

COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

RESOLUTION NO. 12-2018

ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING THE REPORT TO THE BOARD OF SUPERVISORS ON THE AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA AND THE REPORT TO THE BOARD OF SUPERVISORS ON THE AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA; AND AUTHORIZING TRANSMITTAL OF THE REPORTS TO THE BOARD OF SUPERVISORS; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA AND 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 and on June 22, 2017 by Ordinance No. 122-17; 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, and June 22, 2017 by Ordinance No. 123-17; 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**”); 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 “**OCII**”) 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 Successor Agency proposes to adopt amendments to the HPS Plan and the BHVP Plan (“**Plan Amendments**”); and,

WHEREAS, The HPS Plan establishes the land use controls for the HPS Project Area, which consists of two sub-areas, HPS Phase 1 and HPS Phase 2. Proposed amendments to the HPS Plan primarily concern Phase 2 of the HPS Project Area, and consist of the following general changes: (a) a new land use pattern reflecting the historic street grid and building typologies within HPS Phase 2; (b) adjusting the mix of land uses within HPS Phase 2, resulting in a reduction of the amount of research and development and office space allowed, and providing for new uses, including hotel and institutional uses, and an increase in retail space, comprising an overall amount of 5,501,000 square feet of nonresidential development within HPS Phase 2, and resulting in a slight reduction of residential uses with HPS Phase 2 (but not an overall reduction within the CP/HPS2 Project); (c) allowing, at the Commission’s discretion, adjustment to contemplated land uses within HPS Phase 2, subject to materially maintaining the overall 5,501,000-square-foot level of development within HPS Phase 2; (d) allowing for private eco-district infrastructure to serve the CP/HPS2 Project; and,

WHEREAS, The BVHP Plan establishes the land use controls for the BVHP Project Area, which is divided into two sub-areas (Project Area A and Project Area B), and Project Area B is further divided into Zone 1 (also known as Candlestick Point) and Zone 2 (the remainder of Project Area B). Proposed amendments to the BVHP Plan consist of the following general changes: (a) slightly increasing the number of residential units within BVHP Zone 1; (b) allowing, at the Commission’s discretion, adjustment to contemplated land uses within BVHP Zone 1, subject to materially maintaining the overall 1,185,000-square-foot level of development within BVHP Zone 1; and (c) allowing, at the Commission’s discretion, the transfer of up to 118,500 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; and (e) amending the boundaries of BVHP Zone 1 to relocate one parcel of land (the “**Jamestown Parcel**”) from Zone 1 to Zone 2, thereby including that parcel within the jurisdiction of the San Francisco Planning Department rather than OCII; and,

WHEREAS, The Plan Amendments remain consistent with the development envisioned by the Conceptual Framework (Board of Supervisors Resolution No. 264-07 (May 15, 2007); Agency Commission Resolution No. 40-2007 (May 1, 2007), Proposition G, the Jobs Parks and Housing Initiative (June 2008), and Proposition O, the Hunters Point Shipyard/Candlestick Point Jobs Stimulus Proposition (November 2016); and,

WHEREAS, Pursuant to Section 33352 of the CRL, the Successor Agency has prepared a Report to the Board of Supervisors on Amendments to the Hunters Point Shipyard Redevelopment Plan and a Report to the Board of Supervisors on Amendments to the Bayview Hunters Point Redevelopment Plan (the “**HPS Report**” and “**BVHP Report**”, collectively the “**Reports**”); and,

WHEREAS, On April 17, 2018, the Commission adopted Resolution No. XX-2018, by which the Commission determined that the Final EIR (therein defined), together with further analysis provided in Addendum No. 1, Addendum No. 4 and Addendum No. 5, 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 Agency Resolution No. XX-2018. Copies of the environmental documents are on file with the Agency; now, therefore, be it:

RESOLVED, That the Commission hereby finds that the Plan Amendments are included in the actions identified in Resolution XX-2018 for purposes of compliance with CEQA; and be it further

RESOLVED, That in Resolution No. XX-2018, adopted on April 17, 2018, the Commission adopted findings that various actions, including the Plan Amendments, 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 Commission hereby approves the Reports to the Board of Supervisors on Amendments to the HPS Plan and the BVHP Plan, which Reports are attached to this Resolution as Exhibit A and Exhibit B, respectively; and, be it further

RESOLVED, That the Executive Director is hereby authorized to transmit said Report to the Board of Supervisors for its background and information in considering the Plan Amendments.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of April 17, 2018.

Commission Secretary

EXHIBIT A: Report to the Board of Supervisors on the Amendments to the Hunters Point Shipyard Redevelopment Plan

EXHIBIT B: Report to the Board of Supervisors on the Amendments to the Bayview Hunters Point Redevelopment Plan