

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

4 **Ordinance amending the San Francisco Planning Code by adding Section 249.50 to**  
5 **establish the Candlestick Point Activity Node Special Use District; adding Section**  
6 **249.51 to establish the Hunters Point Shipyard Phase 2 Special Use District; adding**  
7 **Section 263.24 to establish Special Height Provisions for the Candlestick Point Activity**  
8 **Node Special Use District and the CP Height and Bulk District; adding Section 263.25 to**  
9 **establish Special Height Provisions for the Hunters Point Shipyard Phase 2 Special Use**  
10 **District and the HP Height and Bulk District; and amending Table 270, to provide that**  
11 **the Table is not applicable to the Candlestick Point Activity Node Special Use District**  
12 **and the Hunters Point Shipyard Phase 2 Special Use District; adopting findings,**  
13 **including environmental findings, Section 302 findings, and findings of consistency**  
14 **with the General Plan and the Priority Policies of Planning Code Section 101.1;**  
15 **providing for an operative date.**

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

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

20 Section 1. Findings. (a) General.

21 (1) The Planning Department has determined that the actions contemplated in this  
22 ordinance comply with the California Environmental Quality Act (Public Resources Code  
23 Section 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors  
24 in File No. 100579 and is incorporated herein by reference.  
25

1 (2) In accordance with the actions contemplated herein, this Board adopted  
2 Resolution No. 347-10 concerning findings pursuant to the California Environmental  
3 Quality Act. Said Resolution is on file with the Clerk of the Board of Supervisors in File No.  
4 100572 and is incorporated herein by reference.

5 (3) Pursuant to Section 302 of the Planning Code, the Board finds that this  
6 ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in  
7 Planning Commission Resolution No. 18099 and the Board incorporates those reasons herein  
8 by reference. A copy of Planning Commission Resolution No. 18099 is on file with the Clerk  
9 of the Board of Supervisors in File No. 100579.

10 (4) The Board of Supervisors finds that this ordinance is in conformity with the  
11 General Plan and the Priority Policies of Planning Code Section 101.1 for the reasons set  
12 forth in Planning Commission Resolution No. 18101 and incorporates those findings herein by  
13 reference.

14 (b) Project Findings.

15 Project Overview

16 (1) The Bayview Hunters Point has one of the highest concentrations of very low-  
17 income residents and one of the highest unemployment rates in San Francisco, and public  
18 health in the area has generally been poor compared to the rest of San Francisco. Bayview  
19 Hunters Point has very few quality public parks and open spaces that provide active  
20 recreation facilities for neighborhood youth, and is in need of affordable housing and business  
21 and job opportunities for its residents. The area remains under-served by transit and basic  
22 neighborhood-serving retail and cultural amenities. The betterment of the quality of life for the  
23 residents of the Bayview Hunters Point community is one of the City's highest priorities.

24 (2) Hunters Point Shipyard and Candlestick Point are part of the Bayview Hunters  
25 Point neighborhood and are in close proximity to one another, separated only by Yosemite

1 Slough and South Basin. Together, they comprise approximately 702 acres, and make up the  
2 largest area of underused land in the City. This legislation creating the Candlestick Point  
3 Activity Node Special Use District, the Hunters Point Shipyard Phase 2 Special Use District,  
4 the CP Height and Bulk District and the HP Height and Bulk District, and the related rezoning  
5 and General Plan amendments, will implement the proposed Candlestick Point – Hunters  
6 Point Shipyard Phase 2 Development Project ("the Project"). The areas within the Candlestick  
7 Point Activity Node Special Use District and the Hunters Point Shipyard Phase 2 Special Use  
8 District together comprise the Project Site ("Project Site"). As set forth in Proposition G,  
9 passed by San Francisco voters on June 3, 2008, the Project is designed to reconnect the  
10 Shipyard and Candlestick Point with the Bayview Hunters Point community and the rest of  
11 San Francisco and transform these long-abandoned waterfront lands into productive areas for  
12 jobs, parks and housing, including affordable housing. Expediting implementation of the  
13 Project will provide long overdue improvements to the Bayview Hunters Point community that  
14 will also benefit the City as a whole.

15 (3) The Project will include (a) 10,500 residential units, approximately 32 percent of  
16 which (3,345) will be offered at below market rates, (b) approximately 327 to 336 over 300  
17 acres of new and improved public parks and open space, (c) 885,000 square feet of regional  
18 and neighborhood-serving retail space, (d) 255,000 square feet of new and renovated studio  
19 space for Shipyard artists, including an arts education center within a new "Arts District"  
20 supporting the vibrant artist community, (e) 2,650,000 square feet of commercial, light  
21 industrial, research and development and office space, (e) a 150,000 square foot hotel, (f) a  
22 10,000-seat arena or other public performance site, (g) a 300-slip marina, (h) a site in the  
23 Shipyard for a new stadium if the 49ers and the City timely determine that the stadium is  
24 feasible, and (i) up to 2,500,000 square feet of additional commercial, light industrial, research  
25 and development, and office space if the stadium is not built including space for the United

1 ~~Nations Global Compact Center, (f) 100,000 square feet of community uses, (g) new public~~  
2 ~~and community facilities on the Shipyard and Candlestick Point, (h) improved land and~~  
3 ~~supporting infrastructure for a new football stadium for the San Francisco 49ers, including~~  
4 ~~necessary parking areas and transportation improvements, with an alternative which shifts~~  
5 ~~some residential uses from Candlestick Point to the Shipyard and expands commercial uses~~  
6 ~~on some of the areas of the Shipyard currently reserved for stadium uses if the 49ers do not~~  
7 ~~avail themselves of the opportunity to build a new stadium in the Project, and (i) a 10,000 seat~~  
8 ~~arena on Candlestick Point.~~

9 (4) Public review of the redevelopment of Hunters Point Shipyard and Candlestick  
10 Point has been ongoing, in one form or another, for more than 17 years. Throughout that time,  
11 members of the Bayview Hunters Point community, elected officials, and City voters have  
12 consistently expressed their support for revitalizing the Shipyard and Candlestick Point.

13 Hunters Point Shipyard.

14 (5) Hunters Point Shipyard was once a thriving, major maritime industrial center that  
15 employed generations of Bayview Hunters Point residents. Following World War II, the  
16 Shipyard was a vital hub of employment in the Bayview Hunters Point, providing logistics  
17 support, construction and maintenance for the United States Department of the Navy. At its  
18 peak, the Shipyard employed more than 17,000 civilian and military personnel, many of whom  
19 lived in Bayview Hunters Point. The United States Navy ceased operations at the Shipyard in  
20 1974 and officially closed the base in 1988. The Shipyard was then included on the  
21 Department of Defense's 1991 Base Realignment and Closure (BRAC) list. In 1993, following  
22 designation of the Shipyard by the City's Board of Supervisors as a redevelopment survey  
23 area, the City and the Redevelopment Agency began a community process to create a plan  
24 for the economic reuse of the Shipyard and the remediation and conveyance of the property  
25 by the Navy.

1 (6) In planning for the redevelopment of the Shipyard, the City and the  
2 Redevelopment Agency worked closely with the Hunters Point Citizens Advisory Committee  
3 ("CAC"). The CAC is a group of Bayview Hunters Point community residents, business  
4 owners and individuals with expertise in specific areas, who are selected by the Mayor to  
5 oversee the redevelopment process for the Shipyard. The Agency has worked with the CAC  
6 and the community throughout the process of implementing revitalization activities regarding  
7 the Shipyard.

8 (7) In July 1997, the Board of Supervisors adopted a Redevelopment Plan for  
9 revitalization of the Shipyard. The Hunters Point Redevelopment Plan contemplated the  
10 development of a mix of residential, commercial, cultural, research and development and light  
11 industrial uses, with open space around the waterfront perimeter.

12 (8) Since its selection by the Redevelopment Agency, the Shipyard developer has  
13 worked with the City, the Agency, and the Navy to facilitate the redevelopment and economic  
14 reuse of the Shipyard. In 2003, the Shipyard developer and the Agency entered into the  
15 Hunters Point Shipyard Phase 1 Disposition and Development Agreement ("Phase 1 DDA"),  
16 under which the Shipyard developer is constructing infrastructure for up to 1,600 residential  
17 units on Parcel A of the Shipyard, of which approximately 30 percent will be affordable. The  
18 Phase 1 DDA also requires the Shipyard developer to create approximately 25 acres of public  
19 parks and open space on Parcel A.

20 (9) In March 2004, the Redevelopment Agency, in cooperation with the City and the  
21 Shipyard developer, negotiated a comprehensive agreement with the Navy governing the  
22 terms and conditions of the hazardous materials remediation and conveyance of the Shipyard  
23 by the Navy to the Agency. The Conveyance Agreement obligates the Navy to remediate the  
24 hazardous materials on the Shipyard to levels consistent with the land uses designated in the  
25

1 original redevelopment plans for the Shipyard and to convey parcels to the Agency at no cost  
2 on a phased basis.

3 (10) In 2005, the Navy conveyed Parcel A to the Agency under the Conveyance  
4 Agreement, and the Agency then closed escrow on its transfer of a portion of Parcel A to the  
5 Shipyard developer to begin site preparation and infrastructure development for the  
6 construction of new housing and parks on Parcel A.

7 Candlestick Point.

8 (11) Candlestick Point includes, among other things: (a) the City-owned stadium,  
9 currently named Candlestick Park, which is home to the San Francisco 49ers and is nearing  
10 the end of its useful life; (b) the Alice Griffith Housing Development, also known as Double  
11 Rock, and (c) the Candlestick Point State Recreation Area.

12 (12) In June, 1997, San Francisco voters adopted two measures (Propositions D and  
13 F) providing for the development by the 49ers or their development partners of a new stadium,  
14 a related 1,400,000 square foot entertainment and retail shopping center, and other  
15 conditional uses including residential uses. The voters approved up to \$100 million of lease  
16 revenue bonds to help finance the proposed development of the new stadium.

17 (13) In June 2006, following a 10-year planning process, the Board of Supervisors  
18 adopted a Redevelopment Plan for the Bayview Hunters Point Project Area that includes  
19 Candlestick Point. The primary objective of the Redevelopment Plan is to revitalize the  
20 Bayview Hunters Point community through economic development, affordable housing and  
21 community enhancement programs for the benefit of existing residents and community-based  
22 businesses. The policies and programs of the Redevelopment Plan incorporate community  
23 goals and objectives expressed in a Concept Plan that the Bayview Hunters Point Project  
24 Area Committee ("PAC") adopted in 2000, following hundreds of community planning  
25 meetings. The PAC is a body that was formed in 1997 through a public election by Bayview

1 Hunters Point voters to work with the Redevelopment Agency and the City and represent the  
2 interests of the Bayview Hunters Point community in planning for the area's future. The  
3 Agency has continued to work through the PAC and with the community throughout the  
4 process of implementing revitalization activities under the Redevelopment Plan.

5 (14) The Alice Griffith Housing Development, built in the early 1960s and operated by  
6 the San Francisco Housing Authority, needs substantial improvement. An important  
7 component of the Project is to provide one-for-one replacement of the existing Alice Griffith  
8 units at existing low income levels and to ensure that existing tenants have the right to move  
9 to the new upgraded units without being displaced until the replacement units are ready for  
10 occupancy.

11 (15) In 1983, the City donated land at Candlestick Point to the State of California to  
12 form the Candlestick Point State Recreation Area with the expectation that the State would  
13 develop and implement a plan for improving the park. The Recreation Area has the potential  
14 to be a tremendous open space resource for the region and for the residents of Bayview  
15 Hunters Point, but it has not reached its potential due to limited State funding and a  
16 challenging configuration. The restoration and improvement of the Candlestick Point State  
17 Recreation Area has been a long-term goal of the residents of Bayview Hunters Point, the  
18 City, and the State.

19 Integrated Development of the Hunters Point Shipyard and Candlestick Point.

20 (16) For over a decade, the redevelopment of Candlestick Point and the Shipyard  
21 has proceeded on parallel, though largely separate, paths. But over the last three years, the  
22 City and the Redevelopment Agency have been working with the Bayview Hunters Point  
23 community on redeveloping the two sites together. A primary objective of both the Hunters  
24 Point Shipyard Redevelopment Plan and the Bayview Hunters Point Redevelopment Plan is  
25 to create economic development, affordable housing, public parks and open space and other

1 community benefits by developing the under-used lands within the two project areas.  
2 Combining the planning and redevelopment of these two areas provides a more coherent  
3 overall plan, including comprehensive public recreation and open space plans and integrated  
4 transportation plans, and provides better ways to increase efficiencies to finance the  
5 development of affordable housing and the public infrastructure necessary to expedite the  
6 revitalization of both areas.

7 (17) Accordingly, in May, 2007, the Board of Supervisors adopted and the Mayor  
8 approved a resolution endorsing a Conceptual Framework for the integrated development of  
9 Candlestick Point and the Hunters Point Shipyard. The Conceptual Framework, which is the  
10 basis for the last three years of planning for the Project, envisioned a major mixed-use project,  
11 including hundreds of acres of new waterfront parks and open space, thousands of new  
12 housing units, a robust affordable housing program, extensive job-generating retail and  
13 research and development space, permanent space for the artist colony that exists in the  
14 Shipyard, and a site for a potential new stadium for the 49ers on the Shipyard.

15 (18) In furtherance of the Conceptual Framework, in April 2007, the San Francisco  
16 Recreation and Parks Commission adopted a resolution requesting the Redevelopment  
17 Agency to include the existing stadium site under the Exclusive Negotiations Agreement. In  
18 May 2007, the Redevelopment Agency and the Shipyard developer (whose members were  
19 reconstituted) entered into a Second Amended and Restated Exclusive Negotiations and  
20 Planning Agreement related to Phase 2 of the Shipyard Redevelopment Plan, which extended  
21 the Shipyard developer's exclusive negotiating rights to cover Candlestick Point.

22 (19) On June 3, 2008, the San Francisco voters approved Proposition G, an initiative  
23 petition measure named The Bayview Jobs, Parks, and Housing Initiative, regarding plans to  
24 revitalize the Project Site. As set forth in Proposition G, the Project is designed to revitalize  
25 the Project Site by (a) improving and creating hundreds of acres of public parks and open



1 space, particularly along the waterfront, (b) significantly increasing the quality and quantity of  
2 affordable housing in southeastern San Francisco, including the complete rebuilding of the  
3 Alice Griffith Housing Development, (c) providing thousands of commercial and construction  
4 job opportunities for San Francisco residents and businesses, especially in the Bayview  
5 Hunters Point community, (d) supporting the creation of permanent space on the Shipyard for  
6 existing artists, (e) elevating the site into a regional center for green development and the use  
7 of green technology and sustainable building design, (f) providing extensive transportation  
8 improvements that will benefit southeastern San Francisco generally, (g) attracting and  
9 sustaining neighborhood serving retail and cultural amenities and services, and (h) offering a  
10 world-class waterfront stadium site opportunity as the City's last and best chance to keep the  
11 49ers in San Francisco over the long term, but without requiring the revitalization project to be  
12 delayed if the 49ers do not timely decide to build a stadium in the Project Site or decide to  
13 build a new stadium elsewhere.

14 (20) In October 2009, the State Legislature approved and the Governor signed  
15 Senate Bill No. 792 (SB 792). SB 792, enacted as Chapter 2003 of the Statutes of 2008 in  
16 January of 2010, provides for the reconfiguration of the Candlestick Point State Recreation  
17 Area and improvement of the State park lands, in connection with the development of the  
18 Project.

19 (21) Since February 2007, the Project has been reviewed by the Bayview Hunters  
20 Point community and other stakeholders in over 200 public meetings, including those held  
21 before the PAC, the CAC, the Redevelopment Agency Commission, the Board of Supervisors,  
22 the Planning Commission, and other City commissions and in other local forums.

23 Section 2. The San Francisco Planning Code is hereby amended by adding Section  
24 249.50, to read as follows:

25 SEC. 249.50. CANDLESTICK POINT ACTIVITY NODE SPECIAL USE DISTRICT.

1           (a) General. A Special Use District entitled the Candlestick Point Activity Node Special  
2 Use District, the boundaries of which are designated on Sectional Map Nos. SU09 and SU10 of the  
3 Zoning Map of the City and County of San Francisco, is hereby established for the purposes set forth  
4 below. The Candlestick Point Activity Node Special Use District is generally bounded by Jamestown  
5 Avenue north of Hunters Point Expressway and south of Giants Drive to the south and southwest;  
6 Bayview Hill Park to the southwest; Gilman Park to the northwest; the southwest, northwest, and  
7 northeast outer boundaries of Alice Griffith Housing to the north; the San Francisco Bay shoreline  
8 along Candlestick Point State Recreation Area from Arelious Walker Drive to Hunters Point  
9 Expressway to the east and south. The boundaries of the Candlestick Point Activity Node Special Use  
10 District correlate with the boundaries of both the Candlestick Point Activity Node and Zone 1 of Area B  
11 of the Bayview Hunters Point Redevelopment Project Area, as amended on August 3, 2010. A large  
12 portion of the Candlestick Point State Recreation Area is included in this Special Use District.

13           (b) Purpose. The purpose of the Candlestick Point Activity Node Special Use District is to  
14 enable development of the Candlestick Point – Hunters Point Shipyard Phase 2 Development Project, a  
15 high density, transit-oriented, mixed-use development (housing, retail, office, performance venue, and  
16 community uses) with significant open space and public realm improvements, as provided for in Zone 1  
17 of the Bayview Hunters Point Redevelopment Plan, as amended on August 3, 2010, the Candlestick Point  
18 Design for Development document dated June 3, 2010, and the Candlestick Point Subarea Plan of the  
19 Bayview Hunters Point Area Plan of the San Francisco General Plan. Among its many goals, this  
20 Special Use District seeks to: create additional public parks and public open space, particularly along  
21 the waterfront; improve the quality, availability, and affordability of housing; build the Alice Griffith  
22 housing site; and provide commercial opportunities and jobs for residents of the Bayview. Integral to  
23 the intended mixed-use development is the provision of buildings at a variety of heights, ranging from  
24 approximately 40 feet to 420 feet tall.

25           (c) Controls.

1 All provisions of the Planning Code that would otherwise apply in the Candlestick Point  
2 Activity Node Special Use District are superseded by the Bayview Hunters Point Redevelopment Plan,  
3 August 3, 2010  
4 as amended on \_\_\_\_\_, and the Candlestick Point Design for Development document dated June  
5 3, 2010 except as provided therein. Amendments to land use and development controls under the  
6 Bayview Hunters Point Redevelopment Plan or to the Candlestick Point Design for Development  
7 document dated June 3, 2010 shall be as provided in each of those respective documents.

7 Section 3. The San Francisco Planning Code is hereby amended by adding Section  
8 249.51, to read as follows:

9 SEC. 249.51. HUNTERS POINT SHIPYARD PHASE 2 SPECIAL USE DISTRICT.

10 (a) General. A Special Use District entitled the Hunters Point Shipyard Phase 2 Special Use  
11 District is hereby established for the purposes set forth below. The boundaries of the Hunters Point  
12 Shipyard Phase 2 Special Use District consist of Block 4591A, Lot 79, Block 4591C, Lots 010, 209 and  
13 210, and Block 5491, Lot 211, as designated on Sectional Map No. SU09 of the Zoning Map of the City  
14 and County of San Francisco. The boundaries of the Hunters Point Shipyard Phase 2 Special Use  
15 District are depicted on the Land Use Map attached to the Hunters Point Shipyard Redevelopment  
16 Plan, as amended on August 3, 2010.

17 (b) Purpose. The purpose of the Hunters Point Shipyard Phase 2 Special Use District is to  
18 enable development of the Candlestick Point – Hunters Point Shipyard Phase 2 Development Project, a  
19 high density, transit-oriented, mixed-use development (housing, retail, office, sports fields and stadium,  
20 artist space, and other community uses) with significant open space and public realm improvements, as  
21 provided for in the Hunters Point Shipyard Redevelopment Plan, as amended on August 3, 2010, the  
22 Hunters Point Shipyard Phase 2 Design for Development document dated June 3, 2010, and the  
23 Hunters Point Shipyard Area Plan of the San Francisco General Plan. Among its many goals, this  
24 Special Use District seeks to: create additional public parks and public open space, particularly along  
25

1 the waterfront; improve the quality, availability, and affordability of housing; provide a possible site  
2 for an NFL stadium; and provide commercial opportunities and jobs for residents of the Bayview.

3 (c) Controls.

4 All provisions of the Planning Code that would otherwise apply in the Hunters Point Shipyard  
5 Phase 2 Special Use District are superseded by the Hunters Point Shipyard Redevelopment Plan, as  
6 amended, dated August 3, 2010 and the Hunters Point Shipyard Phase 2 Design for Development  
7 document dated June 3, 2010 except as provided therein. Amendments to land use and development  
8 controls under the Hunters Point Redevelopment Plan or to the Hunters Point Shipyard Phase 2 Design  
9 for Development document shall be as provided in those respective documents.

10 Section 4. The San Francisco Planning Code is hereby amended by adding Section  
11 263.24, to read as follows:

12 SEC. 263.24. SPECIAL EXCEPTIONS: CANDLESTICK POINT ACTIVITY NODE SPECIAL  
13 USE DISTRICT AND THE CP HEIGHT AND BULK DISTRICT.

14 (a) Boundaries of the CP Height and Bulk District. The boundaries of the CP Height and  
15 Bulk District are set forth in Sectional Maps HT09 and HT10 of the Zoning Map of the City and  
16 County of San Francisco. The boundaries of the CP Height and Bulk District correlate with the  
17 boundaries of Zone 1 of the Bayview Hunters Point Redevelopment Project Area. A large portion of the  
18 Candlestick Point Recreation Area is included in this Height and Bulk District.

19 (b) Purpose. The purpose of both the Candlestick Point Activity Node Special Use District  
20 and the CP Height and Bulk District is to enable development of the Candlestick Point – Hunters Point  
21 Shipyard Phase 2 Development Project, a high density, transit-oriented, mixed-use development  
22 (housing, retail, office, performance venue, and community uses) with significant public open space  
23 and public realm improvements in the Bayview Hunters Point Project Zone 1 area, as provided in the  
24 Bayview Hunters Point Redevelopment Plan, as amended, dated August 3, 2010, the Candlestick Point

1 Design for Development document dated June 3, 2010, and the Candlestick Point Subarea Plan of the  
2 Bayview Hunters Point Area Plan.

3 (c) Controls.

4 (1) In the Candlestick Point Activity Node Special Use District and the CP Height and Bulk  
5 District, heights and bulk and definitions applicable thereto will be governed by the Candlestick Point  
6 Design for Development document dated June 3, 2010 and the Bayview Hunters Point Redevelopment  
7 Plan, as amended, dated August 3, 2010

8 (2) Heights within the Candlestick Point State Recreation Area shall be restricted pursuant  
9 to the provisions of the Bayview Hunters Point Redevelopment Plan, amended on August 3, 2010  
10 Candlestick Point Design for Development document dated June 3, 2010.

11 (3) Amendments to land use and development controls under the Bayview Hunters Point  
12 Redevelopment Plan or to the Candlestick Point Design for Development document dated June 3, 2010  
13 shall be as provided in each of those respective documents.

14 Section 5. The San Francisco Planning Code is hereby amended by adding Section  
15 263.25, to read as follows:

16 SEC. 263.25. SPECIAL EXCEPTIONS: HUNTERS POINT SHIPYARD PHASE 2 SPECIAL  
17 USE DISTRICT AND THE HP HEIGHT AND BULK DISTRICT.

18 (a) Boundaries of the HP Height and Bulk District. The boundaries of the 40/370-HP  
19 Height and Bulk District are set forth in Sectional Map HT09 of the Zoning Map of the City and County  
20 of San Francisco. The boundaries of the HP Height and Bulk District generally correlate with the  
21 contiguous boundaries of Phase 2 of the Hunters Point Shipyard development as shown on the Land  
22 Use Map attached to the Hunters Point Shipyard Redevelopment Plan, as amended on August 3, 2010

23 (b) Purpose. The purpose of both the Hunters Point Shipyard Phase 2 Special Use District  
24 and the HP Height and Bulk District is to enable development of the Candlestick Point – Hunters Point  
25 Shipyard Phase 2 Development Project, a high density, transit-oriented, mixed-use development

1 (housing, retail, office, sports fields and stadium, artist space and other community uses) with  
 2 significant public open space and public realm improvements, as provided in the Hunters Point  
 3 Shipyard Redevelopment Plan, as amended, dated August 3, 2010, the Hunters Point Shipyard Design for  
 4 Development document dated June 3, 2010, and the Hunters Point Shipyard Area Plan. Integral to the  
 5 intended mixed-use development is the provision of buildings at a variety of heights, ranging from  
 6 approximately 40 feet to 370 feet tall.

7 (c) Controls.

8 (1) In the Hunters Point Shipyard Phase 2 Special Use District and the HP Height and Bulk  
 9 District, height and bulk and definitions applicable thereto will be governed by the Hunters Point  
 10 Shipyard Redevelopment Plan, as amended on August 3, 2010, and the Hunters Point Shipyard  
 11 Phase 2 Design for Development document dated June 3, 2010.

12 (2) Amendments to land use and development controls under the Hunters Point  
 13 Redevelopment Plan or to the Hunters Point Shipyard Phase 2 Design for Development document shall  
 14 be as provided in those respective documents.

15 Section 6. The San Francisco Planning Code is hereby amended by amending Table  
 16 270, to read as follows:

TABLE 270 BULK LIMITS			
District Symbol on Zoning Map	Height Above Which Maximum Dimensions Apply (in feet)	Maximum Plan Dimensions (in feet)	
		Length	Diagonal Dimension
A	40	110	125
B	50	110	125
C	80	110	125


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D	40	110	140
E	65	110	140
F	80	110	140
G	80	170	200
H	100	170	200
I	150	170	200
J	40	250	300
K	60	250	300
L	80	250	300
M	100	250	300
N	40	50	100
R	This table not applicable. But see Section 270(e).		
R-2	This table not applicable. But see Section 270(f).		
V		110	140
V	* At setback height established pursuant to Section 253.2.		
OS	See Section 290.		
S	This table not applicable. But see Section 270(d).		
T	At setback height established pursuant to Section 132.2, but no higher than 80 feet.	110	125

1	X	This table not applicable. But see Section 260(a)(3).
2	TB	This table not applicable. But see Section 263.18.
3	<u>CP</u>	<u>This table not applicable. But see Section 263.24.</u>
4		
5	<u>HP</u>	<u>This table not applicable. But see Section 263.25.</u>
6		

7 Section 7. OPERATIVE DATE. This ordinance shall become operative on the date that  
8 the ordinances approving the amendments to the Bayview Hunters Point Redevelopment Plan  
9 and the Hunters Point Shipyard Redevelopment Plan become effective.

10  
11 APPROVED AS TO FORM:  
12 DENNIS J. HERRERA, City Attorney

13 By:   
14 JUDITH A. BOYAJIAN  
15 Deputy City Attorney





City and County of San Francisco  
Tails  
Ordinance

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

File Number: 100579

Date Passed: August 03, 2010

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 District; 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.

July 27, 2010 Board of Supervisors - PASSED ON FIRST READING

Ayes: 10 - Alioto-Pier, Avalos, Campos, Chiu, Chu, Dufty, Elsbernd, Mar, Maxwell and Mirkarimi  
Noes: 1 - Daly

August 03, 2010 Board of Supervisors - FINALLY PASSED

Ayes: 10 - Alioto-Pier, Avalos, Campos, Chiu, Chu, Dufty, Elsbernd, Mar, Maxwell and Mirkarimi  
Noes: 1 - Daly

File No. 100579

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 8/3/2010 by the Board of Supervisors of the City and County of San Francisco.

Mayor Gavin Newsom

Angela Calvillo  
Clerk of the Board

August 3, 2010  
Date Approved