



# SAN FRANCISCO PLANNING DEPARTMENT

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July 21, 2016

Mr. John Arntz  
Director of Elections  
Department of Elections  
City and County of San Francisco  
1 Carlton B. Goodlett Place  
City Hall, Room 48  
San Francisco, CA 94102

VIA INTERDEPARTMENTAL MAIL AND  
VIA ELECTRONIC MAIL TO: [barbara.carr@sfgov.org](mailto:barbara.carr@sfgov.org)

**RE: "Hunters Point Shipyard/Candlestick Point Job Stimulus Proposition" – November 2016 Ballot**

Dear Director Arntz,

Thank you for the opportunity to review the "Hunters Point Shipyard/Candlestick Point Job Stimulus" measure ("Measure") that will appear on the November 8, 2016 ballot. As requested, and in anticipation of the Ballot Simplification Committee's preparation of a fair and impartial summary of the Measure, the Planning Department ("Department") is providing an objective analysis of the Measure's impact on current law and current Department and City practices.

Generally, the Measure would affect current law and practices in the following ways:

1. **The Measure would enact Planning Code Amendments to exempt all office development within the Hunters Point Shipyard Phase 2 portion of the Hunters Point Shipyard Redevelopment Project Area and the Candlestick Point portion of the Bayview Hunters Point Redevelopment Project Area (also referred to as "Zone1") from the square footage limits and accounting requirements of the office development annual limit program adopted by the voters under Proposition M in 1986.** Planning Code Sections 320 to 325 comprise the annual office limit program ("Program"), which requires all projects proposing 25,000 square feet or more of office space to be approved by the Planning Commission, pursuant to the criteria of the program. The Program is divided into two categories: projects creating between 25,000 and 49,999 square feet of office space ("Small Cap"), and projects creating 50,000 or more square feet of office space ("Large Cap"). The Program allots 950,000 square feet of office space each year on October 17<sup>th</sup>, with 875,000 square feet provided to the Large Cap and 75,000 square feet provided to the Small Cap. No office project may be approved by the Planning Commission if such approval would exceed the amount of square feet available in the Cap applicable to the project. Qualifying office projects on Federal, State, or Port of San Francisco property are

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exempt from the Planning Commission review and approval requirements. However, any such office space is nonetheless deducted from the applicable Cap.

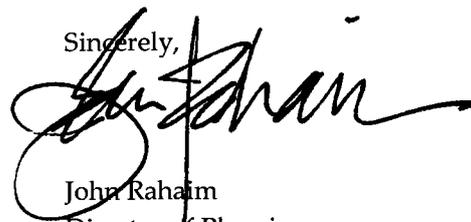
The Measure would create an ongoing and unlimited exemption for all new office development within the boundaries of the Hunters Point Shipyard Phase 2 and Candlestick Point Redevelopment Areas from any Program requirements. Additionally, no square footage would be deducted from either the Small or Large Cap as a result of office development in the subject area, which may provide additional Small and Large Cap availability for other office projects in the city. At present, the Hunters Point Shipyard and the Bayview Hunters Point Redevelopment Plans, which are set to expire in 2036, calls for up to 5.15 million square feet of new office development.

The Measure would alter and/or reduce the Department and Planning Commission's typical review process and parameters for office development projects of 25,000 square feet or more within the subject area by (1) reducing the amount of review currently required for such a project by the Department, (2) removing the Planning Commission review and approval currently required by the Program for such a project, and (3) allowing for the approval of such a project regardless of the amount of square feet available in the applicable Cap. Currently, Office Allocation review under Planning Code Section 320 to 325 is the only project-based discretionary approval the Planning Commission has for projects within the Candlestick Point and Hunters Point Shipyard Phase 2 areas, since they are under the discretion of the Office of Community Investment and Infrastructure, the successor agency to the San Francisco Redevelopment Agency.

Aside from the foregoing issues, the Measure would not affect any other current law or practice, including any required environmental review under the California Environmental Quality Act, or any public or administrative review or approval process, which would remain unchanged and would continue to apply within the subject area.

Please do not hesitate to consult us as your deliberations move forward by contacting Corey Teague of my staff at [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org) or (415) 575-9081

Sincerely,

A handwritten signature in black ink, appearing to read "John Rahaim", written over a vertical line that extends from the signature down to the typed name below.

John Rahaim  
Director of Planning