

BAYVIEW HUNTERS POINT (BVHP) REDEVELOPMENT PLAN AMENDMENT

SUMMARY

Bayview Hunters Point Redevelopment Plan

The BVHP Plan currently identifies one active Project Area, Subarea B, and further divides Subarea B to Zone 1, also known as Candlestick Point, which is subject to the land use controls of the Plan and accompanying Design for Development; and Zone 2, which is subject to the land use controls of the San Francisco Planning Code.

The proposed 2018 BVHP Plan amendment (Plan Amendment) would shift one parcel of land, the Jamestown Parcel (Assessor's Block/Lot 4991/276) from Zone 1 to Zone 2 consistent with the intent of the current land owner to the develop the Jamestown Parcel consistent with the Planning Code, and would make confirming amendment to the Plan's map exhibits. The shift of the Jamestown Parcel does not change the BVHP Project Area boundary or legal description. The Plan Amendment also allows adjustment to the Plan's specified land use square footages for Zone 1, or conversion to other permitted land uses within Zone 1, subject to OCII Commission approval and maintenance of the overall 1.185M square-foot cap. In addition, the Plan Amendment allows transfer of up to 118,500 square feet of research and development/office square footage from HPS Phase 2 to Zone 1 of the BVHP Project Area, subject to OCII Commission approval and any necessary environmental review.

The Plan Amendment also includes reciprocal amendments as they relate to the HPS Redevelopment Plan regarding the limitations on the number of dwelling units and development fees.

DETAILED AMENDMENT OVERVIEW

Development program updated to reflect master plan:

	2010		2018	
Maximum Dwelling Units in Zone 1	7,850	UNITS	7,850	UNITS
Proposed Dwelling Units	6,225	UNITS	7,218	UNITS
Community Use	50,000	SF	50,000	SF
Office	150,000	SF	150,000	SF
Hotel	150,000	SF	150,000	SF
Retail & Entertainment	760,000	SF	760,000	SF
Arena/Performance/Event Space	10,000	SEATS	10,000	SEATS
	[75,000]	SF	75,000	SF
	1,185,000*	SF	1,185,000	SF

* 2010 Plan did not included GSF for Arena/Performance Arts space, only seating but DDA & EIR state 75,000 GSF.

Amendments to the BVHP Redevelopment Plan include:

§4. Redevelopment Plan for Zone 1 of the Project Area (and subsequent references)

- Removal of §4.2.5 Jamestown Neighborhood from Zone 1, and inclusion in Zone 2.

Confirming amendments to reflect amendments to the HPS Redevelopment Plan, including:

§4.2.6 Land Use Districts

- Deleted Medical Cannabis Clubs as a prohibited use

§4.2.7 Candlestick Mixed Use Residential District

- Added Cannabis-Related Uses as a prohibited use

§4.3.1 Applicability of City Regulations; City's Duty to Protect Public Health and Safety

- §4.3.1(c) Permitted New City Regulations
 - Added that the City Municipal Code (excluding Planning Code provisions) and related regulations as they apply to Cannabis-Related Uses are permitted New City Regulations.
 - Added that City Municipal Code (excluding Planning Code provisions) and related permitting program as they apply to Short Term Rentals are permitted New City Regulations

§4.3.6 Limitation of the Number of Dwelling Units

- Added language that CP, HPS1 & HPS2 cannot exceed 12,100 without prior OCII approval and environmental review.

§4.3.7 Limitation on the Type, Size and Height of Buildings

- Added language to allow for the conversion of certain specified uses to other uses, subject to OCII Commission approval (including attendant environmental review); and that the total square footage does not exceed the Candlestick project cap.
- Added language to allow for the transfer of non-residential square footage from the Shipyard to Candlestick; subject to OCII Commission approval (including attendant environmental review); and that the transferred square footage does not exceed 136,000 square feet, with any such transfer commensurately reduced at the Shipyard.

§3.4.15 Development Fee and Exactions

- Added language to allow public art installed and maintained via funds from the Arts Fee to be located at either Shipyard or Candlestick.

§6. Definitions

- Added Cannabis-Related Use, and Short-Term Rental
- Deleted Medical Cannabis Dispensary

Maps

- Replaced to reflect excision of Jamestown Neighborhood from Zone 1 to Zone 2.