

**To: Ballot Simplification Committee**  
**FM Calvin Welch, San Francisco Information Clearinghouse**  
**RE: Requested language on Office Development in Candlestick Point and Hunters Point**

27 July 2016

**The Way It Is Now** In 1986 San Francisco voters passed Proposition M which created an annual limit of 950,000 s/f on office buildings built anywhere in the City, directed that all new office development approved by any agency of government including the Redevelopment Agency, be deducted from that limit and required an annual public hearing listing each project and its status in order to assure the annual limit was not exceeded. Any project approved but not built in any year is deducted from the following years annual limit.

In 2010 The Redevelopment Agency approved a project area plan, which implemented a 2008 Proposition G passed by the voters for the former Hunters Point shipyard including areas at Candlestick Point and Hunters Point. The project plan allowed for:

- 330 acres of public and parks and open space;
- up to 10,500 homes;
- up to 850,000 square feet of retail and entertainment uses, and
- up to 5.15m s/f of office, subject to the annual limit imposed by Prop. M.

**The Proposal:** This measure would amend the Planning Code to exempt the 5.15 m/s/f of office space allowed in the area plan from Proposition M annual limit and set as new public policy that “applications for Development...be processed and decided as quickly as feasible.” It would exempt all office space in the development from Planning Commission public hearing and that new space would be added to the annual limit for whatever year it occurred.

**A “Yes” Vote Means:** If you vote “yes” you want to exempt the new office space on Candlestick Point and most of the former Navy shipyard at Hunters Point from the City’s annual 950,000 s/f limit, annual public hearing, add each approved projects square footage to the annual limit for the year it was built and create a new public policy calling for quick development of the site.

**A “No” Vote Means:** If you vote “no” you do not want to make these changes  
(324 words)

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Words You Need to Know

Proposition M

Proposition M was an initiative ordinance passed by the voters in 1986 that amended the Planning Code in order to set an annual limit on the amount of commercial office buildings approved each year at no more than 950,000 s/f. in It requires that all office buildings built in San Francisco, approved by any governmental agency, be counted in that annual limit, that an annual report of all office building constructed each year be prepared and certified by the Planning Commission after a public hearing.

(87 words)