



PLANNING COMMISSION MOTION NO. 21874

HEARING DATE: DECEMBER 4, 2025

Project Name: Mission Bay South Block 4E – Amendment to the Mission Bay South Redevelopment Plan
Case Number: 2025-004714GPR
Initiated by: Planning Commission
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RECOMMENDING APPROVAL OF AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE MISSION BAY SOUTH REDEVELOPMENT PROJECT TO INCREASE THE TOTAL NUMBER OF PERMITTED UNITS WITHIN THE PROJECT AREA FROM 3,440 TO 3,690 AND TO INCREASE THE MAXIMUM ALLOWED HEIGHT WITHIN THE MISSION BAY SOUTH BLOCK 4E FROM 160 FEET TO 250 FEET, ADOPTING GENERAL PLAN AND PLANNING CODE SECTION 101.1 FINDINGS, AND RECOMMENDING THE MISSION BAY SOUTH REDEVELOPMENT PLAN AMENDMENT TO THE BOARD OF SUPERVISORS FOR APPROVAL.

WHEREAS, Section 4.105 of the City Charter and 2A.53 of Administrative Code require General Plan referrals to the Planning Commission ("Commission") for certain matters, including determination as to whether a Redevelopment Plan amendment is in conformity with the General Plan prior to consideration by the Board of Supervisors. Similarly, Section 33453 of the California Health and Safety Code regarding California Redevelopment Law, the Redevelopment Plan may be submitted to the Planning Commission for its report and recommendation concerning the proposed plan amendments; and,

WHEREAS, The Board of Supervisors of the City and County of San Francisco ("Board of Supervisors") approved the Mission Bay South Project Area ("Redevelopment Plan") by Ordinance No. 335-98 (September 17, 1998), as amended by Ordinance No. 143-13 (July 9, 2013), 032-18 (March 6, 2018), 128-20 (July 31, 2020), 209-20 (Oct. 1, 2020) and 014-21 (February 12, 2021); and,

WHEREAS, The Redevelopment Plan establishes the land use controls for the Project Area. The Successor Agency to the San Francisco Redevelopment Agency, commonly referred to as the Office of Community Investment and Infrastructure ("OCII"), solely administers and enforces land use entitlements for property and projects within Mission Bay South. OCII is completing the enforceable obligations of the Former Agency in the Project Area, consistent with the Redevelopment Dissolution Law and San Francisco Ordinance No. 215-12 (Oct. 4, 2012) (establishing the Successor Agency Commission (commonly referred to as the "Commission on Community

Investment and Infrastructure” or “CCII”)) and delegating to the CCII the state authority under the Redevelopment Dissolution Law); and,

WHEREAS, The purpose of the Redevelopment Plan has been to redevelop the previous 238-acre industrial railyard into a new mixed-use neighborhood featuring a wide variety of residential, institutional, office, retail, and other supporting uses. Except for two blocks, Mission Bay South is now fully built out and features 3,280 residential units (1,053 affordable), the University of California Medical Campus and Medical Center, the Chase Center and several blocks of office, biotech and hotel uses, and roughly 38 acres of public open space throughout; and

WHEREAS, The Mission Bay South Redevelopment Plan, among other controls, caps the number of residential units to a total of 3,440 units, and limits the absolute maximum height for a building at 160 feet. The Redevelopment Plan refers the more fine-grain development controls to the Mission Bay South Design-for-Development Document (“D for D”), which acts as Mission Bay South’s planning code and supplements the Redevelopment Plan land use controls; and

WHEREAS, MBS 4E is a 1.05-acre parcel that is bordered by 3rd Street to the east, Mission Rock Street to the north and China Basin Street to the south and is improved with a surface parking lot. It is one of the two remaining undeveloped parcels planned for housing in Mission Bay South as of 2025. OCII is seeking to develop MBS 4E with a two-phased 100 percent affordable housing project and is seeking to maximize the number of affordable units that can be realized by its development; and

WHEREAS, Appropriately considered amendments to the Redevelopment Plan caps on the total number of units within the Project Area and caps the maximum height of buildings at 160-feet will achieve OCII’s goals of maximizing affordable housing on the Site and facilitating appropriate density for the site in line with the vision of the Redevelopment Plan and the General Plan; and

WHEREAS, On November 9, 2023, OCII released an RFQ seeking a team to develop, own and operate affordable rental housing units, including units set aside for households experiencing homelessness, on MBS 4E. Based on the results of an interdisciplinary evaluation panel, OCII staff recommended the team led by Curtis Development and Bayview Senior Services, together the Project Sponsor. On September 3, 2024, the CCII authorized the Executive Director to enter into an Exclusive Negotiations Agreement (“ENA”) with the Project Sponsor as well as a predevelopment loan agreement to fund predevelopment activities for the Phase I Project and a portion of the Phase II Project. As was described in the RFQ for MBS 4E, OCII sought to maintain the design intent as set forth in the Redevelopment Plan and D for D while maximizing the potential for housing opportunities on the Site by exploring a design and program that could be larger than what is currently permitted by the Redevelopment Plan; and

WHEREAS, The Project Sponsor submitted Schematic Design Review applications to OCII for the construction of the Project, based on the analysis for possible increased massing as described above. Through the ENA negotiation process described above and the review of the Schematic Design applications, OCII staff determined that an amendment to the Mission Bay South Redevelopment Plan would be advisable. Specifically, an amendment would be required to increase the maximum number of dwelling units allowed within the Plan Area and the maximum height of buildings for this site; and

WHEREAS, The Proposed MBS 4E Project is a 100% affordable housing project that would be comprised of two buildings built in two phases that would rise 160 feet and 225 feet respectively and include a total of 398 units (165 units in Phase 1 and 233 units in Phase 2). The affordable housing would include units dedicated to lower-income households earning no more than 70% AMI as defined by the U.S. Department of Housing and Urban Development and California Tax Credit Allocation Committee, excluding unrestricted manager units. The Project would also include units specifically for homeless families. Along with residential units, the Project includes resident amenity spaces, ground floor retail spaces, private open spaces, streetscape improvements, 88 off-street parking spaces, and bicycle parking. Phase I can be developed within the confines of the Redevelopment Plan controls; the Redevelopment Plan Amendments are required to enable Phase II; and,

WHEREAS, On May 28, 2025, the Planning Department received a General Plan Referral application to amend the Redevelopment Plan for the Mission Bay South Project Area ("Plan Amendment") to increase the maximum allowed number of dwelling units by 250 units from 3,440 to 3,690, and increase the maximum allowed height on the subject site from 160 feet to 250 feet; and

WHEREAS, On November 18, 2025 at a public hearing the CCII adopted Resolution Nos. 28-2025, 29-2025, 30-2025, 31-2025, 32-2025, 33-2025, and 34-2025, which, (1) approved amendments to the D for D related to MBS 4E Phase I; (2) conditionally approved Basic Concept and Schematic Design and related Major Phase for MBS 4E Phase I; (3) approved amendments to the MBS Redevelopment Plan; (4) approved the Report to the Board of Supervisors on the Redevelopment Plan Amendments; (5) conditionally approved Basic Concept and Schematic Design and related Major Phase for MBS 4E Phase II; (6) approved amendments for the D for D related to MBS 4E Phase II; (7) conditionally approved amendments to the Mission Bay South Owner Participation Agreement; and,

WHEREAS, OCII maintains land use permitting jurisdiction and California Environmental Quality Act ("CEQA") review authority for development within the Project Area, including the site of the proposed amendment. OCII has concluded that the MBS 4E Project, including the subject Plan Amendments, satisfy the requirements for an exemption from CEQA as specified in California Public Resources Code Section 21080.40 (Affordable Housing Projects). Effective as of January 1, 2024, California Assembly Bill 1499 amended the California Public Resources Code to exempt 100% affordable housing projects from environmental review under CEQA even when a rezoning is required, such as the Plan Amendment. To qualify for the California AB 1449 affordable housing exemption, projects must satisfy several rigorous requirements centered on affordability, location, environmental constraints, labor standards, and an administrative process.

All residential units must be dedicated to lower-income households (earning no more than 80% of the Area Median Income), excluding manager units. This 100% affordability requirement must be secured via a recorded regulatory agreement or deed restriction lasting at least 55 years for rental projects. Furthermore, projects must adhere to strict labor standards by paying construction workers the prevailing wage.

Location requirements stipulate the project must be in an urban infill area, often within walking distance of public transit or a cluster of amenities. The site must be adequately served by existing utilities. Importantly, the site cannot be located on sensitive lands such as wetlands, flood zones, high fire hazard severity zones, or hazardous waste sites. For any potentially contaminated site, a Phase I Environmental Site Assessment must be completed, and any identified hazardous conditions must be fully remediated before construction can begin.

The administrative requirements include a mandatory tribal consultation process. The local government must notify culturally affiliated tribes within 14 days of an application being deemed complete, and tribes have 60 days to request consultation. This process aims to establish enforceable conditions to protect tribal cultural resources. Finally, the project cannot involve the demolition of existing affordable, rent-controlled, or historic housing units within the last decade.

OCII staff have reviewed these requirements and confirm that the Phase I and Phase II Project complies with the provisions of Section 21080.40 of the Public Resources Code and is therefore exempt from CEQA. In addition, OCII staff have received and reviewed a Phase I Environmental Site Assessment for the MBS 4E site and, working with the City Archaeologist, have completed a tribal consultation process in which the discussions with local Native American tribal leaders have agreed to participate in future archaeological testing and excavations and a land acknowledgement on the site, and have requested that the site maximize the use of native species in its landscaping plan; and,

FINDINGS

Staff analyzed the proposed Redevelopment Plan Amendment with regards to conformity to the General Plan as described below.

HOUSING ELEMENT

OBJECTIVE 1.B

ADVANCE EQUITABLE HOUSING ACCESS

POLICY 5

Improve access to the available Affordable Rental and Homeownership units especially for disproportionately underserved racial and social groups.

POLICY 6

Advance equal housing access by eliminating discrimination based on race, ethnicity, immigration status, HIV+ status, gender identity, sexual orientation, disabilities, age, prior incarceration, or mental health and improving housing programs for underserved groups.

The Plan Amendments would enable the additional construction of 250 additional units than what would otherwise be allowed under the MBS Redevelopment Plan. The amendments enable the MBS 4E Project, which seeks to provide affordable housing at a wide variety of affordable levels while also setting aside units for families that have previously experienced homelessness. The Project specifically targets and prioritizes residency for those who are holders of Certificates of Preference and thereby aiming to address past harms to underserved communities.

OBJECTIVE 1.C

ELIMINATE HOMELESSNESS

POLICY 8

Expand permanently supportive housing and services for individuals and families experiencing homelessness as a primary part of a comprehensive strategy to eliminate homelessness.

The MBS 4E project specifically sets aside 80 units for families that had previously experienced homelessness.

OBJECTIVE 2.A

MAKE AMENDS AND INFORM REPARATIVE ACTIONS BY TELLING THE TRUTH ABOUT DISCRIMINATORY ACTIONS AND THE RESULTING HARM

OBJECTIVE 2.B

OFFER REPARATIONS FOR COMMUNITIES DIRECTLY HARMED BY PAST DISCRIMINATORY GOVERNMENT ACTION¹⁰ AND BRING BACK THEIR DISPLACED PEOPLE

POLICY 10

Acknowledge the truth about discriminatory practices and government actions as told by American Indian, Black, and other communities of color to understand the root causes of the housing disparities in these communities and to inform how to redress the harms.

POLICY 13

Amplify and prioritize voices of American Indian, Black, and other people of color, and other disadvantaged communities, and embrace the guidance of their leaders throughout the engagement and planning processes for housing policy, planning, programs, and developments.

The former San Francisco Redevelopment Agency implemented the Western Addition redevelopment plans throughout the 1950s, 1960s, and 1970s. In carrying out these plans, the Agency demolished large portions of the existing urban fabric, displacing long-established Black and Japanese American communities and causing lasting social and economic harm. To provide a measure of redress for this displacement, the State required the Agency to create the Certificate of Preference (COP) program, which looked to provide displaced households priority in accessing future affordable housing opportunities.

The Project Sponsor has stated that integral to developing the MBS 4E program and design, they have engaged the COP Holders community. Both OCII and the Project Sponsor have indicated that MBS 4E is being specifically programmed and affirmatively marketed to COP holders. As such, the project represents a tangible effort to support right-to-return goals and to address, in part, the historic harms experienced by these communities.

OBJECTIVE 4.A

SUBSTANTIALLY EXPAND THE AMOUNT OF PERMANENTLY AFFORDABLE HOUSING FOR EXTREMELY LOW- TO MODERATE-INCOME HOUSEHOLDS

POLICY 22

Create dedicated and consistent local funding sources and advocate for regional, State, and Federal funding to support building permanently affordable housing for very low-, low-, and moderate-income households that meets the Regional Housing Needs Allocation targets

The MBS 4E Project is a 100% affordable housing project with affordability levels targeted at no more than 70% AMI as defined by U.S. Department of Housing and Urban Development and California Tax Credit Allocation Committee.

OBJECTIVE 5.A

CONNECT PEOPLE TO JOBS AND THEIR NEIGHBORHOODS WITH NUMEROUS, EQUITABLE, AND HEALTHY TRANSPORTATION AND MOBILITY OPTIONS

POLICY 20

Increase mid-rise and small multi-family housing types by adopting zoning changes or density bonus programs in [Well-resourced Neighborhoods](#) and adjacent lower-density areas near transit, including along SFMTA Rapid Network³³ and other transit.

POLICY 37

Facilitate neighborhoods where proximity to daily needs and high-quality community services and amenities promotes social connections, supports caregivers, reduces the need for private auto travel, and advances healthy activities.

The Plan Amendments will enable a greater number of residential units (and affordable units specifically) within the Mission Bay neighborhood, which features excellent transportation and mobility options. MBS 4E is located along the T-Third Muni line, part of the SFMTA Rapid Network, and is immediately in front of a T-Third Muni stop.

OBJECTIVE 5.C

ELEVATE EXPRESSION OF CULTURAL IDENTITIES THROUGH THE DESIGN OF ACTIVE AND ENGAGING NEIGHBORHOOD BUILDINGS AND SPACES

POLICY 41

Shape urban design policy, standards, and guidelines to enable cultural and identity expression, advance architectural creativity and durability, and foster neighborhood belonging.

The Redevelopment Plan amendments will enable the MBS 4E Project. The MSB 4E Project Sponsor has engaged the COP holder community in programming and designing the project. The project architect has designed the façade to be reflective of African culture. The Project's architectural design documentation states that Project's façade features precast concrete formed with textured liners that create surface color and texture with Phase 1's façade to be reminiscent of traditional West African clay beads and Phase 2 to draw inspiration from the rich history and tradition of African textiles.

URBAN DESIGN ELEMENT

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The Redevelopment Plan amendments will enable a taller building than what would otherwise be allowed. Related D for D amendments will enable taller street walls along Mission Rock and China Basin Streets and will enable the Phase I and Phase II towers to be closer together than what would otherwise be permitted. While the amendments will allow two larger buildings, they will not be out of place or out of scale in the Mission Bay context. Mission Rock development, which is located immediately northeast of the Project site allows buildings of the height of 240 feet, which is roughly the same as the Phase II tower proposed at 225 feet. While the Phase I and Phase II towers will not feature horizontal setbacks at 55 feet as currently required by the D for D, the design does incorporate vertical notches that breaks down the mass of the two towers and provide for visual relief from the towers massing. Overall, MBS 4E Project is at the same scale as the surrounding Mission Bay and Mission Rock neighborhoods.

OBJECTIVE 3

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

POLICY 3.3

Promote efforts to achieve high quality of design for buildings to be constructed at prominent locations.

The subject site is on Third Street and along its T-Third Muni light rail line. The Project's visual prominence is appropriate for its location and use.

OBJECTIVE

4

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY

POLICY 4.13

Improve pedestrian areas by providing human scale and interest.

OCII Staff worked with Planning and the Project Sponsor to assure the buildings ground floor frontage along Third Street is well articulated featuring transparency into the building and lined with active lobby, retail and community uses.

Eight Priority Policies of Planning Code Section 101.1

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The proposed Redevelopment Plan Amendment will not result in change in neighborhood-serving retail businesses. The Project will include one street level retail space that will enhance the neighborhood commercial environment. The Project's new residents will provide more customers for neighborhood retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.

The proposed Redevelopment Plan Amendment will not affect existing housing and will help add to the City's housing stock. The site is currently a vacant lot. The proposed residential tower project will transform the current empty parking lot into 398 affordable dwelling units.

3. That the City's supply of affordable housing be preserved and enhanced.

The proposed Redevelopment Plan Amendment would increase the supply of affordable housing in San Francisco by increasing the Redevelopment Plan's current cap by 250 units, thereby enabling the development of the MBS 4E Phase II project, which proposes 233 units above the Plan's current cap.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Redevelopment Plan Amendment and Project would not impede MUNI transit service or overburden our streets or neighborhood parking; rather it would create additional residential units in this rich transit neighborhood. The limited amount of parking being included in the Project and easy access to transit and other non-vehicular modes of transportation would help enable residents to get around without having to use private vehicles.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for residential employment and ownership in these sectors be enhanced.

The proposed Redevelopment Plan Amendment would not result in displacing existing industrial and service uses or change the existing economic base in this area. The site was most recently used as a surface parking lot.

6. That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed Redevelopment Plan Amendment will not affect the City's preparedness to protect against injury and loss of life in an earthquake. The proposed Project would be built to the current building code and seismic standards and otherwise will not affect the City's preparedness.

7. That landmarks and historic buildings be preserved.

The site of Project does not include any landmark or historic building and the proposed Redevelopment Plan Amendment will not affect the landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The Redevelopment Plan amendments and the MBS 4E Project would not negatively impact our parks and open space and their access to sunlight or to vistas.

NOW THEREFORE BE IT MOVED, That the Commission hereby finds the proposed amendment to the Mission Bay South Redevelopment Plan, as described above, to be on balance consistent with the General Plan, including, but not limited to the Housing Element, Urban Design, and is consistent with the eight Priority Policies in City Planning Code Section 101.1 for reasons set forth in this motion, and recommend to the Board of Supervisors approval of the Plan Amendment.

I hereby certify that the foregoing Motion was adopted by the Commission at its meeting on December 4, 2025.



Jonas P. Ionin
Commission Secretary

AYES: Williams, Imperial, McGarry, Moore, So

NOES: None

ABESNT: Braun

RECUSED: Campbell

ADOPTED: December 4, 2025