[General Plan Amendments – Candlestick Point Activity Node and Hunters Point Shipyard Phase 2 Project.]

Ordinance amending the San Francisco General Plan by amending the Bayview Hunters Point Area Plan, the Transportation Element, the Recreation and Open Space Element, the Commerce and Industry Element, maps and figures in various Elements, and the Land Use Index, and by adopting and adding the Candlestick Point Subarea Plan and the Hunters Point Area Plan, in order to facilitate the development of the Hunters Point Shipyard and Candlestick Point, as envisioned in the Hunters Point Shipyard Redevelopment Plan, the Bayview Hunters Point Redevelopment Plan, and the Conceptual Framework for integrated development of the Hunters Point Shipyard and Candlestick Point endorsed by the Board of Supervisors and the Mayor in May 2007 and approved by the voters in 2008 through passage of Proposition G, the "Jobs, Parks and Housing Initiative; adopting findings, including environmental findings and findings of consistency with the General Plan and Planning Code Section 101.1; providing for an operative date.

NOTE: Additions are *single-underline italics Times New Roman*; deletions are ~~*strike-through italics Times New Roman*~~. Board amendment additions are double-underlined; Board amendment deletions are ~~strikethrough normal~~.

Be it ordained by the People of the City and County of San Francisco:

Section 1. The Board of Supervisors of the City and County of San Francisco hereby finds and determines that:

A. The proposed amendments to the San Francisco General Plan's Bayview Hunter's Point Area Plan, the Transportation Element, the Recreation and Open Space Element, the Commerce and Industry Element, maps and figures in various elements, the

Land Use Index, adoption of the Candlestick Point Subarea Plan, and adoption of the Hunters Point Shipyard Area Plan will facilitate the development of the Hunters Point Shipyard and Candlestick Point, as envisioned in the Hunters Point Shipyard Redevelopment Plan, the Bayview Hunters Point Redevelopment Plan, and the Conceptual Framework for ~~their~~ the integrated development of the Hunters Point Shipyard and Candlestick Point endorsed by the Board of Supervisors and the Mayor in May 2007 and approved by the voters through passage of Proposition G in 2008.

B. A primary objective of both the Hunters Point Shipyard Redevelopment Plan and the Bayview Hunters Point Redevelopment Plan is to create economic development, affordable housing, public parks and open space and other community benefits by development of the under-used lands within the two Redevelopment Plan project areas. Combining the planning and redevelopment of these two areas provides a more cohesive overall plan, including comprehensive public recreation and open space plans and integrated transportation plans, and improves opportunities to finance the development of affordable housing and the public infrastructure necessary to expedite the revitalization of both areas.

C. The Conceptual Framework endorsed by the Board of Supervisors and the Mayor, which is the basis for the last three years of planning for the integrated ~~revitalization~~ development project, envisions a major mixed-use project, including hundreds of acres of new waterfront parks and open space, thousands of new housing units, a robust affordable housing program, extensive job-generating retail and research and development space, permanent space for the artist colony that exists in the Shipyard, community uses, and a site for a potential new stadium for the 49ers on the Shipyard. The history, purpose, and benefits of the planning efforts for Hunters Point Shipyard and Candlestick Point, and the proposal for their integrated development, are fully described in the Findings for the companion ordinance

that amends the text of the Planning Code. The Board hereby incorporates those findings herein by reference.

D. On _____, 2010, by Resolution No. _____, the Planning Commission certified as adequate, accurate and complete the Final Environmental Impact Report ("FEIR") for the Candlestick Point – Hunters Point Shipyard Phase 2 ~~revitalization~~ ~~p~~Project. A copy of Plannning Commission Resolution No. _____ is on file with the Clerk of the Board of Supervisors in File No. _____.

E. In accordance with the actions contemplated herein, this Board adopted Resolution No. _____ ~~concerning~~ making findings pursuant to the California Environmental Quality Act. Said Resolution is on file with the Clerk of the Board of Supervisors in File No. _____.

F. Pursuant to San Francisco Charter Section 4.105 and Planning Code Section 340, any amendments to the General Plan shall first be considered by the Planning Commission and thereafter recommended for approval or rejection by the Board of Supervisors. On _____, 2010, by Resolution No. _____, the Commission conducted a duly noticed public hearing on the General Plan ~~a~~Amendments pursuant to Planning Code Section 340, adopted the General Plan ~~a~~Amendments and recommended them for approval to the Board of Supervisors. A copy of Plannning Commission Resolution No. _____ is on file with the Clerk of the Board of Supervisors in File No. _____.

G. The Board of Supervisors finds that this ordinance is in conformity with the Priority Policies of Section 101.1 of the Planning Code and, on balance, consistent with the General Plan as it is proposed for amendment herein, and hereby adopts the findings set forth in Planning Commission Resolution No. _____ and incorporates such findings by reference as if fully set forth herein.

Section 2. The Board of Supervisors hereby approves the following amendments to the Bayview Hunters Point (BVHP) Area Plan of the General Plan. These amendments are described generally below. The full text of the BVHP Area Plan with the additions and deletions marked is Exhibit A to this ordinance, which is on file with the Clerk of the Board of Supevisors in File No. _____.

Described generally, ~~The~~ these amendments to the text of the BVHP Area Plan ~~is amended to update information from the 2006 edition and to~~ reflect the change in nature of the development proposal for the Candlestick Point (CP) node and the new proposal for the second phase of the Hunters Point Shipyard (HPS) development.

Most notably, the General Plan Amendments provide for development of ~~reflect a desire to create~~ a vibrant high-density mixed-use neighborhood at CP as a means to fully realize its shoreline location and to help in revitalizing the Bayview. ~~With respect to HPS, the Plan amendments reflect the proposals for increased housing, research and development space, open space, and a potential location for the 49ers Stadium.~~ While the BVHP Area Plan does not include HPS within its jurisdiction, HPS is discussed throughout because of its clear relationship with the Bayview. CP is largely discussed through separate subarea plans of the BVHP Area Plan. The current proposal for the Candlestick Point State Recreation Area (CPSRA) is recognized, notably the restoration of Yosemite Slough.

Section 3. The figures in the BVHP Area Plan are amended as follows:

Figures

Remove Figure 1 and renumber all the figures going forward.

Figure 2 (renumbered 1) – Conservation and Revitalization Program Summary. Revise Hunters Point Shipyard (HPS) to refer to the HPS Area Plan as well as the HPS Redevelopment Plan. Remove shading at Candlestick Point (CP), insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan.

Figure 3 (renumbered 2) – Redevelopment Activity Nodes. Revise the CP Activity Node boundary to include the Alice Griffith Housing Development.

Figure 4 (renumbered 3) – Generalized Land Use. Remove the CP SUD as a land use category; include boundaries of CP Subarea and notation referring to the CP Subarea Plan and the BVHP Redevelopment Plan; revise notation for HPS to refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Figure 5 – CP Perimeter Proposed Revitalization Area. Remove figure and renumber all figures going forward.

Figure 6 (renumbered 5) – Required Soil Testing Zone. Insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan; insert boundary around HPS to refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Figure 10 (renumbered 8) – Proposed Area for Restricting Liquor Stores. Revise notation about HPS to refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Figure 11 (renumbered 9) – Vehicle Circulation Plan. Rename the figure as "Existing Vehicle Circulation Plan"; insert boundaries around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan.

Figure 12 (renumbered 10) – Major Transportation Improvements. Rename the figure "Proposed Truck Routing and Third Street LRT as of 2006."

Figure 13 (renumbered 11) – Candlestick Park Accesss Streets. Change the figure to Candlestick Park Access Streets as of 2006; revise notation about HPS to refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Figure 14 (renumbered 12) – Bike Routes and Pedestrian Trail. Rename the figure as "Existing Bike Routes and Pedestrian Trail" and remove the Proposed Bay Trail Extension; insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment

Plan Amendment; revise notations about HPS to refer to the HPS Area Plan as well as well as the HPS Redevelopment Plan.

Figure 17 (renumbered 15) – Parks and Open Space Locations. Rename the figure as "Existing Parks and Open Space Locations," insert ~~*shape*~~ *boundary* around CP and refer to the Redevelopment Plan/Subarea Plan; revise notation for HPS to refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Figure 18 (renumbered 16) – Community Facilities, Public Health and Safety Locations. Rename the figure "Existing Community Facilities, Public Health and Safety Locations."

Section ~~3~~ 4. The Board of Supervisors hereby approves the following amendments to the Transportation Element:

NOTE Added: This Section refers to the Vehicle Circulation Plan map. Except where indicated, no increase in the vehicular capacity of any thoroughfare is intended.

Harney Way

Proposed to serve Candlestick ~~*Park*~~ *Point,* Hunters Point *Shipyard,* and *their proposed mixed-use* ~~*new freight, commercial and recreational*~~ development. Refer to ~~*South Bayshore*~~ *the Candlestick Point Subarea Plan, the Bayview Hunters Point Area Plan, the Hunters Point Shipyard Area Plan,* and the Hunters Point Shipyard Redevelopment Plan. *Increase in vehicle capacity is anticipated.*

Section ~~4~~ 5. The Board of Supervisors hereby approves the following text amendments to the Recreation and Open Space Element:

POLICY 2.1

Provide an adequate total quantity and equitable distribution of public open spaces throughout the City.

There are two components to this policy. The first is that there should be enough public open space in total to serve the City's population. The second is that public open space

should be evenly distributed throughout the city so that people do not have to travel too far to reach them.

The San Francisco Recreation and Park Department currently owns and manages over 3,300 acres of open space. In addition, the State owns approximately 171 acres at Candlestick Point State Recreation Area, and the Federal Government owns approximately 619 acres, which is managed by the National Park Service as part of the Golden Gate National Recreation Area (GGNRA). This open space is shown in Map 1*. The Candlestick Point State Recreation Area is subject to the provisions of Chapter 203 of the Statutes of 2009 ("Granting Act") as* it *may be amended from time to time.*

Hunters Point Naval Shipyard (include page or section reference to indicate this is separate)

The Hunters Point Shipyard Redevelopment Plan and its companion Design for Development documents would provide a balanced open space system with sites strategically located throughout the Shipyard. The Plan enhances the Shipyard's existing natural amenities by retaining portions of the Bay Shoreline, vistas from hilltop sites, as well as reserving relatively flat sites for development of athletic fields *and shoreline area for a small boat marina*. The Plan would reserve land and develop a mix of parks and open spaces distributed throughout the Shipyard that would accommodate active and passive recreational users. The intent is to accommodate residents and workers, as well as Shipyard visitors and residents of the ~~*South*~~ Bayview *Hunters Point* District*. The Plan* ~~(as revised)~~ *also calls for the possible location the 49ers Stadium and its associated dual-use playing fields / parking lot.*

Candlestick Point (include page or section reference to indicate this is separate)

Encourage and facilitate implementation of the master plan for development of the 171 acre Candlestick Point State Recreation Area, which extends from the County line north to Shafter Avenue along the Bay shoreline.

The State's master plan was last updated in 1987 *and is slated to be revised in 2010. The Candlestick Point State Recreation Area is subject to the provisions of Chapter 203 of the Statutes of 2009 ("Granting Act") as it may be amended from time to time.* ~~*It calls for enhancement of wildlife habitat and development of water-oriented as well as other active and passive recreational uses. The natural marsh is to be restored near the mudflats at the north end of the park. Native trees, shrubs, and ground cover are to be planted in upland areas throughout the park to recreate the indigenous vegetation of the Bay region. The plan calls for construction of an interpretive center to promote environmental education. The plan also calls for creation of an island off-shore to provide a resting place for migratory birds. Another passive recreation area is planned at the southeast end of the park at 'Sunrise Point' has been installed. The plan calls for construction of hiking trails throughout the park..Jogging trails will link up with an exercise concourse. A separate network of bicycle trails will connect the various activity centers of the park, and skirt the Bay shoreline. The plan also calls for development of a community garden center, picnic areas, a campground with facilities for overnight group camping, fishing piers and swimming beaches and a community cultural and recreation center.*~~

~~*The plan provides for development of a number of water oriented uses. A marina complex is planned with space for a ferry landing and concessions, slips for permanent as well as day-time boat tieup. The marina would include a lagoon for sailboats and other non-powered craft as well as a restaurant and snack bar.*~~

Improvements currently call for the restoration of Yosemite Slough , replanting of indigenous vegetation and construction of hiking and bike trails throughout, enhancements of picnic areas, and active recreation among other things. Concessionaire for a food service is also considered.

Section ~~5~~ 6. The Board of Supervisors hereby approves the following amendments to the Commerce and Industry Element:

POLICY 5.9

Redevelop Hunters Point Shipyard to provide employment in the *light-industrial,* ~~*maritime industrial*~~*,* research & development, and cultural sectors, consistent with the Hunters Point Shipyard Redevelopment Plan.

The Hunters Point Shipyard Redevelopment Plan designates the location of planned land uses throughout the Shipyard. Land uses include a variety of *light-*industrial, research and development, cultural and educational uses, ~~*maritime industrial*~~, and mixed land uses. The Plan also includes residential and open space uses, discussed elsewhere in the Plan.

For specific policies governing Hunters Point Shipyard, see the Hunters Point Shipyard Redevelopment Plan and its accompanying Design for Development document.

Section ~~6~~ 7. The Board of Supervisors hereby approves the following amendments to the maps and figures in the Elements of the General Plan as follows:

Commerce and Industry

Map 1 – Generalized Commercial and Industry. Insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan; revise notation about HPS to refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Map 2 – Generalized Commercial and Industry Density Plan. Insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan; revise notation about HPS to refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Map 4 – Residential Service Areas of Neighborhood Commercial Districts and Use. Insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan; insert boundary around HPS and refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Map 5 – Generalized NC Land Use and Density Plan. Insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan; insert boundary around HPS and refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Community Facilities

Map 2 – Fire Facilities Plan. Update Map to remove the fire facility in CPSRA.

Map 5 – Waste Water and Solid Waste Facilities Plan. Insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan; insert boundary around HPS and refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Transportation

Map 6 – Vehicular Street Map. Insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan; insert boundary around HPS to refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Map 7 – Congestion Management Network. Insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan; insert boundary around HPS to refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Map 8 – Metropolitan Transportation System. Insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan; insert boundary around HPS to refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Map 9 – Transit Preferential Streets. Insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan; insert boundary around HPS to refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Map 11 – Pedestrian Network. Insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan; insert boundary around HPS to refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Map 12 – Neighborhood Pedestrian Streets. Insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan; insert boundary around HPS to refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Map 13 – Bicycle Route Map. Insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan; insert boundary around HPS to refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Map 15 – Freight Traffic Routes as well as HPS Redevelopment Plan. Insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan; insert boundary around HPS to refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Urban Design

Map 2 – Plan for Street Landscaping and Lighting. Insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan; revise notation about HPS to refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Map 4 – Urban Design Guidelines for Height of Buildings. Delete notation about CP SUD, insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan; insert boundary around HPS and refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Map 5 – Urban Design Guidelines for Bulk of Buildings. Delete notation about CP SUD; insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan; insert boundary around HPS and refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Map 7 – Plan for Protected Residential Areas. Take shading out of CP; insert boundary around CP and refer to the CP Subarea Plan and the BVHP Area Plan; insert boundary around HPS and refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Map entitled Street Areas Important to Urban Design and Views (Map not numbered). Insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment

Plan; insert boundary around HPS and refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Recreation and Open Space

Map 1 – Public Ownership of Existing Open Space. Insert boundary around CP and refer to the CP Subarea Plan and the BVHP Area Plan; insert boundary around HPS and refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Map 2 – Public Open Space Service Areas. Insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan; insert boundary around HPS and refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Map 4 – Citywide Recreation and Open Space Plan. Insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan; insert boundary around HPS and refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Map 8 – Eastern Shoreline Plan. Insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan; insert boundary around HPS and refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Figure 3 – Service Areas. Remove shading around HP Shipyard; insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan; insert boundary around HPS and refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Map 9 – Neighborhood Recreation and Open Space Improvement Priority Plan. Insert boundary around CP and refer to the CP Subarea Plan and the BVHP Redevelopment Plan; insert boundary around HPS and refer to the HPS Area Plan as well as the HPS Redevelopment Plan.

Section ~~6~~ 8. The Board of Supervisors hereby approves an amendment to the General Plan to adopt and add and adopt the Candlestick Point (CP) Subarea Plan to the Bayview

Hunters Point Area Plan. The full text of the CP ~~Area~~ Subarea Plan with the additions and deletions marked is Exhibit B to this ordinance, which is on file with the Clerk of the Board of Supevisors in File No. _____.

The CP Subarea Plan ~~will~~ includes the following maps:

Map 1 – Candlestick Point Subarea Plan Area.

Map 2 – Context: Bayview Hunters Point Area Plan Area.

Map 3 – Land Use.

Map 4 – Block Pattern: Extended Grid.

Map 5 – Major Transit.

Map 6 – Bay Trail and Bicycle Network.

Map 7 – Pedestrian Circulation Network.

Map 8 – Open Space Network.

Section ~~7~~ 9. The Board of Supervisors hereby approves an amendment to the General Plan to adopt and add the Hunters Point (HP) Area Plan.The full text of the HP ~~CP~~ Area Plan with the additions and deletions marked is Exhibit C to this ordinance, which is on file with the Clerk of the Board of Supevisors in File No. _____.

The HP Area Plan ~~will~~ includes the following maps:

Map 1 – Hunters ~~Candlestick~~ Point Shipyard ~~Subarea~~ Area Plan Area.

Map 2 – Context: Bayview Hunters Point Area Plan Area.

Map 3 – Land Use..

Map 4 – Block Pattern: Extended Grid.

Map 5 – Major Transit.

Map 6 – Bay Trail and Bicyle Network.

Map 7 – Pedestrian Circulation Network.

Map 8 – Open Space Network.

Section ~~8~~ 10. The Board of Supervisors hereby approves the following amendment to the General Plan to amend the Land Use Index:

Candlestick Point – Hunters Point Shipyard Phase 2.

Section I: Housing

Candlestick Point Subarea Plan

Objective 1, Policies 1.4, 4.3

Hunters Point Shipyard Area Plan

Objective 1, Policies 1.4, Policy 4.3

Housing Figures – Land Use Maps from the General Plan

Figure 1.16:

Candlestick Point Subarea Plan Map 3 – Generalized Land Use

Figure 1.17:

Hunters Point Shipyard Area Plan Map 3 – Generalized Land Use

Section II: Commerce and Industry Figures

Candlestick Point Subarea Plan

Objective ~~4~~ 5, *Policies* ~~4.1~~ 5.1, ~~4.2~~ 5.2

Hunters Point Shipyard Area Plan

Objective ~~4~~ 5, *Policies* ~~4.1~~ 5.1, ~~4.2~~ 5.2

Commerce and Industry Figures **– Land Use Maps from the General Plan**

Figure 2.21:

Candlestick Point Subarea Plan Map 3 – Generalized Land Use

Figure 2.22:

Hunters Point Shipyard Area Plan Map 3 – Generalized Land Use

Section III -- Recreation and Open Space

Candlestick Point Subarea Plan

Objective ~~5~~ 6, *Policies* ~~5.1~~ 6.1, ~~5.2~~ 6.2, 6.3

Hunters Point Shipyard Area Plan

Objective ~~5~~ 6, *Policies* ~~5.1~~ 6.1, ~~5.2~~ 6.2, 6.3

Recreation and Open Space Figures **– Land Use Maps from the General Plan**

Figure 3.25:

Candlestick Point Subarea Plan Map 3 – Generalized Land Use

Figure 3.26:

Candlestick Point Subarea Plan Map 8 – Open Space Network

Figure 3.27:

Hunters Point Shipyard Area Plan Map 3 – Generalized Land Use

Figure 3.28:

Candlestick Point Subarea Plan Map 8 – Open Space Network

Section VI – Population Density and Building Intensity

Candlestick Subarea Plan

Objective 1, Policies 1.1, 1.2, 1.3

Objective 3, Policies 3.4, 3.5, 3.6

Hunters Point Area Plan

Objective 1, Policies 1.1, 1.2, 1.3

Population Density and Building Intensity – Land Use Maps from the General Plan

Candlestick Subarea Plan Map 3 – Generalized Land Use

Figure 6.30

Hunters Point Shipyard Area Plan Map 3 – Generalized Land Use

Figure 6.31

Section 11. OPERATIVE DATE. This ordinance shall become effective 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.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: _____
JUDITH A. BOYAJIAN
Deputy City Attorney