

## **LEGISLATIVE DIGEST**

[Redevelopment Plan Amendments - Mission Bay South - 1450 Owens Street]

**Ordinance approving amendments to the Mission Bay South Redevelopment Plan to increase the square footage for mixed office, research and development, and light manufacturing uses within the Mission Bay South Redevelopment Plan Area, with such square footage to be allocated to Parcel 7 of Block 43 (also known as 1450 Owens Street), located within Zone A of the Mission Bay South Redevelopment Plan Area; increasing the maximum average floor area in the Plan Area to accommodate such increased square footage; making findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

### Existing Law

The Board of Supervisors approved the Mission Bay South Redevelopment Plan (“Redevelopment Plan”) in 1998, and approved amendments to the Redevelopment Plan in 2013, 2018, and recently in 2020. The Redevelopment Plan establishes, among other things, the land use controls for the Mission Bay South Redevelopment Plan Area (the “Plan Area”), including the amount of square footage that may be developed with mixed office, research and development, and light manufacturing uses within the Plan Area as well as in Zone A of the Plan Area.

### Amendments to Current Law

The ordinance would amend the Redevelopment Plan to increase the amount of square footage that may be developed with mixed office, research and development, and light manufacturing uses. Specifically, the ordinance would amend the Redevelopment Plan to increase the total mixed office, research and development, and light manufacturing square footage in the Plan Area from approximately 5,953,600 leasable square feet to approximately 6,123,600 leasable square feet (Plan Amendments). This increase would be conditioned so that the additional leasable square feet is located only on Parcel 7 of Block 43 (also known as 1450 Owens Street) and provided further that the maximum average floor area ratio for Commercial Industrial and Commercial Industrial/Retail uses is increased from 2.9:1 to a floor area ratio not to exceed 2.95:1 to account for new development at Parcel 7 of Block 43.

### Background Information

In September, 2004, a wholly-owned subsidiary of Alexandria Real Estate Equities, Inc. acquired substantially all of Blocks 41-43 of the Plan Area (“Blocks 41-43”), including the real property commonly known as Parcel 7 of Block 43 (the “Property”). The Property is within

Zone A of the Plan Area, and the Redevelopment Plan land use designation for the Property is Commercial Industrial, which permits, among other uses, office, manufacturing (including various research and laboratory uses), and retail sales and services. On October 18, 2005, the San Francisco Redevelopment Agency (the "Agency") adopted Resolution No. 163-2005, pursuant to which the Agency approved a Revised Major Phase Application for Blocks 41-43, including an approximately 62,000 square foot Commercial Industrial building on the Property. On October 2, 2008, the Planning Commission adopted Motion No. 17712, pursuant to which the Planning Commission confirmed a Planning Code Section 321 "Prop M" design approval of a new, approximately 61,581 square foot office/laboratory building on the Property (the "Prior Project") and authorized up to 61,000 square feet of office space in the Prior Project. On October 21, 2008, the Agency adopted Resolution No. 128-2008, pursuant to which the Agency approved the Combined Basic Concept and Schematic Design for the Prior Project. The Prior Project was not constructed and a portion of the square footage originally allocated to the Prior Project was re-allocated to other projects within Blocks 41-43 (with the approval of the Agency). On November 1, 2010, the owner of the Property transferred the remaining square footage available for the development of Blocks 41-43 (including the Property) to Salesforce for use in its then-proposed development of Blocks 29-32 of the Plan Area (Blocks 29-32). Salesforce subsequently transferred Blocks 29-32 to the Golden State Warriors, who utilized the square footage originally allocated to the Property (along with other square footage allocated to Blocks 29-32) for the Event Center project. The Plan Amendments will permit development of the Property with a new research and development and office project. The Commission on Community Investment and Infrastructure, as the Successor Agency to the Agency, recommended approval of the Plan Amendments in Resolution No. 31-2020, which it adopted on November 17, 2020.

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