

03102016-7

ENDORSED  
**FILED**  
SAN FRANCISCO County Clerk

# NOTICE OF DETERMINATION

MAR 10, 2016

TO:  Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

San Francisco County Clerk  
City Hall, #168  
1 Dr Carlton B. Goodlett Place  
San Francisco, CA 94102

by: **FALLON LIM**

Deputy County Clerk

**Attached fee:**

\$60 filing fee AND

paid \$2,842.25 EIR Fee CDFG  
(see receipt attached 8/4/2010)

FROM: Responsible Agency:  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Contact: Joy Navarrete  
Phone: 415-575-9040

DATE: March 10, 2016

RE: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code, SF Planning Department Case No. 2007.0946E, 2015-013111CWP

State Clearinghouse Number: 2007082168

Project Title: Candlestick Park – Hunters Point Shipyard Phase II Project

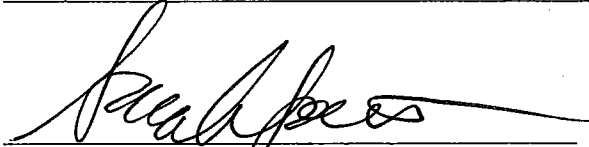
Project Location (include county): The portion of the Bayview Hunters Point Redevelopment Project Area that is within "Zone 1"; Assessor's Block and Lots (Block/Lot(s)): 4884/024, 028-036, 039; 4886/09; 4917/001-003, 4918/001-008, 021-025, 4934/002, 003; 4935/001-003; 4956/003-014; 4960/027; 4977/008; 4983/001; 4984/001, 002; 4991/276; 5000/002-024; 5005/001-005; 5023/008, 010, 5025/028, 011; 5027/015; 5076/008, 010, 011; 8803/001, 8804/001, 8811/001, 8812/001 –in San Francisco County.

Project Description  
(See attached Project Description)

This is to advise that the Planning Commission, as Responsible Agency to OCII as the Lead Agency, approved the amended Candlestick Point Design for Development document on March 3, 2016 (Motion No. 19580). A copy of the document(s) may be examined at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final Environmental Impact Report with comments and responses, Addendum No. 4, and record of project approval are available to the General Public at: the OCII Offices, located at One South Van Ness Avenue, 5<sup>th</sup> Floor, San Francisco, CA 94103 and at the Planning Department, located at 1650 Mission Street, 4<sup>th</sup> Floor, San Francisco, CA 94103.

  
Signature (San Francisco Planning Department)

Sarah B. Jones  
Environmental Review Officer

Date Received for filing at OPR:

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Sections 21000-21174, Public Resources Code.

POSTED  
MAR 10 2016

## ATTACHMENT

**Project Environmental Review Background**

The Candlestick Point-Hunters Point Shipyard Phase II Environmental Impact Report (FEIR) was certified by the San Francisco Planning Commission and the former San Francisco Redevelopment Agency Commission on June 3, 2010 and affirmed by the Board of Supervisors on July 14, 2010 (Motion No. M10-110). In connection with the project described below, the San Francisco Office of Community Investment and Infrastructure, successor agency to the San Francisco Redevelopment Agency issued an addendum to the FEIR, Addendum No. 4, dated February 22, 2016, which concludes that no further environmental review beyond the FEIR is required to approve the project.

**Project Description**

The full Candlestick Point / Hunters Point Shipyard Phase II Plan ("CP HPS II Plan") is to completely redevelop Candlestick Point and Hunters Point Shipyard from the underutilized sites that they are currently into a series of mixed-use, high-density, and amenity-rich neighborhoods. While Candlestick Point and Hunters Point Shipyard were planned together, they have separate schedules for implementation. The CP HPS II Plan is within two active Redevelopment Project Areas and is therefore implemented by the Office of Community Investment and Infrastructure ("OCII") and not by the Planning Department. The table below compares the land use program between the 2010 approval and the current proposal:

Table 1: Candlestick Point Land Use – Approved vs. Proposed		
Candlestick Point Land Use	2010 Approved	2016 Proposed
Housing Units	6,225 units	No change
Neighborhood Retail	125,000 sf	131,000 sf (125,000 SF + 6,000 SF converted from 15,500 sf office)
Community Facilities	50,000 sf	50,000 sf (Inclusive of floor space for a Fire Station, Safety Hub, International African Market Place, and CPSRA Welcome Center)
Office	150,000 sf	134,500 sf (Reduction of 15,500 sf due to conversion to 6,000 SF retail )
Performance Venue/Arena	10,000 seats 75,000 sf	1,200 Seats 42,000 sf Film Arts Center  4,400 Seats 33,000 sf Performance Venue
Hotel	220 Rooms 150,000 sf	No Change

## Design-for-Development

The Candlestick Point Design-for-Development (CP D4D) acts as the Planning Code for the Candlestick Point project. While the CP HPS II Project is generally implemented by OCII, amendments to the CP D4D require approval by the Planning Commission ("Commission").

The D4D provides development controls that will create a mixed-use, mid-to-high density urban environment characterized by well-proportioned urban streets and parks and aligning buildings. For the entire master development, the D4D provides controls for street and block layout; building height, bulk and massing; setbacks and street activation; open space, building type, modulation, parking, loading, and signage among other topics. The D4D generally restricts buildings to low-rise (up to 65 feet) and mid-rise (up to 85-feet), but allows for up to 12 towers (buildings above 105-feet tall) at specific locations. Further height restrictions are provided for specific contexts, such as where buildings align the Candlestick Point State Recreation Area ("CPSRA"), narrow alleys, and existing neighborhoods.

The D4D originally included controls for three possible build-out scenarios (Project variants) with a focus on the scenario that included the construction of a stadium at Hunters Point Shipyard. The D4D includes specific provisions for five neighborhoods, "Alice Griffith", "CP North", "CP South", "CP Center" and "Jamestown". Of the five neighborhoods, four are being developed under the DDA by Lennar Urban. The fifth neighborhood, "Jamestown", would be developed separately. It should be noted that the D4D does not provide specific controls for actual land use; land use controls are provided in the Bayview Hunters Point Redevelopment Plan and other implementing documents.

## Proposed Project Amendments to the D4D

The Planning Commission approved the proposed D4D amendments and amendments to two Project Mitigation Measures (Motion No. 19580). The amendments are summarized below based on three categories: (1) Tier One includes substantive changes; (2) Tier Two includes refinements and clarifications to the implementing documents; and (3) Tier Three includes editorial changes to the D4D that reflect the elimination of the stadium from the proposal and move provisions for the Jamestown neighborhood to its own chapter, among other topics. The Commission's approval Motion No. 19580 includes attached Exhibits A and B that provide a detailed list of the proposed Project changes.

### Tier One changes) to the D4D include:

- Relocation of three of the twelve tower locations;
- Height increases from 85 to 120 feet for the "landmark" building (proposed Film Arts Center) at the Harney Way and Ingerson Avenue;
- Height increases for buildings along Harney Way between Arelious Walker Drive and Ingerson Avenue, and along Ingerson Avenue between Arelious Walker Drive and Harney Way from 65 feet to 80 feet;
- Relocation of 269 parking spaces originally proposed for the street to the parking garage.

### Tier One changes to the Project that do not require changes to the D4D include:

- Inclusion of an additional 6,000 square feet of local serving retail and the elimination of 15,500 gs of office;
- Revision of Mitigation Measure TR-16 regarding the Harney Way off-site improvement phasing;
- Revision of Mitigation Measure 23.1 regarding the design of off-site portion of Gilman Avenue, maintaining current sidewalk widths and eliminating a travel lane, among other aspects.

Tier Two changes to the D4D include:

- Additional signage provisions;
- Clarifications on height limits for building podiums;
- Greater ground floor height requirements (from 12 to 15 feet) for non-residential uses;
- Relocation and change in requirements for garage entries and curb cut widths;
- Reconfiguration of CP Center internal circulation and access;
- New guidelines and standards for the newly proposed pedestrian and vehicular entry plaza to CP Center off of Arelious Walker Drive;
- Refinement to blank façade provisions recognizing situations where floor plates are below grade;
- Removal of parking space dimension requirements;
- Addition of parking ratio maximums for grocery stores and cinemas consistent with the Planning Code;
- Provisions that recognize the newly proposed hotel location at Harney and Arelious Walker;
- New requirements for minimum width of pedestrian paths within the mid-block breaks;
- Additional guidelines that encourage outdoor seating at key locations within the Alice Griffith neighborhoods;
- Adjustment of required setbacks at Alice Griffith from 10 feet to 9 feet for properties fronting Donner Avenue, Fitzgerald Avenue and G Street;
- Adjustment of boundary and block depth for blocks facing Harney Way on the south side;
- New provisions that clarify boundaries of height zones.

Tier 2 changes to the Project that do not require changes to the D4D include:

- Phasing of the construction of Wedge Park, and timing and grading for Jamestown Avenue Improvements;
- Adjustments to the streetscape plan including elimination of bulb-outs to accommodate ADA and Fire requirements;
- Inclusion of two performance venues, one at the corner of Harney and Ingerson, the "Landmark" building site; and another integrated into the hotel location at Harney and Arelious Walker.

Tier Three changes to the D4D include:

- Removal of all references to the stadium;
- Relocation of standards and guidelines for the Jamestown neighborhood to its own Chapter (Chapter 7);
- Clarifications throughout that provide consistent interpretations of certain standards, update graphics, images, tables, and text to reflect the latest proposal.



State of California—The Resources Agency  
 DEPARTMENT OF FISH AND GAME  
 2010 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #	<b>270659</b>
STATE CLEARING HOUSE # (if applicable)	

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY SAN FRANCISCO REDEVELOPMENT AGENCY/ SF PLANNING DEPARTMENT	DATE 8/4/2010
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY CLERK	DOCUMENT NUMBER 370402

PROJECT TITLE  
 CANDLESTICK PARK- HUNTERS POINT SHIPYARD PHASE II PROJECT

PROJECT APPLICANT NAME FRED BLACKWELL/BILL WYCKO	PHONE NUMBER (415)575-9040
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PROJECT APPLICANT ADDRESS ONE SOUTH VAN NESS AVENUE, FIFTH FLOOR	CITY SF	STATE CA	ZIP CODE 94103
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PROJECT APPLICANT (Check appropriate box):

Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:		
<input checked="" type="checkbox"/> Environmental Impact Report	\$2,792.25	\$ 2792.25
<input type="checkbox"/> Negative Declaration	\$2,010.25	\$ _____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$949.50	\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ 50.00
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> DFG No. Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ _____

PAYMENT METHOD:

Cash     Credit     Check     Other \_\_\_\_\_

TOTAL RECEIVED \$ 2842.25

SIGNATURE X	Printed Name: MELISSA ORTIZ	TITLE Deputy County Clerk
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# 2016 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

RECEIPT NUMBER: 38 — 03102016 — 7
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>SAN FRANCISCO PLANNING DEPARTMENT</b>	LEAD AGENCY EMAIL	DATE <b>03/10/2016</b>
---------------------------------------------------------	-------------------	---------------------------

COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER <b>568430</b>
------------------------------------------------	----------------------------------

PROJECT TITLE  
**CANDLESTICK PARK-HUNTERS POINT SHIPYARD PHASE II**

PROJECT APPLICANT NAME <b>JOY NAVARETTE</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(415) 5759040</b>
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PROJECT APPLICANT ADDRESS <b>1650 MISSION ST, STE 400</b>	CITY <b>SAN FRANCISCO</b>	STATE <b>CA</b>	ZIP CODE <b>94103</b>
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PROJECT APPLICANT (Check appropriate box)

Local Public Agency     
  School District     
  Other Special District     
  State Agency     
  Private Entity

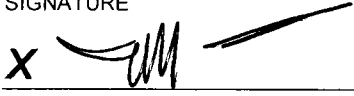
**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,070.00	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.25	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,043.75	\$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>60.00</u>
<input type="checkbox"/> Other		\$	<u>        </u>

**PAYMENT METHOD:**

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 60.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE <b>FALLON LIM, DEPUTY COUNTY CLERK</b>
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