

July 25, 2016

Members, Ballot Simplification Committee  
Department of Elections  
City and County of San Francisco  
1 Dr. Carlton B. Goodlett Place, Room 48  
San Francisco, CA 94102

VIA PDF E-MAIL

**Re: Comments on Draft Digest for “Office Development in  
Candlestick Point and Hunters Point” Initiative**

Dear Members of the Ballot Simplification Committee:

On behalf of Jobs, Housing and Parks Now for Candlestick Point & Hunters Point Shipyard, sponsored by Five Point Holdings, LLC, the committee primarily formed to support the ballot measure provisionally known as the “Office Development in Candlestick Point and Hunters Point” Initiative, we respectfully submit these few comments on the draft digest which you will be considering at tomorrow’s meeting.

As discussed more fully below, we believe that the proposed digest is unduly complicated and can be substantially simplified for clarity in light of the requirement of Municipal Elections Code § 515 that “the Ballot Simplification Committee shall achieve the closest proximity to the eighth grade level of readability as possible,” and also in light of the fact that the draft Digest exceeds the 300-word limit by almost 86 words—almost 30%.

By this letter, we also provide comments regarding the current working title. We are mindful of the fact that the working title is not a matter within the purview of the Committee, but is prescribed by the Director of Elections instead. However, we wish to provide comments regarding the proposed title, and do so here because there is no other forum available. We hope that these comments may be provided to the Elections Director for his consideration.

[CES8440.01]

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## PROPOSED CHANGES

### **1. “The Way It Is Now”**

As currently drafted, the Digest begins with a discussion of Proposition M, jumps to a discussion of Proposition G in 2008, and then bounces back to a further discussion of Proposition M again. We believe it would be less confusing to voters to simply begin the statement with Proposition G, then move to Proposition M, consolidating all discussion of that latter Proposition in one place.

Given that the Digest is already over-length, we also believe that it is unnecessary to describe the parts of Proposition M that are not pertinent to this measure, for example, how it treats state and federal property. In fact, inclusion of that subject matter is confusing and potentially misleading, because voters may mistakenly believe that the exception for state and federal property applies to the project area that is the subject of the new measure, in light of the fact that the Hunters Point Shipyard was formerly federal property.

And finally, we are of the view that lists of items can be made more easily digestible by the use of bullet points. We therefore propose that bullet points be used to describe the salient characteristics of the approved redevelopment project.

These proposed changes are reflected on the redline document, provided with this letter.

### **2. “The Proposal”**

We believe that for the sake of clarity it is necessary to add a sentence to the effect that the Measure “would not exclude office space in any other area of the City,” so that it is crystal-clear to voters that the impact of this measure is limited solely to the specified property and would not affect the application of Proposition M in any other part of the City.

### 3. "A 'YES' Vote Means"

We believe that the last clause of this section is redundant and unnecessary, and can be stricken in the service of complying with the word limit, without any detrimental effect to the clarity of the discussion.

We also believe that, as presently drafted, this description is ambiguous as to the area affected.

Thus, we would propose amending the "A 'YES' Vote Means" section to read as follows:

**A "YES" Vote Means:** If you vote "yes," you want to exclude new office space ~~in the Bayview on a portion of~~ Candlestick Point and ~~most of the~~ former Navy shipyard at Hunters Point from Proposition M's annual 950,000 square foot limit; ~~and to exempt any new office space in this area from counting towards the annual limit that will apply elsewhere in the City.~~

If all of the foregoing changes are accepted by the Committee, we believe that the clarity of the Digest will be much improved. And these changes have the added benefit of bringing the Digest within the prescribed 300-word limit.

#### TITLE

We believe that referring to this measure as the "Office Development in Candlestick Point and Hunters Point" measure is potentially misleading, because it implies that the measure authorizes office development in the project area. In fact, however, that development has *already* been authorized by the voters in Proposition G and by the Board of Supervisors in the applicable redevelopment plans.

We believe that the actual effect of the Measure would be better conveyed by titling it the "Candlestick Point and Hunters Point Office Space Exemption" measure.

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**CONCLUSION**

We hope that these comments are useful as the Ballot Simplification Committee conducts the important task of drafting the Digest. We would look forward to discussing these comments at tomorrow's meeting.

Sincerely,

A handwritten signature in blue ink that reads "Christopher Skinnell". The signature is written in a cursive style with a large initial "C".

Christopher E. Skinnell

Enclosures

## Office Development in Candlestick Point and Hunters Point Office Space Exemption\*

Digest by the Ballot Simplification Committee

Status: Draft for Consideration

On: Tuesday, July 26, 2016

Members: Packard, Anderson, Fasick, Fraps, Jorgensen

Word count: (suggested 300-word limit)

Deadline to Request Reconsideration: TBD

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**The Way It Is Now:** ~~In 1986, San Francisco voters approved Proposition M, a measure that amended the City's Planning Code to place annual limits on new office space construction in the City. Proposition M generally limits the new office space that the City may approve each year to 950,000 square feet. Office projects for state and federal government agencies are not restricted by this annual limit, but the City must count any such office space built by state or federal agencies towards the annual limit.~~

In 2008, San Francisco voters approved Proposition G, creating City policy to encourage timely development of a mixed-use project in the Bayview on Candlestick Point and most of the former Navy shipyard at Hunters Point. Consistent with Proposition G, the City approved redevelopment plans for this project area, including approximately

- 330 acres of public parks and open space;<sup>2</sup>
- up to 10,500 homes;<sup>2</sup> and
- up to 885,000 square feet of retail and entertainment uses.

Also, under the redevelopment plans, the developer may build up to 5.15 million square feet of office space. Before the developer can build an individual office building in this project area, the City must determine that the requested amount of office space is below the annual limit set by Proposition M. ~~Even though this new office space would be subject to Proposition M's limit, the redevelopment plans require that the City place a higher priority on office space to be built in the project area over most other areas of the City, approved by voters in 1986.~~ Proposition M generally limits the new office space that the City may approve each year to 950,000 square feet.

**The Proposal:** This measure would amend the Planning Code to exclude new office space in this project area from Proposition M's annual 950,000 square foot limit. It would not exclude office space in any other area of the City. This measure would also amend the Planning Code to exempt any new office space in the project area from counting towards the annual limit that will apply elsewhere in the City.

**A "YES" Vote Means:** If you vote "yes," you want to exclude new office space ~~in the Bayview~~ on a portion of Candlestick Point and ~~most of~~ the former Navy shipyard at Hunters Point from Proposition M's annual 950,000 square foot limit; ~~and to exempt any new office space in this area from counting towards the annual limit that will apply elsewhere in the City.~~

**A "NO" Vote Means:** If you vote "no," you do not want to make these changes.

\*Working title, for identification only. The Director of Elections determines the title of each local ballot measure; measure titles are not considered during Ballot Simplification Committee meetings.

## Candlestick Point and Hunters Point Office Space Exemption\* Digest by the Ballot

Simplification Committee

**Status:** Draft for Consideration  
**On:** Tuesday, July 26, 2016  
**Members:** Packard, Anderson, Fasick, Fraps, Jorgensen  
**Word count:** (suggested 300-word limit)

**Deadline to Request Reconsideration:** TBD

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**The Way It Is Now:** In 2008, San Francisco voters approved Proposition G, creating City policy to encourage timely development of a mixed-use project in the Bayview on Candlestick Point and most of the former Navy shipyard at Hunters Point. Consistent with Proposition G, the City approved redevelopment plans for this project area, including approximately

- 330 acres of public parks and open space;
- up to 10,500 homes; and
- up to 885,000 square feet of retail and entertainment uses.

Also, under the redevelopment plans, the developer may build up to 5.15 million square feet of office space. Before the developer can build an individual office building in this project area, the City must determine that the requested amount of office space is below the annual limit set by Proposition M, approved by voters in 1986. Proposition M generally limits the new office space that the City may approve each year to 950,000 square feet.

**The Proposal:** This measure would amend the Planning Code to exclude new office space in this project area from Proposition M's annual 950,000 square foot limit. It would not exclude office space in any other area of the City. This measure would also amend the Planning Code to exempt any new office space in the project area from counting towards the annual limit that will apply elsewhere in the City.

**A "YES" Vote Means:** If you vote "yes," you want to exclude new office space on a portion of Candlestick Point and the former Navy shipyard at Hunters Point from Proposition M's annual 950,000 square foot limit.

**A "NO" Vote Means:** If you vote "no," you do not want to make these changes.

*\*Working title, for identification only. The Director of Elections determines the title of each local ballot measure; measure titles are not considered during Ballot Simplification Committee meetings.*