

CITY AND COUNTY OF SAN FRANCISCO



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TO ALL INTERESTED PARTIES:

Attached is the City Attorney's title and summary for the measure entitled "Hunters Point Shipyard/Candlestick Point Job Stimulus Proposition." In preparing this title and summary, the City Attorney makes no representation regarding the merits or legality of the proposed legislation. Nor does the City Attorney verify or confirm any factual or legal assertion made in the proposal. The title and summary is presented as a "true and impartial statement of the purpose of the proposed measure." Elections Code § 9203.

Very truly yours,

DENNIS J. HERRERA
City Attorney

A handwritten signature in black ink, appearing to read "Andrew Shen".

Andrew Shen
Deputy City Attorney

Office Development in Candlestick Point and Hunters Point

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, 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. 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.

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. 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.

[Department of Elections file no. 16-]