



**SAN FRANCISCO
PLANNING
DEPARTMENT**

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GENERAL PLANNING INFORMATION

Bayview Hunters Point Citizen Advisory Committee (CAC) Review

ORDINANCE:

157-13

EFFECTIVE DATE:

AUGUST 24, 2013

DEVELOPMENT PROJECTS IN THE BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA B

In June 2013, the Board of Supervisors amended the Administrative Code by adding Article VIII, entitled "Bayview Hunters Point Citizen Advisory Committee." Article VIII, establishes the Bayview Hunters Point Citizen Advisory Committee (CAC) in order to provide policy advice on the appropriateness of projects and land use matters regarding the Bayview Hunters Point (BVHP) Redevelopment Project Area Zone 2. Zone 2 is generally bounded by Cesar Chavez Street to the North, Bayshore Boulevard to the West, Jamestown Avenue to the South, and the San Francisco Bay to the East. See map on page 3.

The Bayview Hunters Point Citizens Advisory Committee ("CAC") provides community guidance to the Board of Supervisors, City boards, commissions and departments, including the Planning Commission and Planning Department regarding planning and development issues in Zone 2 of the Bayview Hunters Point Redevelopment Project Area. Appointed by the Mayor's Office, City Administrator's Office, and Supervisor Cohen's Office, the CAC is comprised of 12 members, whom provide a public forum for ongoing community engagement by collaborating with City boards and present information to the community on planning efforts, development projects, and other relevant changes in the Bayview Hunters Point Area.

WHAT THIS MEANS FOR YOUR PROJECT

In Zone 2, 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, certain projects will be subject to review by the BVHP CAC.

Project applicants are strongly encouraged to contact the CAC early in the application process in order to allow the CAC to become familiar with the project.

COORDINATION WITH AND/OR REVIEW BY THE BAYVIEW HUNTERS POINT CITIZENS ADVISORY COMMITTEE (CAC)

The Planning Department will provide notice to the CAC of the following projects:

1. Residential projects that create 6 or more residential units, and/or projects that include construction of a new building or addition to an existing building of 10,000 square feet or more of non-residential space;
2. Projects that include an alteration or change of use that:
 - a. Is subject to Planning Code Section 311 (residential permit review procedures for RH, RM, and RTO districts) and includes vertical additions of 7 feet or more to the existing building height or 10 feet or more to the existing building depth at any level;
 - b. Is in any zoning district and includes a facility or activity identified in the Planning Code Section 312(c) (Change of Use)
 - c. Is subject to a Conditional Use authorization or Discretionary Review under Section 317 of the planning code (Loss of Dwelling Units through Merger, Conversion or Demolition); or
 - d. Is subject to pre-application meeting under 313 of the planning code (PDR-1-B (light industrial buffer));
3. Projects that require a Conditional Use Authorization;
4. Projects that require a Zoning Map Amendment; and
5. Any streetscape improvements or public realm plans (identified in Section 98.1 of the Administrative Code) led by the Planning Department.

THE BVHP CAC AND PLANNING DEPARTMENT COLLABORATION PROCESS

The Planning Department will notify the CAC of projects upon filing. Within 30 days of notification, the CAC may request a Project Applicant Presentation. If a presentation is requested, the Project Applicant must request a presentation date. The CAC must schedule the presentation at least 60 days prior to Planning Department action or Planning Commission's hearing. Within 30 days after the scheduled presentation date, the CAC shall provide any written comment to be considered by the Planning Commission to the Director of Planning. The Project Applicant shall make a good faith effort to inform the CAC of any changes to the project after the CAC has issued its comments to the Director of Planning. The Director of Planning or the Planning Commission may allow additional time for the CAC hearing and comments, if they find additional time is needed.

BAYVIEW HUNTERS POINT CITIZEN ADVISORY COMMITTEE CONTACT INFORMATION

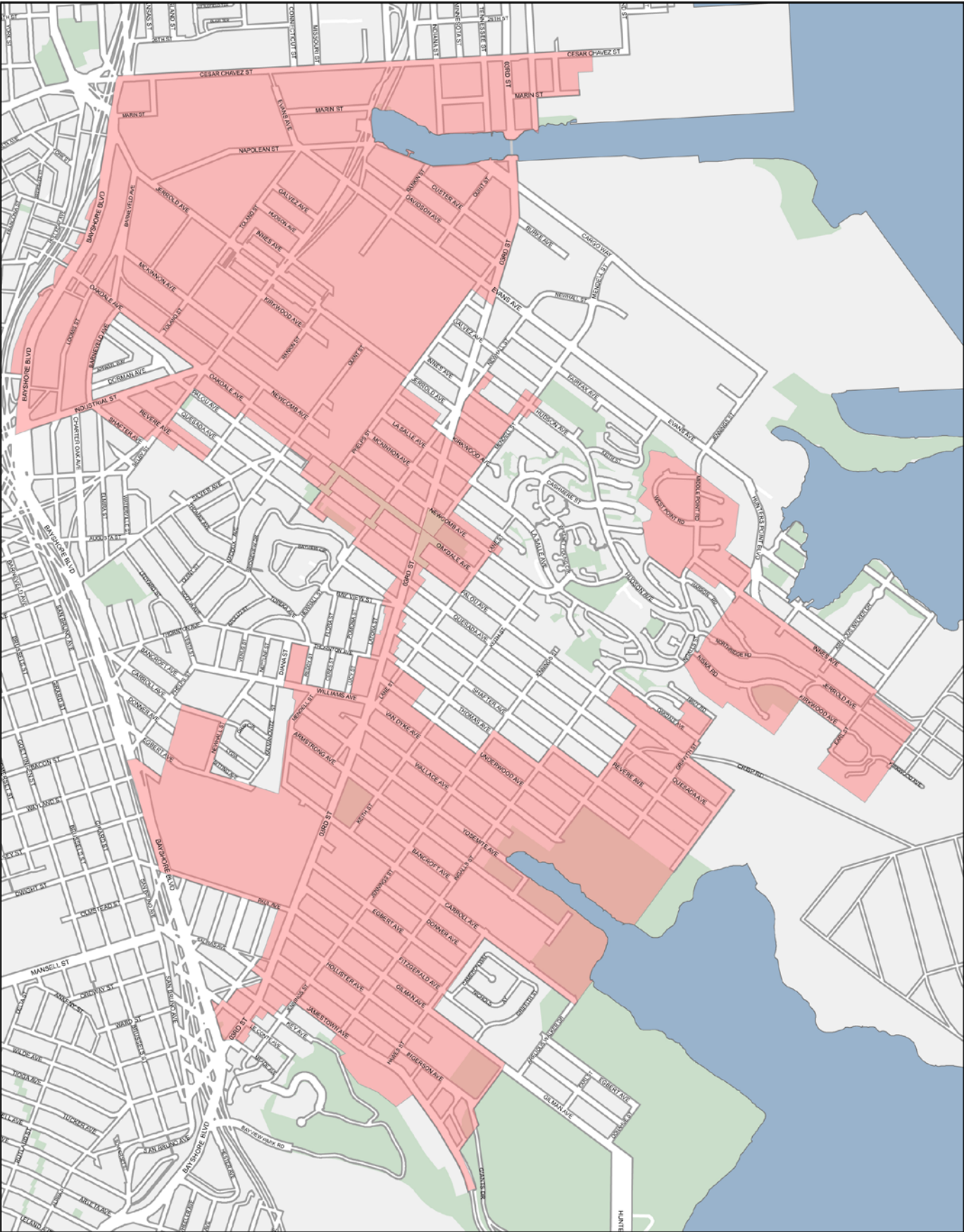
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BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA: ZONE 2



Bayview Redevelopment Area Zone 2

