

COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

RESOLUTION 14-2018

ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT AND APPROVING THE HUNTERS POINT SHIPYARD PHASE 2
DESIGN FOR DEVELOPMENT; HUNTERS POINT SHIPYARD 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 June 3, 2010, the Former Agency Commission and the San Francisco Planning Commission took several actions approving (or recommending for approval of) a program of development for approximately 702 acres of land within the BVHP Project and HPS Project Areas (“**CP/HPS2 Project**”), including a design for development document that established a vision for development as well as development standards and guidelines constituting the land use controls for the development within Phase 2 of the HPS Project Area (the “**2010 HPS2 Design for Development**”); 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 Project Area, including implementation of the HPS Design for Development and administration 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 adopted an amendment to the HPS Plan (and recommended same for approval to the Board of Supervisors) on April 17, 2018 by Resolution XX-2018 (“**Plan Amendment**”), to facilitate modifications to the CP/HPS2 Project; and,

WHEREAS, The Plan Amendment consists of the following general changes, among others: (a) retaining the historic street grid within Phase 2 of the HPS Project Area; (b) adjusting the mix of land uses within Phase 2 of the HPS Project Area by reducing the contemplated amount of research and development and office space and providing new uses, including a hotel, institutional uses, and an increase in retail space, and slight reduction to residential uses, while generally maintaining the overall level of nonresidential development within Phase 2 of the HPS Project Area; and (c) allowing for private eco-district infrastructure to serve the CP/HPS2 Project; and,

WHEREAS, The Commission now proposes to adopt a revised design for development for Phase 2 of the HPS Project Area (“**2018 HPS2 Design for Development**”) which is in conformity with the Plan Amendments and proposed modifications to the CP/HPS2 Project. The 2018 HPS2 Design for Development replaces in its entirety the 2010 HPS2 Design for Development. The 2018 HPS2 Design for Development establishes a new vision for development of Phase 2 of the HPS Project Area, while retaining the goals of the existing 2010 HPS2 Design for Development to rejuvenate Phase 2 of the HPS Project Area and integrate it with the existing Bayview Hunters Point neighborhood to create a vibrant mixed-use district that provides a major focal point to the shoreline area of southeast San Francisco; and,

WHEREAS, The 2018 HPS2 Design for Development is a companion document to the HPS Plan, as amended, and provides specific design intention and legislated development standards and guidelines that apply to all developments within Phase 2 of the Project Area; and,

WHEREAS, The Successor Agency will utilize the 2018 HPS2 Design for Development, along with the HPS Redevelopment Plan, in project approval and design review for future improvements and developments in Phase 2 of the HPS Project Area; and,

WHEREAS, In reviewing and approving development proposals, OCII will continue to work cooperatively with the Planning Department in accordance with those procedures established in that certain Planning Cooperation Agreement (Candlestick Point and Phase 2 of the Hunters Point Shipyard) between OCII

and the Planning Department of the City and County of San Francisco dated for reference purposes as of June 3, 2010, but OCII will retain final authority in application of the development controls established in the 2018 HPS Design for Development; and,

WHEREAS, The Bayview Hunters Point Citizens Advisory Committee considered and recommended approval of the HPS Plan and the 2018 HPS2 Design for Development at its meeting on April 9, 2018; 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 2018 HPS Design for Development have been analyzed in the environmental documents as described in Agency Resolution No. XX-2018. Copies of the environmental documents are on file with the Commission Secretary; now, therefore, be it:

RESOLVED, That the Commission hereby finds that the 2018 HPS Design for Development is 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 2018 HPS Design for Development, 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 2018 HPS2 Design for Development substantially in the form attached hereto as Exhibit A is hereby approved;

RESOLVED, That the Commission approval of the 2018 HPS2 Design for Development includes a condition that all necessary City approvals must be obtained, and upon the receipt of such City approvals, OCII staff shall make all conforming changes to the 2018 HPS2 Design for Development without further action by the Commission, and this Resolution shall constitute approval of the 2018 HPS2 Design for Development as so modified; and be it further

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

Commission Secretary

EXHIBIT A: 2018 Hunters Point Shipyard Phase 2 Design for Development