

FILE NO. 98-1428

ORDINANCE NO. 924-98

1 [General Plan Amendments]

2 RESCINDING THE MISSION BAY PLAN AND APPROVING AMENDMENTS TO THE SAN
3 FRANCISCO GENERAL PLAN

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6 Be it ordained by the People of the City and County of San Francisco:

7 Section 1. Findings.

8 The Board of Supervisors of the City and County of San Francisco hereby finds and
9 determines that:

10 A. Pursuant to City Charter Section 4.105, any amendments to the General Plan shall
11 first be considered by the San Francisco Planning Commission ("Planning Commission") and
12 thereafter recommended for approval or rejection by the Board of Supervisors.

13 B. The San Francisco Redevelopment Agency ("Agency") has prepared two new
14 Redevelopment Plans for the Mission Bay North and Mission Bay South Redevelopment
15 Project Areas ("Project Areas") which include the properties as shown on the Mission Bay
16 Land Use Map in Board of Supervisors File No. 98-1428.

17 C. Adoption of the Mission Bay North and Mission Bay South Redevelopment Plans
18 requires amendment to the General Plan for the City and County of San Francisco, as set
19 forth in Attachment A hereto.

20 D. On December 12, 1996 by Motion No. 14255, the Planning Commission adopted
21 findings in connection with the proposed Preliminary Plan for the Mission Bay North
22 Redevelopment Project Area which also included certain proposed amendments to the
23 General Plan to ensure consistency of the Preliminary Plan with the General Plan.

24 E. On October 23, 1997 by Motion No. 14483, the Planning Commission adopted
25 findings in connection with the proposed Preliminary Plan for the Mission Bay South

SUPERVISOR, YAKI, TENG, BIERMAN, MEDINA, BROWN, AMMIANO, KATZ, LENO, YEE
BOARD OF SUPERVISORS

1 Redevelopment Project Area which also included certain proposed amendments to the
2 General Plan to ensure consistency of the Preliminary Plan with the General Plan.

3 F. On August 20, 1998 by Resolution No. 14677, the Planning Commission adopted a
4 resolution of intent to initiate amendments to the General Plan, which Resolution described
5 the proposed amendments to the General Plan.

6 G. On September 17, 1998 by Motion No. 14696, the Planning Commission certified
7 the Final Subsequent Environmental Impact Report as adequate and complete.

8 H. On September 17, 1998, the Planning Commission conducted a duly noticed public
9 hearing on the General Plan Amendments and adopted the General Plan Amendments by
10 Resolution No. 14698, and recommended them for approval to the Board of Supervisors.
11 The Planning Commission recommended rescission of the Mission Bay Plan and adopted its
12 contents as Planning Department and Planning Commission Guidelines for development of
13 the parcels which are not a part of the Project Areas, subject to this Board's affirmance of
14 such rescission.

15 I. In Motion No. M98-132 this Board of Supervisors affirmed the Planning
16 Commission's certification of the Final Subsequent Environmental Impact Report as adequate
17 and complete.

18 J. In Resolution No. 854-98, this Board of Supervisors adopted findings in connection
19 with its consideration of these General Plan Amendments under the California Environmental
20 Quality Act ("CEQA"), the State CEQA Guidelines and Chapter 31 of the San Francisco
21 Administrative Code and made certain findings in connection therewith, and adopted a
22 mitigation monitoring program, which findings and program are hereby incorporated by
23 reference as if fully set forth herein.

24 K. This Board of Supervisors finds that this ordinance will serve the public necessity,
25 convenience and welfare for the following reasons:

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BOARD OF SUPERVISORS

1 1. The Project Areas which are the subject of the Mission Bay North and Mission
2 Bay South Redevelopment Plans, are blighted areas, the redevelopment of which is
3 necessary to effectuate the public purposes declared in the Community Redevelopment Law.

4 2. The Redevelopment Plans will redevelop the Project Areas in conformity with
5 the Community Redevelopment Law and in the interests of the public peace, health, safety,
6 and welfare.

7 3. The adoption and carrying out of the Redevelopment Plans is economically
8 sound and feasible.

9 4. The Redevelopment Plans and the Interagency Cooperation Agreements, when
10 effective, will be consistent with the General Plan of the City and County of San Francisco, as
11 amended, including, but not limited to, the Residence Element, which substantially complies
12 with the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of
13 Division 1 of Title 7 of the California Government Code and other applicable requirements of
14 law, and is consistent with the eight Priority Policies in City Planning Code Section 101.1 for
15 the reasons set forth in City Planning Commission Resolution No. 14699.

16 5. The carrying out of the Redevelopment Plans will promote the public peace,
17 health, safety and welfare of the community and effectuate the purposes and policies of the
18 Community Redevelopment Law.

19 6. The Project Areas include lands, buildings and improvements which are not
20 individually detrimental to the public health, safety or welfare but which are necessary for the
21 effective redevelopment of the Project Areas; any area included in the Project Areas is
22 necessary for effective redevelopment and is not included for the purpose of obtaining an
23 allocation of tax increment revenues from the Project Areas pursuant to Section 33670 of the
24 California Health and Safety Code without other substantial justification for its inclusion.

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1 7. The elimination of blight and the redevelopment of the Project Areas could not
2 reasonably be expected to be accomplished by private enterprise acting alone without the aid
3 and assistance of the Redevelopment Agency.

4 8. The Agency's and the City's expenditure of funds in the Low and Moderate
5 Income Housing Fund created under Board of Supervisors' Resolution No. 498-89 within the
6 territorial limits of the City, whether within or outside the territorial limits of the Project Areas,
7 will be of benefit to the Project Areas; provided, however, any such expenditure shall be
8 subject to the terms and conditions of the Tax Allocation Agreements for the Project Areas,
9 copies of which are on file with the Board of Supervisors in File Nos. 98-1432 and 98-1433.

10 Section 2. Priority Policies.

11 The Board of Supervisors finds that this ordinance is in conformity with the Priority
12 Policies of Section 101.1(b) of the Planning Code and with the General Plan as proposed to
13 be amended herein, and hereby adopts the findings of Planning Commission Resolution
14 No.14699, and incorporates said findings by this reference thereto.

15 Section 3. Rescission of Mission Bay Plan.

16 The Mission Bay Plan shall be deleted in its entirety.

17 Section 4. Amendments to the General Plan.

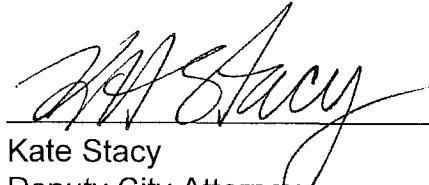
18 The Board of Supervisors hereby approves amendments to the Residence Element,
19 the Commerce and Industry Element, the Recreation and Open Space Element, the
20 Transportation Element, the Urban Design Element, the Arts Element, the Central Waterfront
21 Plan, the Mission Bay Plan and the Land Use Index of the General Plan of the City and

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1 County of San Francisco as set forth in Attachment A, attached hereto and incorporated
2 herein by this reference

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4 APPROVED AS TO FORM:
5 LOUISE H. RENNE, City Attorney

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8 By:



Kate Stacy
Deputy City Attorney

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SUPERVISOR YAKI
BOARD OF SUPERVISORS



City and County of San Francisco

Veterans Building
401 Van Ness Avenue, Room 308
San Francisco, CA 94102-4532

Tails Ordinance

File Number: 981428

Date Passed:

Ordinance rescinding the Mission Bay Plan and approving amendments to the San Francisco General Plan.

October 19, 1998 Board of Supervisors — AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

Ayes: 9 - Ammiano, Bierman, Brown, Katz, Leno, Medina, Teng, Yaki, Yee
Absent: 1 - Newsom
Excused: 1 - Kaufman

October 19, 1998 Board of Supervisors — PASSED ON FIRST READING AS AMENDED

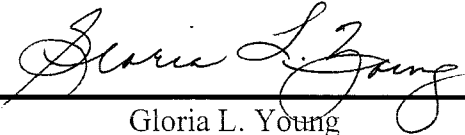
Ayes: 9 - Ammiano, Bierman, Brown, Katz, Leno, Medina, Teng, Yaki, Yee
Absent: 1 - Newsom
Excused: 1 - Kaufman

October 26, 1998 Board of Supervisors — FINALLY PASSED

Ayes: 8 - Ammiano, Bierman, Brown, Leno, Medina, Teng, Yaki, Yee
Absent: 1 - Katz
Excused: 2 - Kaufman, Newsom

File No. 981428

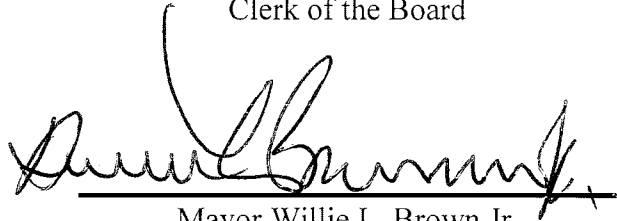
I hereby certify that the foregoing Ordinance
was **FINALLY PASSED** on October 26, 1998
by the Board of Supervisors of the City and
County of San Francisco.



Gloria L. Young
Clerk of the Board

OCT 30 1998

Date Approved



Mayor Willie L. Brown Jr.