



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Resolution No. 18904

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*Date:* June 13, 2013  
*Case No.:* 2013.0196U  
*Project:* Hunters Point Shipyard Phase I Amendments to the Design for  
Development Agreement  
*Location:* Hunters Point Shipyard  
*Staff Contact:* Mat Snyder – (415) 575-6891  
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*Recommendation:* Approval

### FORMULATING A RESOLUTION TO APPROVE AMENDMENTS TO THE HUNTERS POINT SHIPYARD PHASE I DESIGN FOR DEVELOPMENT DOCUMENT.

**WHEREAS**, The Hunters Point Shipyard Redevelopment Plan was adopted by the Board of Supervisors in 1997. In accordance with Community Redevelopment Law, the San Francisco Redevelopment Agency (Agency) prepared a proposed Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project Area (Project Area). A document entitled Design for Development, Hunters Point Shipyard Redevelopment (Design for Development) was prepared and reviewed by the San Francisco Redevelopment Agency and the Planning Department staff and was presented for Planning Commission (Commission) Endorsement in 1997. Originally, a single Design for Development document addressed the entire Hunters Point Shipyard Redevelopment Project Area.

On August 28, 1997, by Planning Commission Resolution 14447, the San Francisco Planning Commission endorsed the Design for Development. The document set forth design criteria and controls that guide review of development in the project area by the Agency (now the Office of Community Infrastructure and Investment (OCII)). The Design for Development document also sets forth that all amendments to the Design for Development would be required to be approved by the Commission.

In 2003, the Agency entered into a Disposition and Development Agreement (DDA) with the Shipyard developer for the first phase of development (Phase I). Under this DDA, the Shipyard developer was required to construct infrastructure for up to 1,600 residential units, of which approximately 40 percent were to be affordable. The Phase I DDA also requires the Shipyard developer to create approximately 26 acres of public parks and open space within the first phase.

On December 9, 2004, the Commission adopted Resolution 16904 approving amendments to the Design for Development. These amendments were made in preparation for the first phase of development as described above. Amendments included changes to maps designating street and block layout within the Project Area, allowable densities, allowable building heights and floor area ratios (FAR), among other controls. At this point, the Design for Development document continued to address the entire Shipyard site.

Since 2004, the Shipyard developer has worked with the Agency to create a Streetscape and Open Space Plan to further implement the Redevelopment Plan in developing Phase I of the Shipyard site. The Shipyard developer has completed almost all horizontal development (streets and infrastructure) and platting for Phase I.

On June 6, 2010, the Planning Commission adopted Resolution 18104 approving the Design for Development document for Hunters Point Shipyard Phase II, and technical amendments to the subject Design for Development Document. Leading up to this 2010 approval, the City and Agency began a planning process to re-envision Candlestick Point and Phase II of the Shipyard as an integrated development as a means to create a more coherent overall plan, including comprehensive public recreation and open space plans and integrated transportation plans, and to provide better ways to increase efficiencies toward financing the development of affordable housing and public infrastructure necessary to expedite the revitalization of both areas.

Along with approval of the Design for Development documents, the Commission approved amendments to both the Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plans, Planning Code text and map amendments, General Plan amendments, and Office Allocation findings. Amendments made to the subject Phase I Design for Development document were technical in nature, largely separating out the portion of the Hunters Point Shipyard Redevelopment Project Area that would be subject to the newly created Phase II Design for Development.

The San Francisco Redevelopment Agency, along with all 400 redevelopment agencies in California, was dissolved on February 1, 2012, by order of the California Supreme Court in a decision issued on December 29, 2011 (California Redevelopment Association et al. v. Ana Matosantos). On June 27, 2012, the California Legislature passed and the Governor signed AB 1484, a bill making technical and substantive changes to AB 26, the dissolution bill that was found largely constitutional by the Supreme Court on December 29, 2011. In response to the requirements of AB 26 and AB 1484, the City and County of San Francisco has created the Office of Community Investment and Infrastructure as the Successor Agency to the San Francisco Redevelopment Agency (interchangeably "OCII" or "Successor Agency") which is authorized to continue to implement three major redevelopment projects that were previously administered by the former Redevelopment Agency: 1) the Mission Bay North and South Redevelopment Project Areas, 2) the Hunters Point Shipyard Redevelopment Project Area and Zone 1 of the Bayview Redevelopment Project Area, and 3) the Transbay Redevelopment Project Area.

In accordance with the DDA and the Redevelopment Plan, the Agency and Successor Agency have to date approved new construction for four of the eleven blocks in the "Hilltop" portion of Phase I. The Successor Agency anticipates approving development for three additional blocks in the near future.

In further analyzing the subject Phase I Design for Development in light of the development to date and expected in the near future, OCII staff found a need for further amendments to enable small density increases on some blocks (while maintaining Phase I's overall density limit) and other minor amendments to clarify various controls and ensure consistency with other implementing documents. The Successor Agency staff worked closely with Planning Department staff to maintain the original spirit of the Design for Development document and ensure that said document produces high-quality development consistent with San Francisco's core urban design principles.

On February 8, 2000 under Planning Case 1994.061E, the Planning Commission, by Motion 14981 certified the Hunters Point Shipyard Reuse Final Environmental Impact Report.

On November 19, 2003, the Planning Department issued a Memorandum to Planning Department File No. 2003.0241E pursuant to CEQA Guidelines Section 15164 (“Addendum 1”) to the FEIR for the Hunters Point Shipyard Redevelopment project. The addendum addressed amendments to the Redevelopment Plan and Design for Development document. These amendments, in part, identified an initial phase of development (Phase I). The Planning Department determined in the Addendum that the Hunters Point Shipyard Phase I development program proposed for a portion of the Shipyard would not cause new significant impacts not identified in the FEIR and no new mitigation measures were necessary to reduce significant impacts. Further, the Department found that no new information had become available showing that the project would cause significant environmental impacts and, therefore, no supplemental environmental review was required beyond the subject Addendum.

On December 2, 2004, by Resolution 16899, the Commission adopted findings pursuant to the California Environmental Quality Act concurring with Planning Department staff’s determination as described in Addendum 1.

On July 13, 2006, the Planning Department issued a second Memorandum to Planning Department File No. 2006.0829E (“Addendum 2”), which considered the subsequent change in programming to Phase I, which eliminated a portion of the site from Phase I, transferred densities to Phase I and made other miscellaneous changes to the Design for Development document. The Planning Department determined in the Addendum that the changes to the Hunters Point Shipyard Phase I development program did not cause new significant impacts not identified in the FEIR and that no new mitigation measures were necessary to reduce significant impacts. Further, the Department found that no new information had become available showing that the project would cause significant environmental impacts and, therefore, no supplemental environmental review was required beyond the subject Addendum.

On June 3, 2010, by Motion 18096 and 18097, the Commission certified the Final Environmental Impact Report and adopted CEQA findings for the Candlestick Hunters Point Shipyard Phase II Development Project.

**NOW, THEREFORE BE IT RESOLVED**, That the Planning Commission does hereby incorporate by reference the CEQA Findings adopted in Motions 14981, 16899, 18097 and hereby concurs with the findings of Planning Department staff as outlined in Addendum 1 (Case No. 2003.241E) and Addendum 2 (Case NO. 2006.0829E). The Commission further finds that the proposed subject amendments to the Design for Development Hunters Point Shipyard Redevelopment Project Phase I do not cause new significant impacts not identified in the Final Environmental Impact Reports and that no new mitigation measures are necessary to reduce significant impacts. Further, the Commission finds that no new information had become available showing that the project would cause significant environmental impacts and, therefore, no supplemental environmental review was required beyond the previously conducted environmental review.

**NOW, BE IT FURTHER RESOLVED**, That the Planning Commission does hereby incorporate by reference General Plan Findings and Findings of Consistency with Planning Code Section 101.1 as provided in the original and subsequent approvals of the subject Design for Development document as provided in Planning Commission Resolutions 14447, 16904 and 18101.

**NOW, BE IT FURTHER RESOLVED**, That the Planning Commission does hereby approve the Hunters Point Shipyard Phase 1 Design for Development Document, attached to this Motion as Exhibit B and incorporated herein by reference; and

Motion No. 18904  
Hearing Date: June 13, 2013

Case No. 2013.0196U  
Candlestick Point – Hunters Point Shipyard  
Phase I Design for Development Approval

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on June 13, 2013.



Jonas P. Ionin  
Commission Secretary

AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya

NOES:

ABSENT: