

RESOLUTION NO. 126-2009

Adopted November 3, 2009

CONDITIONALLY APPROVING THE COMBINED BASIC CONCEPTUAL AND SCHEMATIC DESIGNS FOR RESIDENTIAL PROJECTS ON BLOCKS 53 AND 54 AT HUNTERS POINT SHIPYARD AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. On December 2, 2003, the Agency Commission adopted Resolution No. 179-2003 authorizing the Hunters Point Shipyard ("Shipyard") Phase 1 Horizontal Disposition and Development Agreement (as amended, "DDA") between the Redevelopment Agency of the City and County of San Francisco ("Agency") and HPS Development Co., L.P. ("Lennar" or "Developer").
2. In accordance with the DDA's Vertical Design Review and Document Approval Procedure ("VDRDAP"), Lennar has submitted combined Basic Concept and Schematic Designs ("Schematic Designs") for residential condominium developments on Blocks 53 and 54. These parcels are bounded by Friedell Street to the northwest, Coleman Street to the southeast, Hudson Avenue to the east, Jerrold Avenue to the west, and Innes Avenue in between. Also to the northwest is a half-acre Agency parcel on Block 54 on which 50 units or more of 100 percent affordable housing which will be developed beginning late next year.
3. The proposed project on Block 53 includes 1) 24 for-sale townhome style housing units, and 2) 69 for-sale flat-style condominium housing units. Block 53 will provide approximately 90,480 square feet of livable space in addition to 20,149 square feet of private and shared open space. The development also includes 117 off-street parking spaces.
4. The proposed project on Block 54 includes 1) 30 for-sale townhome style housing units, and 2) 36 for-sale flat-style condominium housing units. Block 54 will provide approximately 68,574 square feet of livable space in addition to 14,493 square feet of private and shared open space. The development also includes 96 off-street parking spaces.
5. Both the Block 53 and 54 developments are authorized under the Shipyard's Design for Development ("D for D"), approved by the Agency Commission on September 30, 1997, by Resolution No. 193-1997 and amended on January 18, 2005, by Resolution No. 7-2005.

6. Agency staff has reviewed the Schematic Designs, and finds them to be in compliance with the permitted uses and development standards described in the D for D and the Hunters Point Shipyard Redevelopment Plan (“Redevelopment Plan”).
7. The Shipyard Citizens Advisory Committee reviewed and approved the Schematic Designs at its June and July 2009 meetings.
8. Installation of the roadways and utilities to serve Blocks 53 and 54 are nearing completion and will be followed by inspections to certify completeness by the end of this year.
9. Agency staff recommends approval of the Schematic Designs proposed by the Developer, subject to successful resolution of the following design comments and concerns:
 - a) Future phases of development of the plans, elevations, sections and details shall clarify the articulation and visual interest depicted in the renderings included in this application. The information shall include, but not be limited to, elaboration of facade planes, depth of windows, and the variety and integration of materials, colors and textures, and other details that will support said articulation and visual interest.
 - b) Encroachment of projecting elements into adjacent properties shall be controlled by easements or otherwise made conforming.
 - c) Lennar will cooperate with the Agency during the development of the design for Block 54 so that Lennar and the Agency’s developments are coordinated.
 - d) Improve and enhance connections to the common usable open space from within buildings. Specifically, further develop the design of the common space between Buildings 4 and 5 in order to provide better access from the second floor rear decks and provide greater detail and information regarding these open space amenities.
 - e) Further develop the design of publicly exposed building walls in order to provide visual interest to those directly exposed to the walls; consider articulation and landscaping or other solutions.
 - f) Minimize the visual impact of mechanical equipment by integrating it into the design of the building and/or creating visual interest to the roof features.
 - g) To maintain modulation, portions of some façades on the Block 54 flats will maintain their current setback depths of up to three feet, which will break the façade into segments and will achieve the desired major variations of the front building wall.

10. On February 8, 2000, the Agency Commission adopted Resolution No. 11-2000, certifying the Final Environmental Impact Report (“Final EIR”) for the Redevelopment Plan. The Agency Commission also adopted Resolution No. 12-2000, adopting adopted findings pursuant to the California Environmental Quality Act (California Public Resources Code Sections 21000 *et seq.*) (“CEQA”), along with a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program.
11. Subsequent to the certification of the Final EIR, refinements were made to the Shipyard development program resulting in Addendum No. 1 to the Final EIR published on November 19, 2003 and Addendum No. 2 to the Final EIR published on July 13, 2006. The addenda concluded, based on the findings of the Final EIR, that the revisions to the Project would not create any significant environmental impacts not already studied in the Final EIR and that the conclusions reached in Final EIR remained valid.
12. The Final EIR is a program EIR under State CEQA Guidelines Section 15168 and a redevelopment plan EIR under State CEQA Guidelines Section 15180. The addenda to the Final EIR were prepared pursuant to State CEQA Guidelines Section 15164.
13. Agency staff has considered and reviewed the Final EIR and addenda, and has determined that the Schematic Designs implement the Redevelopment Plan, consistent with State CEQA Guidelines Sections 15180, 15162, and 15163.
14. The Final EIR, addenda, and related documents have been and continue to be available for review by the Agency Commission and the public and are part of the record before the Agency Commission.
15. The environmental findings adopted in accordance with CEQA by the Agency Commission in Resolution No. 12-2000 were and remain adequate, accurate and objective and are incorporated herein by reference as applicable to the current proposed action.
16. In accordance with the Redevelopment Plan and the DDA, Agency staff has reviewed the proposed Schematic Designs together with the Final EIR and all addenda thereto, and other information contained in the Agency’s files, and finds them to be acceptable.

FINDINGS

The Agency finds and determines that the Schematic Designs for Blocks 53 and 54 are within the scope of the Project analyzed in the Final EIR and addenda and require no additional environmental review pursuant to State CEQA Guidelines Sections 15180, 15162, and 15163 for the following reasons:

- A. The Schematic Designs do not incorporate substantial changes the Project analyzed in the Final EIR and addenda, and will not require any further Final EIR revisions due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- B. No substantial changes have occurred with respect to the circumstances under which the Project analyzed in the Final EIR and addenda was and will be undertaken that would require further revisions to the Final EIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the Final EIR.
- C. No new information of substantial importance to the Project analyzed in the Final EIR and addenda has become available which would indicate any of the following: (i) the Schematic Designs will have significant effects not discussed in the Final EIR and addenda; (ii) significant environmental effects will be substantially more severe; (iii) mitigation measures or alternatives found not feasible that would reduce one or more significant effects have become feasible; or (iv) mitigation measures or alternatives that are considerably different from those in the Final EIR will substantially reduce one or more significant effects on the environment.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco (1) that it has reviewed and considered the Final EIR together with the addenda thereto and any additional environmental documentation in the Agency's files and hereby adopts the CEQA findings set forth in the previously adopted resolutions that have been incorporated herein by reference and those findings set forth above; and (2) that the Schematic Designs for Blocks 53 and 54 are conditionally approved subject to Agency staff's approval of the proposal to be submitted by the Developer for resolution of the design conditions stated in the foregoing portions of this Resolution, together with such refinements as the Executive Director may approve which do not substantially alter the Schematic Design concept.

APPROVED AS TO FORM:

for 

James B. Morales
Agency General Counsel