

COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

RESOLUTION NO. 45-2015

Adopted, August 18, 2015

**APPROVING THE HUNTERS POINT SHIPYARD ARTIST COMMUNITY AND
COMMERCIAL KITCHEN FINAL RELOCATION PLAN AND APPROVING THE
STUDIO ASSIGNMENT PROCESS FOR THE REPLACEMENT STUDIO BUILDING;
HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA**

WHEREAS, Since the mid-1980s artists have occupied spaces in various buildings on the Hunters Point Shipyard (the “Shipyard”). Currently, there are approximately 300 artists and a commercial kitchen on the Shipyard (together, the “Shipyard Tenants”); and,

WHEREAS, The future development project on the Shipyard, as defined in the Candlestick Point and Hunters Point Shipyard Phase 2 Disposition and Development Agreement (the “Phase 2 DDA”) entered into between the former Redevelopment Agency and CP Development Co., LP (the “Developer”), calls for the preservation of this artist community; and,

WHEREAS, The Phase 2 DDA specifically requires the Developer to build permanent artist studio space that is integrated into the new Shipyard development. This requirement is being fulfilled through the retention of Building 101, the construction of replacement artist studios (the “Replacement Studio Building”), and construction of a replacement commercial kitchen facility (the “Replacement Kitchen,” together with the Replacement Studio Building, the “Replacement Facilities”); and,

WHEREAS, In accordance with the Phase 2 DDA, certain Shipyard Tenants have the right to move into Replacement Facilities; and,

WHEREAS, Whether any Shipyard Tenant elects to remain on-site at the Shipyard or relocate off-site, they will be relocated in accordance with the Federal Uniform Relocation Assistance and Real Property Act and the California Relocation Assistance Guidelines (collectively, the “Relocation Law”) which entitles tenants who are displaced as a direct result of a public project to receive certain relocation benefits such as assistance with finding a new off-site space and compensation for actual, reasonable and necessary moving and reestablishment expenses; and,

WHEREAS, In accordance with Relocation Law, a draft Hunters Point Shipyard Artist Community and Commercial Kitchen Relocation Plan (the “Relocation Plan”) was released for a 30 day public review period on June 3, 2015. The public comment period ended on July 3, 2015 and the Final Relocation Plan includes clarifications and responses to comments and questions that were received during the public comment period; and,

WHEREAS, In accordance with the Community Benefit Plan, Exhibit G Section 3.4 of Phase 2 DDA, the Commission is also required to approve an Artist Relocation Plan, the purpose of which is to ensure that certain existing artists who are required to move in connection with any rehabilitation, renovation, or new development at the Shipyard have the right to move to new on-site studio space (“Relocating Artists”) without being displaced from the Shipyard; and,

WHEREAS, The Artist Relocation Plan has been included in Section 5 of the Final Relocation Plan; and,

WHEREAS, Artists relocating into the new Replacement Studio Building will need to be assigned a specific studio space. In order to allow artist maximum input into the assignment process, OCII’s relocation consultant sub-contracted with Shipyard Trust for the Arts (“STAR”) to facilitate a Replacement Studio Assignment Process, which is described in Attachment 2 to the Commission memorandum accompanying this Resolution; and,

WHEREAS, The SFRA Commission and the San Francisco Planning Commission (“Planning Commission”) certified the Final Environmental Impact Report for Phase 2 (“Phase 2 EIR”) on June 3, 2010. As part of its actions in 2010, the Redevelopment Commission, by Resolution No. 59-2010 adopted findings pursuant to the California Environmental Quality Act (“CEQA”), including a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations for the Project, which findings are incorporated into this Resolution by this reference. Subsequently this Commission issued a First Addendum to the Phase 2 EIR to address project changes and amended the previously adopted CEQA findings by Resolution No. 1-2014, which amendments also are incorporated into this Resolution by this reference; now, therefore, be it

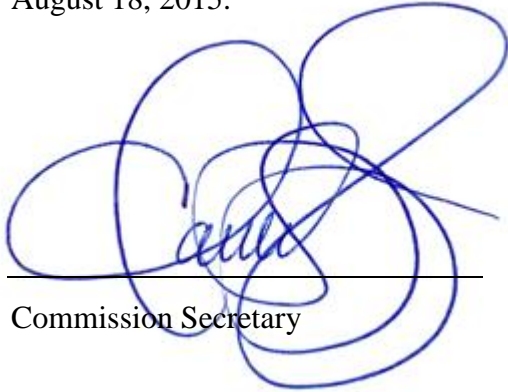
RESOLVED, That the Commission has reviewed and considered the Phase 2 EIR, together with the Addendum thereto and any additional environmental documentation in the Agency’s files, and adopts the CEQA Findings set forth in Resolution No. 59-2010 as amended by Resolution No. 1-2014; and be it further

RESOLVED, That the Commission finds that the Final Relocation Plan and the Replacement Studio Assignment Process is consistent with the Project as analyzed in the Phase 2 EIR and subsequent Addendum, and requires no additional environmental review pursuant to State CEQA Guidelines Sections 15180, 15162, 15163, and 15164; and be it further

RESOLVED, That the Commission approves, substantially in the form of the attachments to the Commission memorandum accompanying this Resolution the Relocation Plan, including the Phase 2 DDA Community Benefits Agreement Artists Relocation Plan, and the Replacement Studio Assignment Process; and be it further

RESOLVED, That the Commission authorizes the Executive Director to take such other actions as may be necessary or appropriate, in consultation with the OCII General Counsel, to effectuate the purpose of the intent of this resolution.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of August 18, 2015.

A handwritten signature in blue ink, consisting of several large, overlapping loops and a central scribble, positioned above a horizontal line.

Commission Secretary