

SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION

50 California Street • Suite 2600 • San Francisco, California 94111 • (415) 352-3600 • FAX: (415) 352-3606 • <http://www.bcdc.ca.gov>

April 22, 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. 1-11 to Modify the Bay Plan Waterfront Park Priority Use Area Designation at Candlestick Point State Recreation Area
(For Commission consideration on May 5, 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 a *San Francisco Bay Plan* map by modifying the Candlestick Point waterfront park priority use area designation (see Figure 1); and (2) schedule a public hearing for June 16, 2011 to consider the proposed amendment.

Staff Report

The California Department of Parks and Recreation (“State Parks”) and the Redevelopment Agency of the City and County of San Francisco (“SFRA”), have applied to the Commission to amend *San Francisco Bay Plan* (“Bay Plan”) Map 5 by modifying the waterfront park priority use area designation at Candlestick Point. The two departments, along with the State Lands Commission, recently agreed to a reconfiguration of some portions of the Candlestick Point State Recreation Area (“CPSRA” or “Candlestick Point”). This agreement was codified in State legislation. A Bay Plan map change is necessary to reflect the revised boundary.

The SFRA wishes to develop mixed-income housing on a 9.5 acre portion of CPSRA that is currently improved as paved stadium parking and a minimally improved grassy area. This land would be removed from waterfront park priority use area designation (see Figure 1, “Area proposed to be deleted”). This area is owned by, or leased by the State Lands Commission to State Parks. At the same time, a 1.5 acre parcel owned by the City and County of San Francisco is proposed to be added to park priority use area designation. This parcel would widen the park in an area where the CPSRA boundary closely approaches the shoreline (see Figure 1, “Area proposed to be added”). The addition would create a buffer between development and the shoreline and create a more usable shoreline open space. Figure 2 shows Bay Plan Map 5, as it would be amended.

The reconfiguration of the CPSRA is the result of a state legislated agreement whereby State Parks, the California State Lands Commission and the City exchanged land parcels and reconfigured the CPSRA boundary. The overall reconfiguration would remove approximately 26.5 acres of CPSRA for development, while adding roughly 5.9 acres not currently included within the park boundary. Under the agreement, \$50 million will be provided for the operation, maintenance and improvement of CPSRA. The project at Candlestick Point is related to the City’s redevelopment program for Hunters Point Shipyard. A Bay Plan and *San Francisco Bay Area*

Seaport Plan amendment application has been submitted to the Commission to delete the port priority use designation at the Hunters Point, and will be the subject of a future proposed descriptive notice to be brought to the Commission.

Additionally, approximately 59 acres of land along the north shore of Candlestick Point and Yosemite Slough that are owned by State Parks and are part of CPSRA are planned to be designated for park priority use in the future. These lands are not proposed for designation at this time to allow State Parks and SFRA to come to agreement about a proposed bridge at the mouth of Yosemite Slough. State Parks prefers to resolve this issue prior to adding the remainder of Candlestick Point State Recreation Area to the Bay Plan waterfront park priority use area designation.

Consistent with the Commission's Regulations, the amendment proponents have entered into an agreement with the Commission to pay up to \$29,764 for BCDC's cost 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 May 5, 2011, it will be mailed May 6, 2011, and a public hearing on proposed Bay Plan Amendment No. 1-11 regarding Candlestick Point will be held June 16, 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.

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Public Notice

May 6, 2011

Proposed San Francisco Bay Plan Amendment

Hearing Concerning Possible *San Francisco Bay Plan* Amendment No. 1-11 Concerning a Change to the Waterfront Park Priority Use Area Designation at Candlestick Point State Recreation Area in San Francisco

Notice is hereby given that the San Francisco Bay Conservation and Development Commission will consider an amendment to the *San Francisco Bay Plan*. The proposed amendment would modify the waterfront park priority use area designation at the Candlestick Point State Recreation Area shown on Bay Plan Map 5. The change will reflect the reconfigured boundary of the recreation area established pursuant to state legislation.

A Public Hearing on the possible amendment is scheduled to be held June 16, 2011 at the Ferry Building, in San Francisco, California, starting at 1:00 P.M. At least thirty days prior to the initial meeting, the staff will prepare and mail a staff report and preliminary recommendation on the proposed amendment. Interested persons may request the staff report and present written comments on or before June 16, 2011. Oral comments may be presented at the June 16, 2011 Commission meeting or thereafter as directed by the Commission.

This **Notice** is prepared in conformance with Section 66652 of the California Government Code, Section 11001 of Title 14, Division 5 of the California Code of Regulations, and Section 312 of the federal Coastal Zone Management Act of 1980. If, after the hearing, the Commission adopts an amendment to the *San Francisco Bay Plan* described in this notice and subsequent staff report, such amendment will be processed as a routine program change of the Commission's federally-approved coastal management program for San Francisco Bay. Any federal agency interested should, therefore, comment to the Commission on or before June 16, 2011. Any written comment received subsequent to the close of the public hearing and public comment period will be distributed to the Commission; however, the staff will not provide a response to the comment in its staff recommendation, but will advise the Commission whether it believes the comment raises a new, substantial issue. If the Commission determines that the comment raises a new, substantial issue, the Commission may reopen the public hearing, and the staff would prepare and distribute a new planning report.

Whether the Bay Plan should be amended as described above, and in what manner, will be the subject of the public hearing and Commission deliberation.

Further information concerning the proposed amendment can be obtained by contacting Ms. Linda Scourtis at the Commission's office, 50 California Street, Suite 2600, San Francisco, California 94111, telephone (415) 352-3644, e-mail lindas@bcdc.ca.gov.



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