

SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION

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June 24, 2011

TO: Commissioners and Alternates

FROM: Will Travis, Executive Director (415/352-3653 travis@bcdc.ca.gov)
Linda Scourtis, Coastal Program Analyst (415/352-3644 lindas@bcdc.ca.gov)

SUBJECT: Staff Recommendation on Proposed Descriptive Notice for Possible Bay Plan Amendment No. 2-11 to Remove the Bay Plan and Seaport Plan Port Priority Use Area Designation from Hunters Point
(For Commission consideration on July 7, 2011)

Staff Recommendation

The staff recommends that the Commission: (1) adopt the attached Descriptive Notice to initiate the process of considering a possible amendment of the *San Francisco Bay Plan* and *San Francisco Bay Area Seaport Plan* by removing the Hunters Point port priority use area designation (see Figures 1 and 2); and (2) schedule a public hearing for October 6, 2011 to consider the proposed amendment.

Staff Report

The Redevelopment Agency of the City and County of San Francisco ("SFRA") has applied to the Commission to amend the *San Francisco Bay Plan* ("Bay Plan") and the *San Francisco Bay Area Seaport Plan* ("Seaport Plan") by removing the port priority use area designation from Hunters Point (see Figure 1 "Area proposed to be deleted"). Figure 2 shows Bay Plan Map 5, as it would be amended.

Upon conveyance of the property from the US Navy that contains the area designated for port priority use, the SFRA wishes to develop primarily a waterfront promenade, multi-use lawns, waterfront recreation areas and natural landscaping as part of the Candlestick Point-Hunters Point Shipyard II. This land would be removed from port priority use area designation by the proposed amendment, which would facilitate development of the proposed uses.

If the Commission votes to consider the amendment application, the amendment request will be reviewed by the Commission's Seaport Planning Advisory Committee, which will consider the proposed deletion and forward its recommendation to the Commission. The staff will prepare its own analysis and forward its report and the recommendation of the Seaport Plan-



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ning Advisory Committee to the Commissioners and interested parties at least 30 days in advanced of the Commission's scheduled public hearing on the amendment request.

To consider removing a port priority use area designation, the Seaport Plan requires the Commission to evaluate the impact of the deletion on the region's capacity to handle the amount of waterborne cargo projected to pass through the Bay Area ports through 2020. Therefore, under the provisions of the Seaport Plan, to approve the requested amendment, the Commission must determine that eliminating the potential alternative future use of the areas for port purposes will not negatively affect the region's cargo handling capacity and will not increase the need to fill the Bay for future port development.

Consistent with the Commission's Regulations, the amendment proponents have entered into an agreement with the Commission to pay up to \$49,649.00 for BCDC's costs of processing the application.

Commission Procedure

Circulating a descriptive notice is the first step in the process of amending the Bay Plan. The McAteer-Petris Act (Government Code Section 66652) and Section 11000 of the Commission's regulations (California Administrative Code, Title 14, Division 5) require a notice of the proposed amendment. If the attached proposed descriptive notice is approved by the Commission on July 7, 2011, it will be mailed July 8, 2011, and a public hearing on proposed Bay Plan Amendment No. 2-11 regarding Hunters Point will be held October 6, 2011.

The staff will distribute a report on the proposed amendment with the staff's preliminary recommendation for the specific changes to the Bay Plan to all Commissioners, Alternates and interested parties at least 30 days prior to the public hearing as required by the Commission's regulations (California Administrative Code, Title 14, Division 5, Section 11001). Upon conclusion of the public hearing, and after submission of the Executive Director's final recommendation, the Commission can vote upon the proposed plan change.

FIGURE 1
Proposed Change to the
Hunters Point Port Priority Use Area

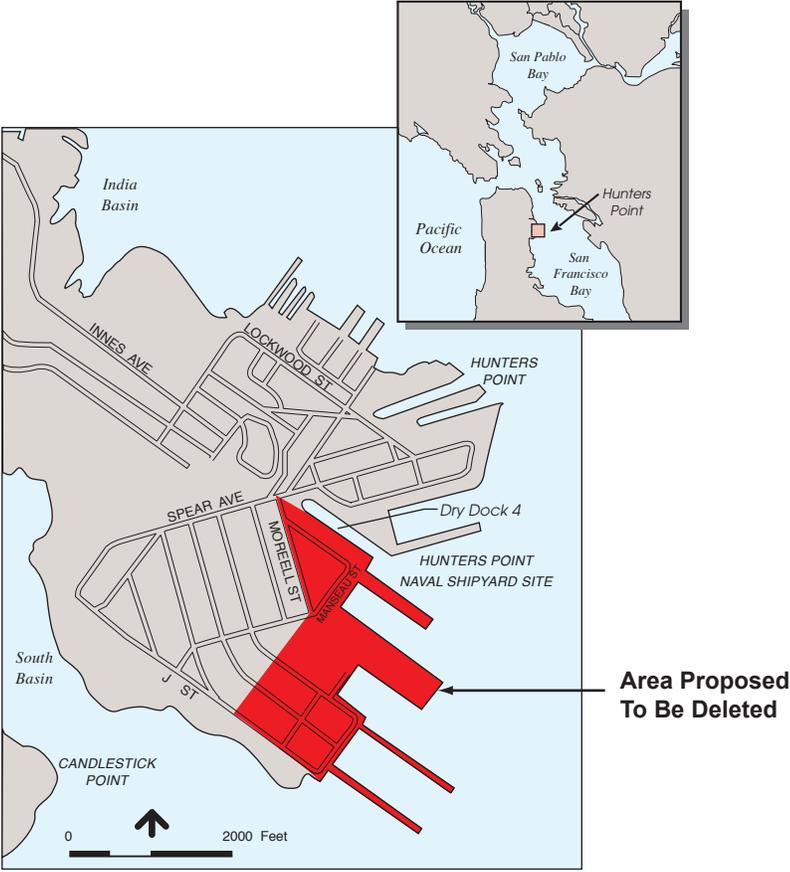


Figure 11: Hunters Point Port Priority Use Area

FIGURE 2

Proposed Change to the
Hunters Point Port Priority Use Area

Plan Map 5
Central Bay

