and Candlestick Center Neighborhood. The first three neighborhoods are predominantly residential in character, while the Candlestick Center Neighborhood (“**Candlestick Center**”) is intended to be the “commercial heart” of Candlestick Point; and,
- WHEREAS, The CP D4D currently contains development standards and guidelines focused on new office, retail, and residential buildings within Candlestick Center, with a hotel and entertainment use; and,
- WHEREAS, In response to market conditions and demands, the Developer has proposed to revise the development program for the CP-HPS2 Project, with changes primarily to Candlestick Center. The Developer proposes transferring up to 2,050,000 square feet of research and development and office space from HPS Phase 2 to those portions of BVHP Zone 1 where that use is allowed, subject to Commission approval and any necessary environmental review, and clarifying that certain commercial uses currently authorized within HPS Phase 2 are also allowed within BVHP Zone 1. The proposed modifications to the development program are intended to facilitate the development of Candlestick Center as an “Innovation District” which is envisioned as a place that focuses on innovation, entrepreneurship, advancing employment generating uses, and flexible and harmonious integration of land uses, including with adjacent residential uses; and,
- WHEREAS, OCII and the San Francisco Planning Department are parties to that certain Planning Cooperation Agreement (Candlestick Point and Phase 2 of the Hunters Point Shipyard) (as more particularly defined in the DDA, the “**Planning Cooperation Agreement**”), which establishes procedures for coordination between OCII and the Planning Department related to the implementation of the Project, including with respect to the review and approval of Major Phase Applications or changes to D4D; and,
- WHEREAS, OCII staff, working with the Developer and Planning Department staff in accordance with the Planning Cooperation Agreement, has prepared an amendment to the CP D4D that establishes a supplementary chapter – *Chapter A5.3 Candlestick Center – Innovation District Alternative* (“**D4D Amendment**”). Chapter A5.3 includes standards and guidelines for the development of an Innovation District at Candlestick Center, which is envisioned as a place for multi-dimensional collaboration that focuses on employment, innovation, and entrepreneurship, with an emphasis on research and development (R&D), prioritizing a “live-work-play” environment; and,

WHEREAS, The Chapter A5.3 of the D4D Amendment includes standards and guidelines that establish bulk and massing controls for new research and development buildings; modestly increase the maximum allowable building height at specified parcels along Arelious Walker Drive from a maximum of 120 feet to a maximum of 180 feet to accommodate buildings designed for research and development and the range of maximum allowable building heights for the remainder of Candlestick Center would be 85 feet to 160 feet (prior heights were 85 to 120 feet); standards and guidelines that prioritize ground floor active uses to promote street-level vibrancy and preserve view corridors; and standards and guidelines that focus on connecting the surrounding open space network with Candlestick Center, including the design of a new Central Promenade, which is envisioned to be the connecting spine of Candlestick Center and a vibrant community gathering space that is privately maintained but open to the public; and,

WHEREAS, The D4D Amendment is intended to establish alternative design and development standards applicable to the Candlestick Center neighborhood if the Candlestick Center Innovation District is selected for development for the entirety of Candlestick Center, in which case all Candlestick Center development standards in Section 5.3 of the CP D4D would become void and the development standards in Section A5.3 would be fully in effect. Similarly, in the case the Candlestick Center Innovation District development alternative is chosen, Section A5.3 would fully supplant Section 4 of the CP D4D solely for the development of the Candlestick Center. All other sections of the CP D4D would continue to apply to the Candlestick Center Innovation District unless otherwise specified in the CP D4D; and,

WHEREAS, The Agency shall utilize the CP D4D, along with the BVHP Plan, in project approval and design review for future improvements and developments in Zone 1 of the Project Area; and,

WHEREAS, 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, but the Agency will have final authority to approve development proposals; and,

WHEREAS, For reasons described in this Resolution and in the OCII staff memorandum, the D4D Amendment: 1) responds to the goals and objectives of the BVHP Plan, by facilitating development that is consistent with allowable land uses within the Candlestick Center Mixed Use Commercial District, retains Candlestick Center as the economic heart of Candlestick Point, and strengthens the economic base of the Project Area and the community; 2) provides vibrant public open spaces and public network of private streets, mid-block breaks, and paseos with ground floor retail and active uses that facilitate pedestrian-oriented activities throughout the day; 3) facilitates emerging commercial sectors through improvement of transit access, safety, and installation of site improvements to stimulate new commercial expansion, employment and economic growth; to eliminate blighting influences; to facilitate modern, integrated development with improved pedestrian and vehicular circulation within the Project Area; 4) redesigns and develops undeveloped and underdeveloped areas that are improperly utilized; and 5) provides flexibility in the

development of real property in the Project Area to respond readily and appropriately to market conditions; and,

WHEREAS, On September 3, 2024, the Commission adopted Resolution No. 22-2024, by which the Commission determined that the Final EIR (therein defined), together with further analysis provided in Addendum No. 1, Addendum No. 4, Addendum No. 5, Addendum No. 6, and Addendum No. 7 remain 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.); and,

WHEREAS, The environmental effects of the Redevelopment Plan Amendment have been analyzed in the environmental documents, which are described in Resolution No. 22-2024. Copies of the environmental documents are on file with the Agency; now, therefore, be it:

RESOLVED, That the Commission hereby finds that purposes of compliance with CEQA, the D4D Amendment is included in the actions identified in Resolution No. 22-2024 adopted concurrently with this Resolution; and, be it further

RESOLVED, That in Resolution No. 22-2024, adopted on September 3, 2024, the Commission adopted findings that various actions, including the D4D Amendment, were in compliance with CEQA. Said findings are on file with the Commission Secretary 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; and be it

RESOLVED, That the CP D4D as amended by the D4D Amendment, substantially in the form attached hereto as Exhibit A, is consistent with and advances the objectives of the BVHP Plan, and that the CP D4D as amended by the D4D Amendment is hereby approved by the Commission and recommended to the San Francisco Planning Commission for its approval as required under the BVHP Plan.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of September 3, 2024.

---

Commission Secretary