FILE NO.

LEGISLATIVE DIGEST

[Zoning – Establishment of the Candlestick Point Activity Node Special Use District, the Hunters Point Shipyard Phase 2 Special Use District, and Special Height and Bulk Provisions for the Special Use Districts.]

Ordinance amending the San Francisco Planning Code by adding Section 249.50 to establish the Candlestick Point Activity Node Special Use District; adding Section 249.51 to establish the Hunters Point Shipyard Phase 2 Special Use District; adding Section 263.24 to establish Special Height Provisions for the Candlestick Point Activity Node Special Use District and the CP Height and Bulk District; adding Section 263.25 to establish Special Height Provisions for the Hunters Point Shipyard Phase 2 Special Use District and the HP Height and Bulk District; and amending Table 270, to provide that the Table is not applicable to the Candlestick Point Activity Node Special Use District and the Hunters Point Shipyard Phase 2 Special Use Districts; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1; providing for an operative date.

Existing Law

Article 2 of the Planning Code provides for various Use Districts in the City and County of San Francisco; Sections 249.1 et seq. establishes various Special Use Districts. Article 2.5 provides for various San Francisco Height and Bulk Districts and establishes review procedures and measurement methods for height and bulk; Section 263 et seq. sets forth Special Exceptions for various Height and Bulk Districts.

Amendments to Current Law

This ordinance will add Sections 249.50 and 259.51 to the Planning Code to establish, respectively, the Candlestick Point Activity Node Special Use District and the Hunters Point Shipyard Phase 2 Special Use District. It also adds Sections 263.24 and 263.25 to establish Height and Bulk Districts and Special Exceptions for these Special Use Districts. Table 270 (Bulk Limits) is amended to refer to the new Special Height and Bulk Districts.The ordinance will become operative on the date that the ordinances approving the amendments to the Bayview Hunters Point Redevelopment Plan and the Hunters Point Shipyard Redevelopment Plan become effective.

The Candlestick Point Activity Node Special Use District is generally bounded by Jamestown Avenue north of Hunters Point Expressway and south of Giants Drive to the south and southwest; Bayview Hill Park to the southwest; Gilman Park to the northwest; the southwest, northwest, and northeast outer boundaries of Alice Griffith Housing to the north; the San Francisco Bay shoreline along Candlestick Point State Recreation Area from Arelious Walker

Drive to Hunters Point Expressway to the east and south. These boundaries correlate with the boundaries of both the Candlestick Point Activity Node and Zone 1 of Area B of the Bayview Hunters Point Redevelopment Project Area, as amended. A large portion of the Candlestick Point State Recreation Area is included in the Special Use District. The applicable land use controls, including height and bulk, are set forth in the Bayview Hunters Point Redevelopment Plan, as amended, and the Candlestick Point Design for Development document. Integral to the intended mixed-use development is the provision of buildings at a variety of heights, ranging from approximately 40 feet to 420 feet tall.

The boundaries of the Hunters Point Shipyard Phase 2 Special Use District are depicted on the Land Use Map attached to the Hunters Point Shipyard Redevelopment Plan, as amended. The applicable land use controls, including height and bulk, are set forth in the Hunters Point Shipyard Redevelopment Plan, as amended, and the Hunters Point Shipyard Phase 2 Design for Development document.

Background Information

Hunters Point Shipyard and Candlestick Point are part of the Bayview Hunters Point neighborhood and are in close proximity to one another, separated only by Yosemite Slough and the South Basin. Together, they comprise approximately 702 acres and make up the largest area of underused land in the City. For over a decade, the redevelopment of Candlestick Point and the Shipyard has proceeded on parallel, though largely separate, paths. But over the last three years, the City and the Redevelopment Agency have been working with the Bayview Hunters Point community on redeveloping the two sites together, as envisioned in the Conceptual Framework endorsed by the Board of Supervisors and the Mayor in May 2007 and approved by the voters through passage of Proposition G in 2008.

This ordinance is part of a package of amendments to the General Plan, the Zoning Map, various parts of the Municipal Code, the Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plans, and various Agreements that will implement the Candlestick Point – Hunters Point Shipyard Phase 2 Development Project, a project that will integrate the development of the two areas. The Project is designed to revitalize the area by (a) improving and creating hundreds of acres of public parks and open space, particularly along the waterfront, (b) significantly increasing the quality and quantity of affordable housing in Southeastern San Francisco, including the complete rebuilding of the Alice Griffith Housing Development, (c) providing thousands of commercial and construction job opportunities for San Francisco residents and businesses, especially in the Bayview Hunters Point community, (d) supporting the creation of permanent space on the Shipyard for existing artists, (e) elevating the site into a regional center for green development and the use of green technology and sustainable building design, (f) providing extensive transportation improvements that will benefit southeastern San Francisco generally, (g) attracting and sustaining neighborhood serving and cultural amenities and services, and (h) offering a world-

class waterfront stadium site opportunity as the City's last and best chance to keep the 49ers in San Francisco over the long term.
Point.