



SAN FRANCISCO PLANNING DEPARTMENT

DEVELOPMENT PROJECTS IN THE BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA B

In May 2006, the Board of Supervisors amended the Bayview Hunters Point Redevelopment Plan to include a majority of the Bayview Hunters Point community. The new area (referred to as "Area B") is generally bounded by Cesar Chavez Street to the North, US 101 to the West, San Mateo County to the South, and the San Francisco Bay to the East.

The goals of the Redevelopment Plan include creating new affordable and mixed income housing, furthering economic development, creating jobs, addressing environmental problems, providing open space, fostering cultural development, and improving the physical environment and transportation systems of the area, among others.

The Bayview Hunters Point Project Area Committee ("PAC") functions as the advisory body to the San Francisco Redevelopment Agency ("Agency") and the Planning Department regarding planning and development issues in Project Area B. The PAC is comprised of 21 members, providing a public forum for ongoing community engagement. You will be encouraged to engage with the PAC as the primary means of conducting your community outreach and are strongly encouraged to contact the PAC as early on in the process as possible.

WHAT THIS MEANS FOR YOUR PROJECT

In Area B, the Planning Department will continue to review and approve land use entitlements, such as Conditional Use authorizations, Variances, and other actions requiring public hearings, and building permits. However, there are a few differences in how project applications in BVHP Area B will be processed:

COORDINATION WITH AND/OR REVIEW BY THE BAYVIEW HUNTERS POINT PROJECT AREA COMMITTEE (PAC)

Projects that include the following will be expected to contact the PAC for possible review:

- Residential projects that include an increase of ten or more units;
- Commercial projects that include an increase of 25,000 gross square feet;
- Conditional Use permit applications;
- New construction projects or substantial rehabilitation projects that are located on Third Street or any other Neighborhood Commercial (NC) districts in the project area;
- Significant land use proposals such as zoning amendments;
- Planning Commission hearing on other projects, if requested by the PAC

You will be responsible for contacting the PAC, so that they can become familiar with your project and may choose to make a recommendation to the Planning Commission or planning staff regarding your project's approval. The Planning Department will seek the PAC's recommendation (if they choose to make one) prior to any public hearing, or project approval. No projects described will have a public hearing or have its project approved if contact has not been made with the PAC.

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Agency staff and PAC staff will be notified of your application, but you will ultimately be responsible for contacting the Agency to become familiar with the Inclusionary Housing and the First Source Hiring Requirements

INCLUSIONARY HOUSING REQUIREMENT

If the **project will create five or more residential units**, the Inclusionary Housing requirement will be administered by the Redevelopment Agency rather than the Mayor's Office of Housing. You should note that the Inclusionary Housing requirements are different than what is otherwise required elsewhere in the City. Planning staff will make sure you have contacted Agency staff and have sufficiently fulfilled this requirement prior to any Public Hearing or project approval.

FIRST SOURCE HIRING REQUIREMENT

If **your project involves 25,000 square feet of commercial use (new construction, additions, and alterations)** and a construction cost of at least \$2,000,000 or requires discretionary review by the Planning Commission; or a residential project of ten or more housing units, you will be required to fulfill the First Source Hiring requirement by entering into the Bayview Hunters Point Employment and Contracting Agreement. Planning staff will make sure you have contacted Agency staff and have sufficiently fulfilled the requirement prior to any Public Hearing or project approval. If your commercial project does not meet the description above, but is still subject to the City's First Source Hiring requirement, the First Source requirement will be administered through the San Francisco Human Services Agency.

ALL PROJECTS

As a project sponsor in the Bayview Hunters Point Redevelopment Area you are encouraged to familiarize yourself with the ongoing projects and efforts sponsored by the Agency and other City agencies. Programs may be available that could benefit your project directly. At the same time, knowing about larger scale planning efforts could inform decisions about your project that make it more successful.

PROJECT AREA COMMITTEE CONTACT INFORMATION:

Bayview Project Area Committee
1800 Oakdale Avenue, Suite B, Room 8
San Francisco, CA 94124
Web: <http://www.bvhp-pac.org/index.htm>

CONTACT:
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REVELOPMENT AGENCY CONTACT INFORMATION:

San Francisco Redevelopment Agency
One South Van Ness Avenue, Fifth Floor
San Francisco, CA 94103
Web: http://sfgov.org/site/sfra_page.asp?id=5581

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