

File No. 171280

Committee Item No. \_\_\_\_\_

Board Item No. 12

## COMMITTEE/BOARD OF SUPERVISORS

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Committee: \_\_\_\_\_

Date: \_\_\_\_\_

Board of Supervisors Meeting

Date: February 27, 2018

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April 7, 2017
- DRAFT Redevelopment Plan Amendments No. 2
- \_\_\_\_\_

Prepared by: Brent Jalipa

Date: February 22, 2018

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Redevelopment Plan Amendments - Mission Bay South]

2  
3 **Ordinance approving amendments to the Mission Bay South Redevelopment Plan to**  
4 **remove a 0.3 acre parcel known as P20 from the Mission Bay South Redevelopment**  
5 **Plan Area; making findings under the California Environmental Quality Act; and making**  
6 **findings of consistency with the General Plan, and the eight priority policies of Planning**  
7 **Code, Section 101.1.**

8  
9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
10 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
11 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
12 **Board amendment additions** are in double-underlined Arial font.  
13 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
14 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
15 subsections or parts of tables.

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

17 Section 1. FINDINGS.

18 (a) CEQA Findings. The actions contemplated in this ordinance are within the  
19 scope of the project for which the Board adopted the resolution in Board File No. 171286,  
20 affirming the Planning Commission's certification of the Final Environmental Impact Report for  
21 the Seawall Lot 337 and Pier 48 Mixed-Use Project ("FEIR") and making findings in  
22 accordance with the California Environmental Quality Act (California Public Resources Code  
23 section 21000 et seq.) and the Administrative Code Chapter 31. Said resolution is  
24 incorporated herein by this reference.

25 (b) General Plan and Planning Code Section 101.1 Findings. On October 5, 2017,  
the Planning Commission, in Motion No. 20018 adopted findings that the actions contemplated

1 in this ordinance are consistent, on balance, with the City's General Plan and eight priority  
2 policies of Planning Code Section 101.1. The Board adopts these findings as its own. A copy  
3 of said Motion is in Board File No. 171280, and available on the Board's website, and is  
4 incorporated herein by reference.

5 (c) On November 2, 1998, the Board of Supervisors approved and adopted the  
6 Mission Bay South Redevelopment Plan (Redevelopment Plan) by Ordinance No. 335-98. On  
7 July 9, 2013, the Board of Supervisors adopted the first amendment to the Redevelopment  
8 Plan by Ordinance No. 143-13. The Redevelopment Plan establishes, among other things, the  
9 land use controls for the approximately 238-acre Mission Bay South Redevelopment Plan  
10 Area.

11 (d) Seawall Lot 337 is public trust property under the jurisdiction of the Port of San  
12 Francisco (Port) and subject to the terms and conditions of Chapter 1333 of the Statutes of  
13 1968, as amended (the Burton Act). The Redevelopment Plan Area lies to the west and south  
14 of Seawall Lot 337. It includes within its boundary an approximately 0.3-acre narrow,  
15 undeveloped strip of land located at the southern boundary of Seawall Lot 337, referred to in  
16 the Redevelopment Plan as P20. The Redevelopment Plan identifies P20 for open space.  
17 The Redevelopment Plan originally intended P20 to function as an open space buffer between  
18 previously anticipated industrial uses on Seawall Lot 337 and residential uses to the south of  
19 Mission Rock Street. The Port currently leases P20 and Seawall Lot 337 to the China Basin  
20 Ballpark Company, LLC for surface parking primarily servicing AT&T Ballpark.

21 (e) To facilitate the redevelopment of Seawall Lot 337, the Legislature adopted  
22 Assembly Bill 815 (Chapter 660, Statutes of 2007) and Assembly Bill 2797 (Chapter 529,  
23 Statutes 2016). Assembly Bill 815 authorizes the Port to enter into a 75-year lease for Seawall  
24 Lot 337. Assembly Bill 2797 contemplates the removal of P20 from the Redevelopment Plan  
25 Area and exempts certain actions effecting such removal from Department of Finance review

1 that would otherwise be required under the law governing former redevelopment agencies in  
2 the California Health and Safety Code.

3 (f) On February 1, 2012, the State of California dissolved all redevelopment  
4 agencies in the state and established successor agencies to assume certain rights and  
5 obligations of the former agencies. Cal. Health & Safety Code §§ 34170 et seq.  
6 (Redevelopment Dissolution Law). On October 2, 2012, the Board of Supervisors delegated  
7 its state authority under the Redevelopment Dissolution Law to the Successor Agency  
8 Commission, commonly referred to as the Commission on Community Investment and  
9 Infrastructure (CCII or Successor Agency Commission). The Successor Agency Commission  
10 is to implement and complete, among other things, the surviving enforceable obligations of the  
11 Redevelopment Agency of the City and County of San Francisco (Redevelopment Agency).  
12 On January 24, 2014, the California Department of Finance finally and conclusively determined  
13 that an Owner Participation Agreement executed by the Redevelopment Agency on  
14 September 17, 1998, by Resolution No. 190-98 with the developer of the Mission Bay South  
15 Redevelopment Plan Area was an enforceable obligation of the Successor Agency.

16 (g) As set forth more fully below, the Successor Agency Commission recommends  
17 amendments of the Redevelopment Plan to remove P20 from the Redevelopment Plan  
18 boundary, finding that it is not furthering the objectives and policies of the Redevelopment Plan  
19 and the future use of P20 as a small open space buffer is no longer viable or desirable. These  
20 amendments to the Redevelopment Plan would (1) implement the intent of the Legislature as  
21 manifested in AB 2797 and of local voters in the “Mission Rock Affordable Housing, Parks,  
22 Jobs and Historic Preservation Initiative” (Proposition D), approved November 2015; (2)  
23 advance several key objectives of the Redevelopment Plan, including integration of the  
24 Redevelopment Plan Area with surrounding neighborhoods, increasing retail use and  
25 employment opportunities and opportunities and visitors to the area, and increasing open

1 space and access to the San Francisco Bay, and (3) eliminate blighting influences immediately  
2 adjacent to the Redevelopment Plan Area by activating the under-utilized and often vacant  
3 Seawall Lot 337.

4 (h) In accordance with §§ 33352 and 33457.1 of the Community Redevelopment  
5 Law (CRL) (Health & Safety Code §§ 33000 et seq.), the Successor Agency has prepared a  
6 Report to the Board of Supervisors on the Amendments to the Redevelopment Plan (Report to  
7 the Board). The Successor Agency made the Report to the Board available to the public on or  
8 before the date of the notice of the public hearing held in accordance with CRL § 33452, on  
9 this ordinance approving the Redevelopment Plan Amendments; said hearing is referenced  
10 below.

11 (i) On October 15, 2017, the master developer of the Mission Bay South  
12 Redevelopment Plan Area, FOCIL-MB, LLC, consented to the Successor Agency's approval of  
13 the Amendments to the Redevelopment Plan, as provided for under the Owner Participation  
14 Agreement.

15 (j) Successor Agency Commission Action. On October 17, 2017, after holding a  
16 duly noticed public hearing in accordance with CRL § 33452, the Successor Agency  
17 Commission, in Resolution No. 39-2017, approved the Report to the Board and made certain  
18 findings. By Resolution No. 40-2017, it recommended to the Board the adoption of the  
19 Redevelopment Plan Amendments. It determined, consistent with its authority under the CRL,  
20 as amended by the Redevelopment Dissolution Law, that the Redevelopment Plan  
21 Amendments are necessary and desirable, approved the Redevelopment Plan Amendments  
22 and recommended forwarding them to the Board of Supervisors for approval. The Successor  
23 Agency Commission has transmitted to the Board of Supervisors a certified copy of Resolution  
24 No. 39-2017 and attached its Report to the Board. Copies of these documents and Resolution  
25

1 No. 40-2017 are in Board File No. 171280, and available on the Board's website, and  
2 incorporated herein by reference.

3 (k) The Board of Supervisors held a public hearing on February 13, 2018, on the  
4 adoption of the Redevelopment Plan Amendments. The hearing has been closed. Notice of  
5 such hearing was published in a newspaper of general circulation in the City and County of  
6 San Francisco once per week for three successive weeks prior to the date of such hearing in  
7 accordance with CRL § 33452. At such hearing, the Board considered the report and  
8 recommendations of the Successor Agency Commission, Planning Commission Motion No.  
9 20019, and all evidence and testimony regarding the Redevelopment Plan Amendments. The  
10 Board hereby adopts findings to the extent required by the CRL as set forth in this Section 1.

11 Section 2. PURPOSE AND INTENT. The purpose and intent of the Board of  
12 Supervisors with respect to the Redevelopment Plan Amendments are to implement AB 2797  
13 and Proposition D by removing P20 from the Redevelopment Plan Area. The Redevelopment  
14 Plan Amendments will facilitate the redevelopment of an area immediately adjacent to the  
15 Redevelopment Plan Area, contribute to, and complement the overall goals and objectives of  
16 the Redevelopment Plan to foster the integration of the Redevelopment Plan Area with  
17 adjacent neighborhoods, increase economic opportunities, add open space and improved  
18 access to San Francisco Bay, and eliminate blight.

19 Section 3. PLAN INCORPORATION BY REFERENCE. The Redevelopment Plan as  
20 amended by this ordinance is incorporated in and made a part of this ordinance by this  
21 reference with the same force and effect as though set forth fully in this ordinance.

22 Section 4. REDEVELOPMENT PLAN AMENDMENTS.

23 (a) Attachment 1 to the Redevelopment Plan is hereby replaced with  
24 Attachment 1 - Land Use Plan and Legal Description, a copy of which is in Board File  
25 No. 171280 and available on the Board's website.

1 (b) Attachment 2 to the Redevelopment Plan is hereby replaced with  
2 Attachment 2 – Plan Area Map, a copy of which is in Board File No. 171280 and available on  
3 the Board’s website.

4 (c) Attachment 3 to the Redevelopment Plan is hereby replaced with  
5 Attachment 3 – Redevelopment Land Use Map, a copy of which is in Board File No. 171280  
6 and available on the Board’s website.

7 Section 5. FURTHER FINDINGS AND DETERMINATIONS UNDER COMMUNITY  
8 REDEVELOPMENT LAW. The Board of Supervisors hereby makes the following findings,  
9 determinations, and declarations, based on the record before it, including but not limited to  
10 information contained in the Report to the Board.

11 (a) The purpose of the Redevelopment Plan Amendments is to implement  
12 Assembly Bill 2797, pursuant to which the Legislature determined that the removal of P20 to  
13 facilitate the reconfiguration and redevelopment of Seawall Lot 337 is of “particular importance  
14 to the state.”

15 (b) The Redevelopment Plan Amendments contribute to the Redevelopment  
16 Plan’s goals and objectives of integrated neighborhoods, economic advancement and job  
17 opportunities, increased open space and San Francisco Bay access, and the elimination of  
18 blight.

19 (c) As set forth in the Report to the Board, the Redevelopment Plan  
20 Amendments will facilitate the redevelopment of an area adjacent to the Redevelopment Plan  
21 Area in conformity with the CRL and promote the public peace, health, safety, and welfare.

22 (d) The redevelopment and activation of Seawall Lot 337 will benefit the  
23 Redevelopment Plan Area by providing jobs, parks and open space and by increasing property  
24 values in an area immediately adjacent to the Redevelopment Plan Area. The Redevelopment  
25 Plan Amendments do not propose any new Successor Agency capital expenditure, involve any

1 new indebtedness or financial obligation of the Successor Agency, or change the Successor  
2 Agency's overall method of financing the redevelopment of the Redevelopment Plan Area.

3 (e) For the reasons set forth in Section 1 above, the Redevelopment Plan  
4 Amendments are consistent with the General Plan of the City and County of San Francisco  
5 and in conformity with the policies in Planning Code Section 101.1.

6 (f) The Redevelopment Plan Amendments do not authorize the  
7 condemnation of real property.

8 (g) The Redevelopment Plan Amendments will not result in the displacement  
9 of any persons, temporarily or permanently, from housing facilities. Accordingly, no residential  
10 relocation plan is required.

11 (h) There are no non-contiguous areas in the Redevelopment Plan Area.

12 (i) The elimination of blight and redevelopment of the Redevelopment Plan  
13 Area could not be reasonably expected to be accomplished by private enterprise acting alone  
14 without the application of the appropriate land use controls.

15 (j) The Redevelopment Plan Amendments do not change the time limitation  
16 or the limitation on the number of dollars to be allocated to the Successor Agency.

17 (k) The Redevelopment Plan Amendments change the boundary of the  
18 Redevelopment Plan Area. As such, the Successor Agency provided notice to the Department  
19 of Finance and the Department of Community Housing on September 1, 2017, notifying the  
20 aforementioned agencies of the Successor Agency Commission's October 17, 2017, hearing  
21 to consider the Plan Amendments, pursuant to CRL § 33451.5.

22 Section 6. OFFICIAL PLAN. As required by CRL §§ 33457.1 and 33367, the Board of  
23 Supervisors hereby approves and adopts the Redevelopment Plan, as amended by the  
24 Redevelopment Plan Amendments, as the official redevelopment plan for the Redevelopment  
25 Plan Area.

1 Section 7. CONTINUED EFFECT OF PREVIOUS ORDINANCES AS AMENDED.  
2 Ordinance Nos. 335-98 and 143-13 shall continue in full force and effect as amended by this  
3 ordinance.

4 Section 8. TRANSMITTAL OF PLAN AS AMENDED. The Clerk of the Board of  
5 Supervisors shall (a) transmit a copy of this ordinance to the Successor Agency, whereupon  
6 the Successor Agency shall be vested with the responsibility for carrying out the  
7 Redevelopment Plan as amended, and (b) record or ensure that the Successor Agency  
8 records a notice of the approval and adoption of the Redevelopment Plan Amendments  
9 pursuant to this ordinance, containing a statement that proceedings for the redevelopment of  
10 the Redevelopment Plan Area pursuant to the Redevelopment Plan Amendments have been  
11 instituted under the CRL.

12 Section 9. RATIFICATION OF PRIOR AND SUBSEQUENT ACTS. All actions taken  
13 by the officers and agents of the City and the Successor Agency Commission in preparing and  
14 submitting the Redevelopment Plan Amendments to the Board of Supervisors for review and  
15 consideration, as consistent with the documents herein and this ordinance, are hereby ratified  
16 and confirmed, and the Board of Supervisors hereby authorizes all subsequent action to be  
17 taken by City officials and the Successor Agency Commission consistent with this ordinance.  
18 Any such actions are solely intended to further purposes of the ordinance, and are subject in  
19 all respects to the terms of this ordinance.

20 Section 10. EFFECTIVE DATE. In accordance with CRL §§ 33378(b)(2) and 33450,  
21 this ordinance shall become effective 90 days after enactment. Enactment occurs when the  
22 Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the  
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ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:  
DENNIS J. HERRERA, City Attorney

By:   
Elaine Warren  
Deputy City Attorney  
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## LEGISLATIVE DIGEST

[Redevelopment Plan Amendments - Mission Bay South]

**Ordinance approving amendments to the Mission Bay South Redevelopment Plan to remove a 0.3 acre parcel known as P20 from the Mission Bay South Redevelopment Plan Area; 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

On November 2, 1998, the Board of Supervisors approved and adopted the Mission Bay South Redevelopment Plan (Redevelopment Plan) by Ordinance No. 335-98. On July 9, 2013, the Board of Supervisors adopted the first amendment to the Redevelopment Plan by Ordinance No. 143-13. The Redevelopment Plan establishes, among other things, the land use controls for the approximately 238-acre Mission Bay South Redevelopment Plan Area.

Seawall Lot 337 is public trust property under the jurisdiction of the Port of San Francisco (Port) and subject to the terms and conditions of Chapter 1333 of the Statutes of 1968, as amended (the Burton Act). The Redevelopment Plan Area lies to the west and south of Seawall Lot 337. It includes within its boundary an approximately 0.3-acre narrow, undeveloped strip of land located at the southern boundary of Seawall Lot 337, referred to in the Redevelopment Plan as P20. The Redevelopment Plan identifies P20 for open space.

To facilitate the redevelopment of Seawall Lot 337, the Legislature adopted Assembly Bill 815 (Chapter 660, Statutes of 2007) and Assembly Bill 2797 (Chapter 529, Statutes 2016). Assembly Bill 815 authorizes the Port to enter into a 75-year lease for Seawall Lot 337. Assembly Bill 2797 contemplates the removal of P20 from the Redevelopment Plan Area and exempts certain actions effecting such removal from Department of Finance review that would otherwise be required under the law in the California Health and Safety Code governing former redevelopment agencies.

On November 3, 2015, San Francisco voters approved Proposition D, the "Mission Rock Affordable Housing, Parks, Jobs and Historic Preservation Initiative," which establishes policies and modifications to the San Francisco General Plan and Planning Code for the Mission Rock site. The Mission Rock site includes Seawall Lot 337, parcel P20, portions of Terry A. Francois Boulevard, Pier 48, and the wharf between Piers 48 and 50.

### Amendments to Current Law

The ordinance would amend the Redevelopment Plan to remove P20 from the Redevelopment Plan Area. The amendments include a revised legal description of the Redevelopment Plan Area, an updated Redevelopment Plan Area map, and an updated land

use map. The revised legal description and revised maps are identical to the existing legal description and maps except for the removal of P20.

Background Information

The Redevelopment Plan originally intended P20 to function as an open space buffer between previously anticipated industrial uses on Seawall Lot 337 and residential uses to the south of Mission Rock Street. The Port currently leases P20 and Seawall Lot 337 to the China Basin Ballpark Company, LLC for surface parking primarily servicing AT&T Ballpark. The Commission on Community Investment and Infrastructure, as the Successor Agency to the former San Francisco Redevelopment Agency, recommended removal of P20 from the Mission Bay South Redevelopment Plan by Resolution No. 40-2017 on October 17, 2017.

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# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Resolution No. 20019

HEARING DATE: OCTOBER 5, 2017

*Case No.:* **2013.0208 ENV/PCA/MAP/DVA**  
*Project Name:* **Mission Rock (aka Seawall Lot 337 / Pier 48)**  
*Existing Zoning:* **Mission Bay Open Space (MB-OS); M-2 (Heavy Industrial) Zoning District; Mission Rock Height and Bulk District**  
*Block/Lot:* **8719/ 006; 9900/048**  
*Proposed Zoning:* **Mission Mixed-Use Zoning District / Mission Rock Special Use District; Mission Rock Height and Bulk District**  
*Project Sponsor:* **Port of San Francisco and SWL 337 Associates, LLC**  
*Staff Contact:* **Mat Snyder – (415) 575-6891**  
[mathew.snyder@sfgov.org](mailto:mathew.snyder@sfgov.org)

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RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE AMENDMENTS TO THE PLANNING CODE TO ESTABLISH THE MISSION ROCK MIXED-USE DISTRICT, THE MISSION ROCK SPECIAL USE DISTRICT, ALONG WITH OTHER RELATED MINOR CHANGES TO ARTICLE 2 AND ARTICLE 9 OF THE PLANNING CODE; AND BY AMENDING ZONING MAP ZN 08 BY DESIGNATING ASSESSOR’S BLOCK AND LOT: 8719/ 006 AND 9900/-48 AS PART OF THE MISSION ROCK MIXED-USE DISTRICT AND BY AMENDING SPECIAL USE DISTRICT MAP SD 08 BY DESIGNATING ASSESSOR’S BLOCK AND LOTS: 8719/ 006 AND 9900/048 AS PART OF THE MISSION ROCK SPECIAL USE DISTRICT; ADOPT FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1 AND FINDINGS UNDER PLANNING CODE SECTION 302, AND INCORPORATING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, on September 5, 2017, Mayor Edwin Lee and Supervisor Jane Kim introduced an ordinance (Board File 170940) for Planning Code Text Amendments to establish the Mission Rock Mixed-Use District and the Mission Rock Special Use District (herein “SUD”), and for Planning Code Map Amendments by amending Zoning Map ZN08 by designating Assessor’s Block and Lot: 8719/006 as part of the Mission Rock Mixed-Use District and by amending Special Use District Map SD08 by designating assessor’s block and lots: 8719/ 006 and 9900/048 to the Mission Rock SUD.

WHEREAS, pursuant to Planning Code Section 302(b), on September 5, 2017, the San Francisco Board of Supervisors initiated these Planning Code Text and Map Amendments.

WHEREAS, these Planning Code Text and Map Amendments would enable the Project. The Project includes new market-rate and affordable residential uses, commercial uses, retail, light industrial uses, parking, shoreline improvements, infrastructure development and street improvements, and public open space. Depending on the uses proposed, the Project would include approximately 1.1. to 1.6 million gross square feet (gsf) of residential uses (estimated as between 1,000 to 1,600 residential units) (of which 40% will be below market rate), approximately 972,000 to 1.4 million gsf of commercial-office uses, and a maximum of approximately 245,000 gsf of retail uses. The Project also includes construction of transportation and circulation improvements, new and upgraded utilities and infrastructure, geotechnical

and shoreline improvements, up to 3,000 off-street parking spaces in one or two new garages and 100 spaces elsewhere throughout the site. The Project is more comprehensively described in the Seawall Lot 337 and Pier 48 Mixed-Use Project Draft EIR.

WHEREAS, the Project would construct new buildings that would range in height from 90 to 240 feet, as is consistent with Proposition D which was passed by the voters of San Francisco in November 2015.

WHEREAS, these Planning Code Text Amendments would establish the Mission Rock Mixed Use District and Mission Rock SUD, which would outline the land use controls for the Project site.

WHEREAS, these Planning Code Map Amendments would designate the newly created Mission Rock Mixed-Use District and the Mission Rock Special Use District to the Project Site; the newly created SUD outline the land use controls for the Project site.

WHEREAS, this Resolution approving these Planning Code Text and Map Amendments is a companion to other legislative approvals relating to the Project, including approval of the Mission Rock Design Controls document, and recommendation for approval of the Development Agreement.

WHEREAS, as part of the implementation of the Project, the Office of Community Investment and Infrastructure (OCII) will consider removing certain property identified as Mission Bay Parcel P20 (a 0.3-acre, approximately 20-foot-wide strip of land adjacent to the south side of Seawall Lot 337, along the north side of Mission Rock Street) from the Mission Bay South Redevelopment Plan, and such removal would be part of the Project implementation as described in the Development Agreement. Parcel P20 is currently subject to the Mission Bay South Redevelopment Plan and is designated in that plan as a small open-space buffer. When it adopted AB 2797, the state legislature recognized the need to remove P20 from the Redevelopment Plan, on the basis that "the revitalization of Seawall Lot 337 . . . is of particular importance to the state." As such, AB 2797 calls for the amendment of the Redevelopment Plan to remove P20 without State-level review under Health & Safety Code Sections 34163(c)-(f) and 34164(a) and (b).

WHEREAS, on October 5, 2017, the Planning Commission reviewed and considered the Final EIR for the Mission Rock Project ("FEIR") and found the FEIR to be adequate, accurate and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and certified the FEIR for the Project in compliance with the California Environmental Quality Act ("CEQA"), the CEQA Guidelines and Chapter 31 by Motion No. 20017.

WHEREAS, on October 5, the Commission by Motion No. 20018 approved CEQA Findings, including adoption of a Mitigation Monitoring and Reporting Program (MMRP), under Case No. 2013.0208ENV, for approval of the Project, which findings and MMRP are incorporated by reference as though fully set forth herein.

WHEREAS, on October 5, 2017, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the proposed Planning Code Text and Map Amendments and has considered the information included in the File for these Amendments, the staff reports and presentations, public testimony and written comments, as well as the information provided about the Project from other City departments.

WHEREAS, a draft ordinance, substantially in the form attached hereto as Exhibit A, approved as to form, including those minor changes to Exhibit A as provided by staff on September 28, 2017, would

establish the Mission Rock Mixed Use District, Mission Rock SUD, and make other related Planning Code Text and Map amendments.

**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission hereby finds that the Planning Code Text Amendments and Zoning Map Amendments promote the public welfare, convenience and necessity for the following reasons:

1. The Amendments would help implement the Mission Rock Mixed-Use Project development, thereby evolving currently under-utilized surface parking lot for needed housing, commercial space, and parks and open space.
2. The Amendments would help implement the Mission Rock Mixed-Use Project, which in turn will provide employment opportunities for local residents during construction and post-occupancy, as well as community facilities and parks for new and existing residents.
3. The Amendments would help implement the Mission Rock Mixed-Use Project by enabling the creation of a mixed-use and sustainable neighborhood, with fully rebuilt infrastructure. The new neighborhood would improve the site's multi-modal connectivity to and integration with the surrounding City fabric, and connect existing neighborhoods to the City's waterfront.
4. The Amendments would enable the construction of a new vibrant, safe, and connected neighborhood, including new parks and open spaces. The Amendments would help ensure a vibrant neighborhood with active streets and open spaces, high quality and well-designed buildings, and thoughtful relationships between buildings and the public realm, including the waterfront.
5. The Amendments would enable construction of new housing, including new on-site affordable housing, and new retail and manufacturing uses. These new uses would create a new mixed-use neighborhood that would strengthen and complement nearby neighborhoods.
6. The Amendments would facilitate the preservation and rehabilitation of Pier 48 - an important historic resource listed in the National Register of Historic Places.

**AND BE IT FURTHER RESOLVED**, that the Planning Commission finds the Planning Code Text and Map Amendments are in general conformity with the General Plan and Planning Code Section 101.1 as set forth below.

**AND BE IT FURTHER RESOLVED**, that the Planning Commission finds the Project and its approvals associated therein, including the amendment to the Mission Bay South Redevelopment Plan to remove Parcel P20 from that Plan, all as more particularly described in Exhibits B and C to the Development Agreement on file with the Planning Department in Case No. 2013.0208DVA, are on balance consistent with the Objectives and Policies of the General Plan, as described herein as follows:

**HOUSING ELEMENT**

***OBJECTIVE 1***

***IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.***

**POLICY 1.1**

*Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.*

**POLICY 1.8**

*Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.*

**POLICY 1.10**

*Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.*

The Project is a mixed-use development with approximately 1.1 to 1.6 million gsf of residential uses (estimated at between 1,100 and 1,600 dwelling units) at full project build-out, which will provide a wide range of housing options. As detailed in the Development Agreement, the Project substantially exceeds the inclusionary affordable housing requirements of the Planning Code, through a partnership between the developer and the City to reach a 40% affordable level.

**OBJECTIVE 11**

**SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.**

**POLICY 11.1**

*Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.*

**POLICY 11.2**

*Ensure implementation of accepted design standards in project approvals.*

**POLICY 11.7**

*Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.*

The Project, as described in the Development Agreement and controlled in the Design Controls (DC), includes a program of substantial community benefits and detailed plans designed to create a vibrant new mixed-use amenity-rich neighborhood at the location of an existing surface parking lot. The new neighborhood will feature small blocks and well-articulated buildings with a human scale modeled off of features characteristic of San Francisco neighborhoods. Through the standards and guidelines in the DC and through the Development Agreement (DA), the Project Sponsor has committed to the rehabilitation of Pier 48 pursuant to the Secretary of Interior Standards.

**OBJECTIVE 12**

**BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.**

**POLICY 12.1**

*Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.*

**POLICY 12.2**

*Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.*

The Project appropriately balances housing with new and improved infrastructure and related public benefits.

The project site is located proximate to both major regional and local public transit, including Muni Metro and Caltrain. The Project includes incentives for the use of transit, walking and bicycling through its TDM program. In addition, the Project's streetscape design would enhance vehicular, bicycle and pedestrian access and connectivity through the site. Therefore, new residential and commercial buildings constructed as part of the Project would rely on transit use and environmentally sustainable patterns of movement.

The Project will provide over eight acres of new open space for a variety of activities, including an expanded China Basin Park, a central town square-like space, a waterfront wharf, and other small plazas and pedestrian connections throughout.

The Project includes substantial contributions related to quality of life elements such as open space, affordable housing, transportation improvements, childcare, public art, workforce development, youth development, and historic preservation.

**COMMERCE AND INDUSTRY ELEMENT**

**OBJECTIVE 1**

*MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.*

**POLICY 1.1**

*Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.*

The Project is intended to provide a distinct mixed-use development with residential, office, retail, cultural, and open space uses. The Project would leverage the Project site's location on the waterfront and close proximity to major regional and local public transit by building a dense mixed-use development that allows people to work and live close to transit. The Project would incorporate varying heights, massing and scale, maintaining a strong human-scaled streetwall along streets, and focused attention around public open spaces. The Project would create a balanced commercial center with a continuum of floorplate sizes for a range of users, substantial new on-site open space, and sufficient density to support and activate the new active ground floor uses and open space in the Project.

The Project would help meet the job creation goals established in the City's Economic Development Strategy by generating new employment opportunities and stimulating job creation across all sectors. The Project would also construct high-quality housing with sufficient density to contribute to 24-hour activity on the Project site, while offering a mix of unit types, sizes, and levels of affordability to accommodate a range of potential residents. The Project would facilitate a vibrant, interactive ground plane for Project and neighborhood residents, commercial users, and the public, with public spaces that could accommodate a variety of events and programs, and adjacent ground floor building spaces that include elements such as transparent building frontages and large, direct access points to maximize circulation between, and cross-activation of, interior and exterior spaces.

**OBJECTIVE 2**

*MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.*

**POLICY 2.1**

*Seek to retain existing commercial and industrial activity and to attract new such activity to the city.*

See above (Commerce and Industry Element Objective 1 and Policy 1.1) which explain the Project's contribution to the City's overall economic vitality.

**OBJECTIVE 3**

*PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.*

**POLICY 3.2**

*Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.*

The Project would help meet the job creation goals established in the City's Economic Development Strategy by generating new employment opportunities and stimulating job creation across all sectors. The Project will provide expanded employment opportunities for City residents at all employment levels, both during and after construction. The Development Agreement, as part of the extensive community benefit programs, includes a Workforce Development Plan, including a local hire participation level of 30% per trade. Vertical developers will contribute \$1,000,000 to OEWD in 11 parcel-by-parcel installments. Half of the funds will support community-based organizations that provide barrier removal services and job readiness training for individuals within at-risk populations, and half will support city programs that provide job training for local residents.

**OBJECTIVE 6**

*MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.*

**POLICY 6.1** *Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.*

*POLICY 6.2*

*Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to economic and technological innovation in the marketplace and society*

*POLICY 6.4*

*Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.*

*POLICY 6.5*

*Discourage the creation of major new commercial areas except in conjunction with new supportive residential development and transportation capacity.*

*POLICY 6.7*

*Promote high quality urban design on commercial streets.*

The Project meets and furthers the Objectives and Policies of the Commerce and Industry Element by reinforcing the typical San Francisco pattern of including resident serving uses along with mixed-use development. The Amendments will generally permit small-scale retail and community-related uses throughout the site by requiring it at key locations along China Basin Park and along the pedestrian-oriented "Shared Public-Way." The Project calls for neighborhood commercial and other retail be established in a pedestrian-oriented active environment typical of San Francisco neighborhoods and specifically called for in the Commerce and Industry Element. The provision of retail space will provide entrepreneurial opportunities for local residents and workers. As noted above, streets will be designed to Better Streets standards with the particular goal of assuring an active and engaging environment for pedestrians.

**TRANSPORTATION ELEMENT**

**OBJECTIVE 2**

**USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.**

**POLICY 2.1**

*Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.*

**POLICY 2.5**

*Provide incentives for the use of transit, carpools, vanpools, walking and bicycling and reduce the need for new or expanded automobile and automobile parking facilities.*

The Project is located along Third Street and the Muni T-Line, whose service will substantially expand in the near future with the opening of the Central Subway. The Project is also in close proximity to the San Francisco Caltrain station along with other major bus lines. The Project includes a detailed TDM program, including various performance measures, physical improvements and monitoring and enforcement measures designed to create incentives for

transit and other alternative to the single occupancy vehicle for both residential and commercial buildings. In addition, the Project's design, including its streetscape elements, is intended to promote and enhance walking and bicycling.

**OBJECTIVE 23**

*IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.*

**POLICY 23.1**

*Provide sufficient pedestrian movement space with a minimum of pedestrian congestion in accordance with a pedestrian street classification system.*

**POLICY 23.2**

*Widen sidewalks where intensive commercial, recreational, or institutional activity is present, sidewalks are congested, where sidewalks are less than adequately wide to provide appropriate pedestrian amenities, or where residential densities are high.*

**POLICY 23.6**

*Ensure convenient and safe pedestrian crossings by minimizing the distance pedestrians must walk to cross a street.*

The Project will establish a new tight-knit street network on the project site, and will provide pedestrian improvements and streetscape enhancement measures as described in the DC and reflected in the mitigation measures, the Transportation Plan, and in the Development Agreement. The Project would establish two new north-south rights-of-way and three new east-west rights-of-way through the site, increasing the sites connectivity and access. All streets will be constructed to Better Street standards; the transportation network will include robust bike facilities and will improve and complete a missing link in the Bay Trail and Blue Greenway.

**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 1.1**

*Recognize and protect major views in the city, with particular attention to those of open space and water.*

As explained in the DC, the Project is very carefully designed with particular emphasis on assuring a vibrant and engaging pedestrian realm. Buildings are to be scaled and shaped specific to their immediate context by assuring streetwalls are well proportioned relative to adjacent streets and open spaces. The Project's proposed tallest buildings will be sited at key locations to mark important gateway locations assuring that the buildings taken together create a dynamic skyline. The overall heights of the project are harmonious with and complementary to the overall city skyline when viewed from various distances.

**POLICY 1.2**

*Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.*

**POLICY 1.3**

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

**POLICY 1.5**

*Emphasize the special nature of each district through distinctive landscaping and other features.*

**POLICY 1.6**

*Make centers of activity more prominent through design of street features and by other means.*

**POLICY 1.7**

*Recognize the natural boundaries of districts, and promote connections between districts.*

**POLICY 2.9**

*Review proposals for the giving up of street areas in terms of all the public values that streets afford.*

**POLICY 2.10**

*Permit release of street areas, where such release is warranted, only in the least extensive and least permanent manner appropriate to each case.*

The Project will create a new fine-knit street network on the project site where it does not currently exist, increasing public access and circulation through the site. Buildings will be constructed between a maximum height range of 90 and 240 feet, with buildings stepping down to bases of 40 to 65 feet along streets. Building heights and urban design requirements in the DC assure that Pier 48, the site's existing historic Pier, will be respected and retain its predominance along the bayfront. The Project is envisioned as an extension and improvement to the Mission Bay neighborhood

**OBJECTIVE 2**

**CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.**

**POLICY 2.4**

*Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.*

**POLICY 2.5**

*Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.*

Pier 48 will be rehabilitated to Secretary of Interior's Standards.

**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.*

**POLICY 3.4**

*Promote building forms that will respect and improve the integrity of open spaces and other public areas.*

**POLICY 3.5**

*Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.*

**POLICY 3.7**

*Recognize the special urban design problems posed in development of large properties.*

**POLICY 3.8**

*Discourage accumulation and development of large properties, unless such development is carefully designed with respect to its impact upon the surrounding area and upon the city.*

While large in scope, the Project will be constructed in such a way to be an integral part of the San Francisco urban fabric. Blocks are being established at smaller-than-typical sizes to assure buildings are well-scaled, and that the site is permeable and accessible to all. Buildings will be shaped to assure that their fronting streetwalls are well proportioned relative to their adjacent streets and open spaces. The tallest of the site's buildings will be placed at key gateway and central locations and well-spaced to assure they work well together in adding to the City's skyline.

**RECREATION AND OPEN SPACE ELEMENT**

**OBJECTIVE 1**

*ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM.*

**POLICY 1.1**

*Encourage the dynamic and flexible use of existing open spaces and promote a variety of recreation and open space uses, where appropriate.*

**POLICY 1.7**

*Support public art as an essential component of open space design.*

The Project would build a network of waterfront parks, playgrounds and recreational facilities on the 28-Acre Site that will greatly enhance access to and along the Bay. China Basin Park will be significantly expanded to provide a multi-use Bayfront park that provides both active and

contemplative space, while providing a space for planned community events. A central town square-like space will enable the proposed high-retail corridor to spill into open space creating an active and engaging central civic space. The Project will provide approximately eight acres of new and expanded open space for a variety of activities, including a great lawn, a small ballfield, kayak boat launches, wharf, along with small pedestrian plazas throughout. In addition, the Project would provide new private and/or common open space for the new dwelling units.

**POLICY 1.12**

*Preserve historic and culturally significant landscapes, sites, structures, buildings and objects.*

See Discussion in Urban Element Objective 2, Policy 2.4 and 2.5.

**OBJECTIVE 3**

**IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE.**

**POLICY 3.1**

*Creatively develop existing publicly-owned right-of-ways and streets into open space.*

The Project provides approximately eight acres of new and expanded public open space and opens up new connections to the shoreline in the Mission Bay neighborhood. The Project would encourage non-automobile transportation to and from open spaces, and would ensure physical accessibility within these open spaces. The Project features robust bike facilities to both assure continuity of the Bay Trail and Blue Greenway, and improve bike access for its residents, workers, and visitors.

**ENVIRONMENTAL PROTECTION ELEMENT**

**OBJECTIVE 1**

**ACHIEVE A PROPER BALANCE AMONG THE CONSERVATION, UTILIZATION, AND DEVELOPMENT OF SAN FRANCISCO'S NATURAL RESOURCES.**

**Policy 1.4**

*Assure that all new development meets strict environmental quality standards and recognizes human needs.*

**OBJECTIVE 15**

**INCREASE THE ENERGY EFFICIENCY OF TRANSPORTATION AND ENCOURAGE LAND USE PATTERNS AND METHODS OF TRANSPORTATION WHICH USE LESS ENERGY.**

**POLICY 15.3**

*Encourage an urban design pattern that will minimize travel requirements among working, shopping, recreation, school and childcare areas.*

The Project is consistent with and implements the Environmental Protection Element in that it calls for mixed-use, high density, transit-friendly, sustainable development.

The Project's approvals include a Sustainability Plan, that among other things, set goals for the Project Sponsor that include sea level resilience through the year 2100, 100% operational energy from renewable sources, 100% non-potable water met with non-potable sources, and 20% single occupancy vehicle trip reduction.

### **PUBLIC SAFETY ELEMENT**

*OBJECTIVE 2 REDUCE STRUCTURAL AND NON-STRUCTURAL HAZARDS TO LIFE SAFETY, MINIMIZE PROPERTY DAMAGE AND RESULTING SOCIAL, CULTURAL AND ECONOMIC DISLOCATIONS RESULTING FROM FUTURE DISASTERS.*

*POLICY 2.1 Assure that new construction meets current structural and life safety standards.*

*POLICY 2.3 Consider site soils conditions when reviewing projects in areas subject to liquefaction or slope instability.*

*POLICY 2.9 Consider information about geologic hazards whenever City decisions that will influence land use, building density, building configurations or infrastructure are made.*

*POLICY 2.12 Enforce state and local codes that regulate the use, storage and transportation of hazardous materials in order to prevent, contain and effectively respond to accidental releases.*

The Project is consistent with and implements the Community Safety Element. All improvements, including infrastructure, buildings and open space improvements will be constructed to local seismic standards, taking into account, among other considerations, the geological condition of the soil.

### **AIR QUALITY ELEMENT**

*OBJECTIVE 3 DECREASE THE AIR QUALITY IMPACTS OF DEVELOPMENT BY COORDINATION OF LAND USE AND TRANSPORTATION DECISIONS.*

*POLICY 3.1 Take advantage of the high density development in San Francisco to improve the transit infrastructure and also encourage high density and compact development where an extensive transportation infrastructure exists.*

*POLICY 3.2 Encourage mixed land use development near transit lines and provide retail and other types of service oriented uses within walking distance to minimize automobile dependent development.*

*POLICY 3.6 Link land use decision making policies to the availability of transit and consider the impacts of these policies on the local and regional transportation system.*

*POLICY 3.9 Encourage and require planting of trees in conjunction with new development to enhance pedestrian environment and select species of trees that optimize achievement of air quality goals*

**OBJECTIVE 6 LINK THE POSITIVE EFFECTS OF ENERGY CONSERVATION AND WASTE MANAGEMENT TO EMISSION REDUCTIONS.**

**POLICY 6.2** *Encourage recycling to reduce emissions from manufacturing of new materials in San Francisco and the region.*

The Project is consistent with and implements the Air Quality Element in that it calls for mixed-use, high density, sustainable development that will enable efficient use of land and encourage travel by transit, bicycle and by foot, thereby reducing auto use. The Sustainability Plan and TDM Plan governing development of the Project mandate a 20% single occupancy vehicle trip reduction.

**AND BE IT FURTHER RESOLVED**, that the Planning Commission finds the Project and its approvals associated therein, all as more particularly described in Exhibits B and C to the Development Agreement on file with the Planning Department in Case No. 2013.0208DVA, are in general conformity with the Planning Code Section 101.1 priority policies, as follows:

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

*The Project will preserve and enhance existing neighborhood serving retail uses. The Project includes adding roughly 245,000 square feet of new retail uses, that will be focused along a central pedestrian "Shared Public Way" and fronting the site's major parks. The project does not include the removal of any existing neighborhood serving retail.*

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

*The Project accommodates new development on land currently a surface parking lot. It would not accommodate removing or changing the character of existing residential neighborhoods. The Project includes a robust affordable housing program setting aside 40-percent of the on-site housing for below-market-rate units. The Project lays out requirements to assure the new development has characteristics of mixed-use neighborhoods throughout San Francisco, including but not limited to a fine-grained system of streets, well-modulated buildings with active frontages, and the ability to establish diverse retail and community uses where nothing exists today.*

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

*The Project calls for development that would have a positive effect on the City's affordable housing stock. The Project would accommodate up to 1.6 million gsf of new residential units (estimated at 1,600 new units), of which 40-percent will be designated as Below-Market Rate. There is no housing on the site today; the Project would not accommodate the removal of any existing dwelling units.*

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

*The Project anticipates substantial new transit service improvements along Third Street with the opening of the Central Subway in 2019, as well as substantial improvement to nearby Caltrain service through the ongoing electrification project. Streets have been designed to emphasize travel by bicycle or by foot. On-street parking is generally not proposed thereby allowing more street space to be designated for bicyclists, pedestrians, and those arriving by transit, or taxi/TNCs, as well as for deliveries. While a large centralized parking facility (up to 3,000 spaces in one or two centralized garages) is proposed, the total number of spaces site-wide would not represent a substantial net gain of spaces for the site overall from existing conditions. At present, approximately 2,900 parking spaces are on the site between Lot A and Pier 48. Only 100 parking spaces are allowed elsewhere on the site in addition to the centralized garages.*

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 resident employment and ownership in these sectors be enhanced.

*The Project would not adversely affect the industrial sector or service sectors. No such uses would be displaced by the Project. The Project includes the rehabilitation of Pier 48, which will provide about 250,000 gsf of new or improved space for production uses. Additional small production spaces would also be required along Terry Francois Boulevard, providing industrial space where none exists today.*

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

*All new construction would be subject to the City's Building Code, Fire Code and other applicable safety standards. Thus, the Project would improve preparedness against injury and loss of life in an earthquake by prompting development that would comply with applicable safety standards.*

7. That landmarks and historic buildings be preserved.

*Pier 48 would be rehabilitated pursuant to the Secretary of Interior's Standards.*

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

*The Project would not significantly adversely affect existing open spaces or their access to sunlight and vistas. The Project includes a robust parks and open space program including the substantial expansion of China Basin Park and the establishment of two new additional parks and*

*other pedestrian plazas throughout. The Project includes a fine-grained network of new streets thereby assuring the site permeability and access through it.*

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on Thursday, October 5, 2017.



Jonas P. Ionin

Commission Secretary

AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore

NAYS: None

ABSENT: None

ADOPTED: October 5, 2017

**COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE**

**RESOLUTION NO. 39-2017**

*Adopted October 17, 2017*

**APPROVING THE REPORT TO THE BOARD OF SUPERVISORS ON THE AMENDMENTS TO THE REDEVELOPMENT PLAN FOR THE MISSION BAY SOUTH REDEVELOPMENT PROJECT TO REMOVE AN APPROXIMATELY 0.3-ACRE PORTION OF SEAWALL LOT 337 KNOWN AS “P20” FROM THE REDEVELOPMENT PLAN AREA AND AUTHORIZING THE TRANSMITTAL OF THE REPORT TO THE BOARD OF SUPERVISORS; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA**

WHEREAS, The Successor Agency to the Redevelopment Agency of the City and County of San Francisco, commonly known as the Office of Community Investment and Infrastructure, (“Successor Agency” or “OCII”) proposes to adopt amendments (“Plan Amendments”) to the Redevelopment Plan for the Mission Bay South Redevelopment Project (“Redevelopment Plan”); and,

WHEREAS, The Board of Supervisors of the City and County of San Francisco (“Board of Supervisors”) adopted the Redevelopment Plan on November 2, 1998 by Ordinance No. 335-98 and amended the Redevelopment Plan on July 9, 2013 by Ordinance No. 143-13; and,

WHEREAS, The Redevelopment Plan establishes, among other things, the land use controls for the Mission Bay South Redevelopment Project Area (“Project Area”). The Redevelopment Plan designates the boundaries for the Project Area (“Redevelopment Plan Area”). The 238-acre Redevelopment Plan Area includes an approximately 0.3-acre portion of Seawall Lot 337 that is subject to the public trust owned and administered by the Port of San Francisco (“Port”), identified as “P20” in the Redevelopment Plan. P20 is bounded on the north by the northern line of Mission Rock Street in its former location, and overlaps a portion of Seawall Lot 337. As a narrow, undeveloped strip of land, P20 is not furthering the objectives and policies of the Redevelopment Plan. The Redevelopment Plan designates the land use for P20 as an open space, however, the future use of P20 as a small open space buffer is no longer viable or desirable; and,

WHEREAS, The State Legislature has declared, pursuant to Assembly Bill 2797, (Chapter 529 of the Acts of 2016) (“AB 2797”), that redevelopment of Seawall Lot 337 is of “particular importance to the state,” and on that basis, has authorized expedited procedures to facilitate the reconfiguration of Seawall Lot 337. Consistent with the foregoing, and as the result of an extended public process, the Port engaged with a private developer to redevelop Seawall Lot 337, Pier 48 and adjacent streets, all as described in the Final Environmental Impact Report (“FEIR”) for the Seawall Lot 337 and Pier 48 Mixed-Use Project (“Mixed-Use Project”). The Mixed-Use Project

calls for the redevelopment of the aforementioned areas as a mixed-use residential and commercial project that will be integrated with the adjacent neighborhood as well as provide parks, open space and enhanced San Francisco Bay connectivity; and,

WHEREAS, The Plan Amendments would facilitate the implementation of the redevelopment of Seawall 337 and Pier 48 as part of the Mixed-Use Project, as authorized under AB 2797 and Proposition D (November 2015); and,

WHEREAS, OCII is recommending approval of the Plan Amendments to implement the intent of the State Legislature and the Port and to advance the objectives and policies of the Redevelopment Plan by removing P20 from the Project Area. The Plan Amendments do not change the authorized land uses under the Redevelopment Plan, and do not increase financing limits or the duration of the Redevelopment Plan; and,

WHEREAS, In accordance with Section 33457.1 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) (“CRL”), the Successor Agency has prepared the Report to the Board of Supervisors on the Amendments to the Mission Bay South Redevelopment Plan (“Report to the Board”) that contains only the information required by Health and Safety Code Section 33352 that is warranted by the Plan Amendments; and,

WHEREAS, Seawall Lot 337 is underutilized and frequently vacant, thereby contributing to blight within the adjacent Project Area, and both the State Legislature and the Port have determined that P20 should be removed from the Redevelopment Plan in order to effectuate the reconfiguration of Seawall lot 337 and the redevelopment of that site consistent with AB 2797; and,

WHEREAS, Removal of P20 from the Redevelopment Plan would reflect the intent of the State Legislature as reflected in AB 2797, advance the Port’s land use planning efforts for Seawall Lot 337, and promote the objectives and policies of the Redevelopment Plan; and,

WHEREAS, Development within the Project Area is subject to an Owner Participation Agreement between the Successor Agency and FOCIL-MB, LLC that requires, among other things, that the Successor Agency shall obtain the consent of FOCIL-MB, LLC to amend the Redevelopment Plan, which consent has been, or will be provided prior to Successor Agency approval of the Plan Amendments; and,

WHEREAS, On September 14, 2017, the Mission Bay Citizens Advisory Committee (“CAC”) considered the proposed Plan Amendments and recommended approval of the Plan Amendments by the CCII and adoption by the Board of Supervisors; and,

WHEREAS, On October 5, 2017, the San Francisco Planning Commission (“Planning Commission”) certified the Final Environmental Impact Report (“FEIR”) for the Mixed-Use Project under the California Environmental Quality Act (“CEQA”) by

Motion No. 20017, and the FEIR considered and analyzed all environmental effects of the Plan Amendments such that no subsequent or supplemental environmental impact report is required pursuant to Public Resources Code section 21166 or CEQA Guidelines Section 15162; and,

WHEREAS, On October 5, 2017, the Planning Commission found by Motion 20019 that the Mixed-Use Project is consistent with the General Plan and in conformity with the priority policies in Planning Code Section 101.1. The Planning Commission findings encompass the Plan Amendments; now, therefore, be it

RESOLVED, That the Successor Agency Commission hereby approves the Report to the Board of Supervisors, which is attached to this Resolution as Exhibit A, and, be it further

RESOLVED, That the Executive Director is hereby authorized to transmit said Report to the Board of Supervisors for its background and information in considering the Plan Amendments.

I hereby certify that the foregoing resolution was adopted by the Successor Agency Commission at its meeting of October 17, 2017.

  
\_\_\_\_\_  
Commission Secretary

Exhibit A: Report to the Board of Supervisors on the Amendments to the Redevelopment Plan for the Mission Bay South Redevelopment

**EXHIBIT A**

**REPORT TO THE BOARD OF SUPERVISORS  
ON THE AMENDMENTS TO THE  
REDEVELOPMENT PLAN  
FOR THE MISSION BAY SOUTH REDEVELOPMENT PROJECT**

**(AS UPDATED BY INCLUSION OF THE ACTIONS OF THE COMMISSION ON  
COMMUNITY INVESTMENT AND INFRASTRUCTURE)**

**Prepared By:**

**The Office of Community Investment and Infrastructure,  
as the Successor Agency to the San Francisco Redevelopment Agency**

**October 17, 2017  
as updated November 27, 2017**

**REPORT TO THE BOARD OF SUPERVISORS  
ON THE AMENDMENTS TO THE  
REDEVELOPMENT PLAN  
FOR THE MISSION BAY SOUTH REDEVELOPMENT PROJECT**

**INTRODUCTION**

The Successor Agency to the Redevelopment Agency of the City and County of San Francisco, commonly known as the Office of Community Investment and Infrastructure (“Successor Agency” or “OCII”), has prepared this report (“Report”) to the Board of Supervisors of the City and County of San Francisco (“Board of Supervisors”) on the amendments (“Plan Amendments”) to the Redevelopment Plan for the Mission Bay South Redevelopment Project (“Redevelopment Plan”).

The Redevelopment Plan establishes the boundaries of the Mission Bay South Redevelopment Project (“Redevelopment Plan Area”). The 237-acre Redevelopment Plan Area, generally bounded by Mission Bay Creek to the north, Seventh Street to the west, Mariposa street to the south, and Terry Francois Boulevard and Third Street to the east, includes Block P20 (“P20”), a narrow, undeveloped 0.3-acre strip of land located in the northeastern corner of the Redevelopment Plan Area. P20 is bounded on the south by the northern line of Mission Rock Street in its former location, and runs between Third Street and Terry Francois Boulevard.

P20 is situated in the southern portion of Seawall Lot 337. Seawall Lot 337—including P20—is public trust property owned by, and subject to the jurisdiction of, the Port of San Francisco (“Port”). However, P20 is the only portion of Seawall Lot 337 located within the Redevelopment Project. The Redevelopment Plan designates the land use for P20 as open space. As a narrow, undeveloped strip of land, P20 is not furthering the Mission Bay South Redevelopment Plan’s objectives and policies. Refer to Attachment 1 for a map of the Redevelopment Plan Area, P20, and Seawall Lot 337.

Under Assembly Bill 2797 (“AB 2797”), signed by the Governor in 2016, the Legislature adopted findings recognizing that the Port was engaged in negotiations with a developer to lease and revitalize Seawall Lot 337, a portion of Terry Francois Boulevard, Pier 48 and the marginal wharf between Piers 48 and 50. The Legislature determined that the proposed revitalization “is of particular importance to the state.” As such, AB 2797 acknowledges that P20 is part of the reconfiguration of Seawall Lot 337 and that removal of P20 from the Redevelopment Plan and related plans and agreements is necessary for the revitalization of Seawall Lot 337. AB 2797 provides that the Successor Agency may amend the Redevelopment Plan and related plans and agreements to remove P20 from the Redevelopment Plan Area boundary and to undertake related actions without the need for action by the Department of Finance that would otherwise be required under the Redevelopment Dissolutions Law, California Health & Safety Code Sections 34170 et seq.

The Plan Amendments remove P20 from the Redevelopment Plan Area. They are narrow in scope and involve only modifications to the Redevelopment Plan’s Attachment 1 – Land Use

Plan and Legal Description, Attachment 2 – Redevelopment Plan Area Map, and Attachment 3-Development Land Use Map. The Plan Amendments are limited to adjusting these attachments such that P20 is no longer reflected in the plan’s legal description and in corresponding maps. Subsequent to the Plan Amendments taking effect, the Redevelopment Plan will continue to function without any modification less the removal of the 0.3-acre area.

This Report is prepared pursuant to Section 33457.1 of the California Community Redevelopment Law, Health and Safety Code Sections 33000 *et seq.*, (“CRL”), which delineates the information that the Successor Agency must provide to the Board of Supervisors for its consideration of amendments to a redevelopment plan. Section 33457.1 provides as follows:

“To the extent warranted by a proposed amendment to a redevelopment plan, (1) the ordinance adopting an amendment to a redevelopment plan shall contain the findings required by Section 33367 and (2) the reports and information required by Section 33352 shall be prepared and made available to the public prior to the hearing on such amendment.”

Because the scope of the Plan Amendments is minor and technical in nature – removing a small and isolated sliver of land from the Redevelopment Plan Area consistent with AB 2797 – the contents of the Report to the Board are limited, consistent with the CRL, to the following: the reason for the Plan Amendments; the determination of General Plan consistency; the report on the environmental review required by Section 21151 of the Public Resources Code; and the neighborhood impact report.

## **DESCRIPTION OF THE PLAN AMENDMENTS**

### **Background**

The Board of Supervisors adopted the Redevelopment Plan on November 2, 1998, by Ordinance No. 335-98. The Board of Supervisors adopted by Ordinance No. 143-13 the first amendment to the Redevelopment Plan on July 9, 2013. The Redevelopment Plan establishes land use controls for the Redevelopment Plan Area.

The Redevelopment Plan establishes the powers, duties and obligations to implement the development program with respect to all real property. Policies in the Redevelopment Plan are intended to achieve conformity with the Central Waterfront Area Plan adopted by the Planning Commission in 1990, and a “Preliminary Plan” adopted pursuant to Planning Commission Motion No. 14483 on October 23, 1997.

P20 is a 0.3 acre strip of land on the southern side of Seawall Lot 337. Seawall Lot 337 is public trust property owned by, and subject to the jurisdiction of, the Port. Of that area, only P20 is included within the Redevelopment Plan. Seawall Lot 337 (including P20) is not part of the Central Waterfront Plan, and is separated from the remainder of the Redevelopment Plan Area by Mission Rock Street. Seawall Lot 337 is subject to the Port’s Waterfront Land Use Plan, and is the focus of development objectives and criteria established by the Port in part through its Seawall Lot 337 Commission Committee. P20, however, is included within the Redevelopment Plan boundary, and identified as open space by that plan.

The Legislature adopted two bills for the purpose of facilitating the redevelopment of Seawall Lot 337. AB 215 (2007) authorized the Port to enter into 75-year leases for Seawall Lot 337. AB 2797 (described above) both clarified the duration of permissible leases and expedited the procedure for removal of P20 from the Redevelopment Plan and related plans and agreements. These State-level approvals corresponded with the Port’s effort to conduct comprehensive land use planning for Seawall Lot 337 and initiate a private developer solicitation process.

The proposed Seawall Lot 337 and Pier 48 Mixed-Use Project (“Mixed-Use Project”) contemplates a 75-year lease by the Port to a private developer pursuant to which Seawall Lot 337 would be redeveloped for a mix of residential, commercial and open space uses. Project improvements would also include enhancements to Pier 48, the marginal wharf between Piers 48 and 50, and to adjacent streets. The area currently identified as P20 in the Redevelopment Plan is contemplated as a portion of a development parcel, as described in the Final Environmental Impact for the Seawall Lot 337 and Pier 48 Mixed-Use Project (“FEIR”).

### **Purpose of the Plan Amendments**

The purpose of the Plan Amendments is to remove P20 from the Redevelopment Plan consistent with AB 2797 and Proposition D (November 2015). Specifically, the Plan Amendments would make the following changes:

- Redevelopment Plan Attachment 1 (Land Use Plan and Legal Description) - the legal description would be amended to remove P20;
- Redevelopment Plan Attachment 2 (Plan Area Map) – adjust the boundary and remove reference to P20; and
- Redevelopment Plan Attachment 3 (Redevelopment Land Use Map) – adjust the boundary.

In addition to effectuating the Legislature’s intent and promoting the Port’s development goals, the amendments will benefit the adjacent development in the Redevelopment Plan Area. The Redevelopment Plan controls applicable to P20 are an impediment to the redevelopment of Seawall Lot 337. Seawall Lot 337 is an under-utilized and non-activated space that is not integrated with the adjacent Redevelopment Plan Area. Removing P20 from the Redevelopment Plan will facilitate and expedite the redevelopment and activation of Seawall Lot 337, which will in turn benefit the Redevelopment Plan Area by providing jobs, parks and open space (including eight acres of open space as contemplated by the Mixed-Use Project), and by increasing property values.

### **OCH’s OCTOBER 17, 2017 ACTIONS**

OCH-The Commission on Community Investment and Infrastructure (“CCIP”) conducted a noticed public hearing to consider the Plan Amendments on October 17, 2017. At the conclusion of the public hearing, the Commission voted unanimously to approve the Plan Amendments

pursuant to Resolution No. 40-2017. –In addition to approving the Plan Amendments, the Commission, through Resolution No. 40-2017, adopted findings under the California Environmental Quality Act (determining that no additional CEQA evaluation is required) and recommended that the Board of Supervisors adopt the Plan Amendments. Relatedly, the Commission unanimously adopted Resolution No. 39-2017, which authorizes transmittal of this report to the Board of Supervisors.

## **SCOPE OF THE REPORT**

In accordance with Section 33457.1 of the CRL, this Report contains only the information required by Section 33352 of the CRL that is warranted by the Plan Amendments. Because the Plan Amendments, as described above, are minor and technical, the contents of this Report are limited to the following:

- Reason for the Plan Amendments (subsection (a) of Section 33352 of the CRL);
- Description of how the Plan Amendments will improve or alleviate blighting conditions (subsection (b) of Section 33352 of the CRL);
- OCII’s findings adopting the Planning Commission’s findings concerning consistency with the General Plan. (Charter, Section 4.105.)
- The report on the environmental review required by Section 21151 of the Public Resources Code as applicable to the Plan Amendments (subsection (k) of Section 33352 of the CRL); and
- The neighborhood impact report (subsection (m) of Section 33352 of the CRL).

Other information that Section 33352 requires to support a new redevelopment plan is not necessary for the conforming Plan Amendments because of their minor and limited scope.

In approving the Redevelopment Plan in 1998 and amending it in 2013, the Board of Supervisors relied on information about the conditions of physical and economic blight within the Redevelopment Plan Area, the need for tax increment financing to carry out redevelopment in the Redevelopment Plan Area, and other factors justifying the establishment of the Redevelopment Plan Area. The Plan Amendments do not change financing limits or extend the duration of the Redevelopment Plan, and instead merely adjust the boundary of the plan to remove a relatively insignificant 0.3-acre portion of the approximately 238-acre Redevelopment Plan Area. Moreover, the Plan Amendments do not change the allowable land uses within the remaining area subject to the Redevelopment Plan. The Plan Amendments do not alter the blight and financial determinations made at the time the Redevelopment Plan was originally adopted, but rather, provide a development opportunity that will benefit the adjacent Redevelopment Plan Area.

The Plan Amendments do not contemplate changes in the specific goals, objectives or expenditures of OCII for the Redevelopment Plan Area.

## **REASON FOR THE PLAN AMENDMENTS**

The purpose of the Plan Amendments is to remove P20 from the Redevelopment Plan consistent with AB 2797 and Port land use policy for Seawall Lot 337. The integration of P20 into the Mixed-Use Project will enhance the existing and proposed development in the Redevelopment Plan Area and thus assist the Successor Agency in fulfilling the following objectives and policies as described in Sections 103 and 104 of the Redevelopment Plan:

- A. Eliminating blighting influences and correcting environmental deficiencies in the Redevelopment Plan Area, including, but not limited to, abnormally high vacancies, abandoned buildings, incompatible land uses, depreciated or stagnant property values, and inadequate or deteriorated public improvements, facilities and utilities. (§103, Objective A)
- B. Replanning, redesigning, and developing undeveloped and underdeveloped areas which are improperly utilized. (§103, Objective D)
- C. Achieving the objectives described above [in Section 103 of the Redevelopment Plan] in the most expeditious manner feasible. (§103, Objective L)
- D. Integrate Mission Bay South land uses, scale and circulation systems with surrounding districts and San Francisco Bay. (§104, Policy A.2)
- E. Create a variety of retail and other visitor-serving uses that benefit residents, workers and visitors, including regional retail, entertainment, recreational and hotel uses. (§104, Policy A.3)
- F. Where appropriate, design building forms and ground floor uses that enliven and activate streets and open space and which provide visual interaction between building occupants and pedestrians (“eyes on the street”) for safety and security. (§104, Policy A.5)
- G. Create visual and physical access to San Francisco bay and the channel of China Basin. (§104, Policy B.3)
- H. Provide a variety of open spaces adequate to serve the Mission Bay South community and to augment the City’s open space network. (§104, Objective 6)

## **DESCRIPTION OF HOW THE AMENDMENT WILL IMPROVE OR ALLEVIATE BLIGHT**

Portions of the Redevelopment Plan Area are characterized by remaining blighting conditions, including, but are not limited to, vacant property, incompatible land uses, and inadequate public improvements, particularly parks and open space.

The Plan Amendments will help to alleviate adverse conditions that contribute to blight remaining within portions of the Redevelopment Plan Area by expediting the redevelopment of Seawall Lot 337 (as well as Pier 48 and adjacent streets) as a vibrant mixed-use development with affordable and below market rate housing, commercial use and new parks and open space. Because Seawall Lot 337 is immediately adjacent to the Redevelopment Plan Area, its redevelopment will create new employment and ownership opportunities for Redevelopment Plan Area residents and can be reasonably expected to increase property values within the Redevelopment Plan Area. Redevelopment of Seawall Lot 337 will contribute to an integrated and enhanced waterfront area that includes both the Redevelopment Plan Area and the area within the Mixed-Use Project.

## **REFERRAL TO THE PLANNING DEPARTMENT**

On October 5, 2017, the Planning Commission, in Motion No. 20019, determined that the Plan Amendments are consistent with the General Plan, and adopted a specific finding in that regard. OCII has considered Motion No. 20019 and adopts the Planning Commission’s findings as its own as applicable.

## **ENVIRONMENTAL REVIEW**

On October 5, 2017, the Planning Commission by Motion No. 20017 certified the FEIR under the California Environmental Quality Act (“CEQA”) for the Mixed-Use Project. The FEIR evaluated the environmental impacts associated with the Plan Amendments. OCII reviewed the Planning Department’s findings as stated in Motion No. 20017 in light of the Plan Amendments, and determined that development resulting from the Plan Amendments requires no additional environmental review pursuant to State CEQA Guidelines Section 15162, and that all environmental effects have been considered and analyzed in the FEIR.

## **NEIGHBORHOOD IMPACT REPORT**

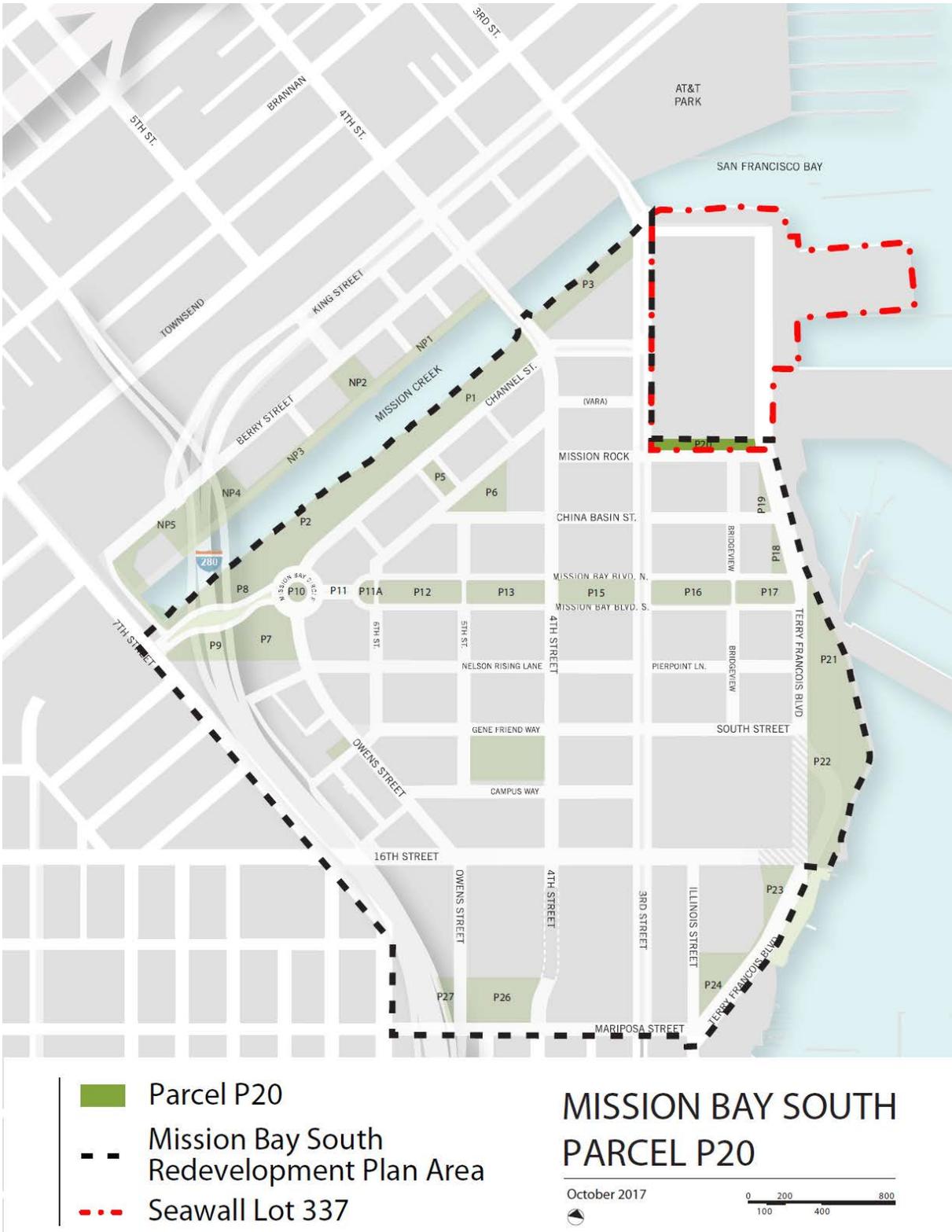
The Plan Amendments do not impact or alter the Redevelopment Plan’s commitment to provide affordable housing. The Redevelopment Plan provides for the development of up to approximately 3,440 residential units, approximately 1,100 of which will be offered at below market rates. The inclusion of P20 in the Redevelopment Plan Area is not necessary to fulfill the housing objectives of the Redevelopment Plan. The process and requirements for the development of approximately 3,440 homes within the Redevelopment Plan Area is designed to provide new housing opportunities for households of diverse income, ages, lifestyles and family size. As of August 2017, 2,332 housing units have been completed, of which 350 are affordable homes. Another 612 units are under construction, of which 262 are affordable. Another 496 units are planned for the Project Area. OCII continues to promote the development of a wide variety of affordable housing including mixed-use development, development of new and rehabilitation of existing rental and ownership units, infill development, mixed income development, and an array of senior housing possibilities. The housing opportunities within the Redevelopment Plan Area address the demand for housing suitable for families, seniors, young adults, and others with

special needs. The amount and timing of this development has been and will continue to be dependent on the amount and pace of the overall development in the Redevelopment Plan Area.

The Plan Amendments do not change the number of residential units or the amount of affordable housing to be developed. Moreover, the Plan Amendments will not cause the destruction or removal of housing units from the low-and moderate-income housing market and no persons will be displaced, temporarily or permanently, from dwelling units as a result of the Plan Amendments. In summary, the Plan Amendments will have no impact on housing within the Redevelopment Plan Area or in any way impact housing obligations or objectives as described in the Redevelopment Plan, and will, by contrast, facilitate the development of affordable and market-rate housing adjacent to the Redevelopment Plan Area.

# ATTACHMENT 1

## Location of P20, Mission Bay South Redevelopment Plan Area, and Seawall Lot 337



**COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE**

**RESOLUTION NO. 40-2017**

*Adopted October 17, 2017*

**APPROVING THE AMENDMENTS TO THE REDEVELOPMENT PLAN FOR THE MISSION BAY SOUTH REDEVELOPMENT PROJECT TO REMOVE A 0.3-ACRE PORTION OF SEAWALL LOT 337 KNOWN AS “P20” AND ADOPTING ENVIRONMENTAL REVIEW FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; RECOMMENDING ADOPTION OF THE REDEVELOPMENT PLAN AMENDMENTS BY THE BOARD OF SUPERVISORS AND SUBMITTING THE RECOMMENDATION, INCLUDING THE REDEVELOPMENT PLAN AMENDMENTS, TO THE BOARD OF SUPERVISORS; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA**

WHEREAS, The Successor Agency to the Redevelopment Agency of the City and County of San Francisco, commonly known as the Office of Community Investment and Infrastructure, (“Successor Agency” or “OCII”) proposes to adopt amendments (“Plan Amendments”) to the Mission Bay South Redevelopment Plan for the Mission Bay South Redevelopment Project (“Redevelopment Plan”); and,

WHEREAS, The Board of Supervisors of the City and County of San Francisco (“Board of Supervisors”) adopted the Mission Bay South Redevelopment Plan on November 2, 1998 by Ordinance No. 335-98 (“Redevelopment Plan”) and amended the Redevelopment Plan on July 9, 2013 by Ordinance No. 143-13; and,

WHEREAS, The Redevelopment Plan establishes the land use controls for the Mission Bay South Redevelopment Project Area (“Project Area”). The 238-acre Redevelopment Plan designates the boundaries for the Project Area (“Redevelopment Plan Area”). The 238-acre Redevelopment Plan Area includes a 0.3-acre portion of Seawall Lot 337 that is subject to the public trust and administered by the Port of San Francisco (“Port”), identified as “P20” in the Redevelopment Plan. The Redevelopment Plan identifies P20 as an “open space” area, however, the future use of P20 as a small open space buffer is no longer viable or desirable; and,

WHEREAS, The State Legislature adopted Assembly Bill 815 in 2007, which suspended application of certain public trust use restrictions to Seawall Lot 337 in order to facilitate its redevelopment. In addition, the State Legislature has declared, pursuant to Assembly Bill 2797, (Chapter 529 of the Acts of 2016) (“AB 2797”), that redevelopment of Seawall Lot 337 is of “particular importance to the state,” and on that basis, has authorized expedited procedures to facilitate the reconfiguration of Seawall Lot 337, including the removal of P20 from the Redevelopment Plan. Consistent with the foregoing, and as the result of an extended public process, the Port engaged with a private developer to redevelop

Seawall Lot 337, Pier 48 and adjacent streets, all as described in the Final Environmental Impact Report (“FEIR”) for the Seawall Lot 337 and Pier 48 Mixed-Use Project (“Mixed Use-Project”). The Mixed-Use Project calls for the redevelopment of the aforementioned areas as a mixed-use residential and commercial development that will be integrated with the adjacent neighborhood as well as provide parks, open space and enhanced San Francisco Bay connectivity; and,

WHEREAS, Seawall Lot 337 is underutilized and frequently vacant, thereby contributing to blight within the adjacent Redevelopment Project Area, and both the State Legislature and the Port have acknowledged that P20 should be removed from the Redevelopment Plan in order to effectuate the reconfiguration of Seawall lot 337 and the redevelopment of that site consistent with AB 2797; and

WHEREAS, Removal of P20 from the Redevelopment Plan would be consistent with AB 2797 and Proposition D (Nov. 2015), advance the Port’s land use planning efforts for Seawall Lot 337, and promote the objectives and policies of the Redevelopment Plan; and,

WHEREAS, OCII is recommending the Plan Amendments to remove P20 to implement the intent of the State Legislature and the Port and to advance the objectives and policies of the Redevelopment Plan by removing P20 from the Plan. The Plan Amendments do not change the authorized land uses under the Redevelopment, and do not increase financing limits or the duration of the Redevelopment Plan; and,

WHEREAS, Sections 33450-33458 of the CRL sets forth the process for amending a redevelopment plan. This process includes a publicly noticed hearing of the redevelopment agency; environmental review to the extent required, and adoption of the amendments by the redevelopment agency after the public hearing; preparation of the report to the legislative body, a determination of General Plan conformity; a publicly noticed hearing of the legislative body, and legislative body consideration after its hearing. Section 33352 of the CRL further requires the preparation of a report to the legislative body regarding the plan amendment in order to provide relevant background information in support of the need, purpose and impacts of the plan amendment; and,

WHEREAS, In accordance with Section 33457.1 of the of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) (“CRL”), the Successor Agency has prepared the Report to the Board of Supervisors on the Amendments to the Mission Bay South Redevelopment Plan (“Report to the Board”) that contains only the information required by Health and Safety Code Section 33352 that is warranted by the Plan Amendments; and,

WHEREAS, On September 14, 2017, the Mission Bay Citizens Advisory Committee (“CAC”) considered the proposed Plan Amendments and recommended approval of the Plan Amendments by the CCII and adoption by the Board of Supervisors; and,

WHEREAS, On October 5, 2017, the Planning Commission by Motion 20019 certified the Final Environmental Impact Report (“FEIR”) under the California Environmental Quality Act (“CEQA”) for the Seawall Lot 337 and Pier 48 Mixed-Use Project (the “Project”), and adopted findings and statement of overriding considerations as required under CEQA; and,

WHEREAS, On October 5, 2017, the San Francisco Planning Commission (“Planning Commission”) certified the Final Environmental Impact Report (“FEIR”) for the Mixed-Use Project under the California Environmental Quality Act (“CEQA”) by Motion 20019. The Planning Commission found that the Mixed-Use Project is consistent with the General Plan and in conformity with the priority policies in Planning Code Section 101.1. The Planning Commission findings encompass the Plan Amendments. The Plan Amendments as described and evaluated in the Report are consistent with the amendments to the Redevelopment Plan as considered and evaluated in the certified FEIR, such that no subsequent or supplemental environmental impact report is required pursuant to Public Resources Code section 21166 or CEQA Guidelines Section 15162; and,

WHEREAS, The Commission held a public hearing on October 17, 2017 on adoption of the Plan Amendments, notice of which was duly and regularly published in a newspaper of general circulation in the City and County of San Francisco once a week for three successive weeks beginning 21 days prior to the date of the hearing, and a copy of that notice and affidavit of publication are on file with OCII; and,

WHEREAS, Copies of the notice of public hearing were mailed by first-class mail to the last known address of each assessee of land in the Redevelopment Project Area as shown on the last equalized assessment role of the City; and,

WHEREAS, Copies of the notice of public hearing were mailed by first-class mail to all residential and business occupants in the Redevelopment Project Area; and,

WHEREAS, Copies of the notice of public hearing were mailed, by certified mail, return receipt requested, to the governing body of each taxing agency which receives taxes from property in the Redevelopment Project Area; and,

WHEREAS, The Commission has provided an opportunity for all persons to be heard and has considered all evidence and testimony presented for or against any and all aspects of the conforming Plan Amendments; and,

WHEREAS, Development within the Project Area is subject to an Owners Participation Agreement between the Successor Agency and FOCIL-MB, LLC that requires, among other things, that the Successor Agency shall obtain the consent of FOCIL-MB, LLC to amend the Redevelopment Plan, which consent has been, or will be, provided prior to the Successor Agency's approval of the Plan Amendments; and,

WHEREAS, OCII staff has reviewed the Plan Amendments and finds them acceptable and recommends approval thereof; now, therefore, be it

RESOLVED, That the Commission on Community Investment and Infrastructure finds and determines that the Plan Amendments are within the scope of the project analyzed by the FEIR, and require no additional environmental review pursuant to CEQA Guidelines Sections 15162, 15163, as: (a) the Plan Amendments do not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (b) no substantial changes have occurred with respect to the circumstances under which the project analyzed in the FEIR will be undertaken that would require major revisions to the FEIR due to new significant environmental effects, or a substantial increase in the severity of effects identified in the FEIR; and (c) no new information of substantial importance to the project analyzed in the FEIR has become available that would indicate that (i) the Plan Amendments will have significant effects not discussed in the FEIR; (ii) significant environmental effects will be substantially more severe; (iii) mitigation measures or alternatives found not feasible that would reduce one or more significant effects have become feasible; or (iv) mitigation measures or alternatives that are considerably different from those in the FEIR/EIR will substantially reduce one or more significant effects on the environment; and, be it further

RESOLVED, That the Commission approves the Plan Amendments attached hereto as Exhibit A and recommends forwarding the Plan Amendments to the San Francisco Board of Supervisors for its approval.

I hereby certify that the foregoing resolution was adopted by the Successor Agency Commission at its meeting of October 17, 2017.

  
\_\_\_\_\_  
Commission Secretary

Exhibit A: Plan Amendments

## EXHIBIT A

### **AMENDMENTS TO THE MISSION BAY SOUTH REDEVELOPMENT PLAN**

The following amendments are proposed to the Mission Bay South Redevelopment Plan Adopted July 9, 2013 (“Redevelopment Plan”):

**Proposed Amendment #1.** Attachment 1 (Land Use Plan and Legal Description)

Attachment 1 – Land Use Plan and Legal Description to the Redevelopment Plan

**Proposed Amendment #2.** Attachment 2 (Plan Area Map)

Attachment 2 – Plan Area Map to the Redevelopment Plan

**Proposed Amendment #3.** Attachment 3 (Redevelopment Land Use Map)

Attachment 3 – Redevelopment Land Use Map to the Redevelopment Plan

ATTACHMENT 1

LAND USE PLAN AND LEGAL DESCRIPTION

All that certain real property situate in the City and County of San Francisco, State of California, more particularly described as follows:

Commencing at the intersection point of the northeasterly line of Sixth Street (82.50 feet wide) with the southeasterly line of Berry Street (82.50 feet wide), said intersection having a coordinate of north 468817.32, east 1451868.98 in the California Coordinate System of 1927, Zone 3; thence along said southeasterly line of Berry Street south  $46^{\circ} 18' 07''$  west 990.05 feet to the southwesterly line of Seventh Street (82.50 feet wide); thence along said southwesterly line of Seventh Street south  $43^{\circ} 41' 53''$  east 440.00 feet to the southeasterly line of Channel Street (200.00 feet wide), and being the true point of beginning; thence continuing along said southwesterly line of Seventh Street south  $43^{\circ} 41' 53''$  east 2017.19 feet to the westerly line of Pennsylvania Street (90.00 feet wide); thence along said westerly line of Pennsylvania Street south  $3^{\circ} 10' 56''$  east 600.92 feet to the southerly line of Mariposa Street (66.00 feet wide); thence along said southerly line of Mariposa Street north  $86^{\circ} 49' 04''$  east 1690.17 feet to the westerly line of Illinois Street (80.00 feet wide); thence along said westerly line of Illinois Street south  $3^{\circ} 10' 56''$  east 63.85 feet; thence north  $86^{\circ} 49' 04''$  east 80.00 feet to a point on the easterly line of Illinois Street, last said point being on the Mission Bay Project boundary; thence along said Mission Bay Project boundary the following courses and distances; thence north  $35^{\circ} 06' 05''$  east 616.30 feet; thence northeasterly along an arc of a curve to the left, tangent to the preceding course with a radius of 440.00 feet through a central angle of  $12^{\circ} 49' 53''$  an arc distance of 98.54 feet; thence tangent to the preceding curve north  $22^{\circ} 16' 12''$  east 700.07 feet; thence northerly along an arc of a curve to the left, tangent to the preceding course with a radius of 340.00 feet through a central angle of  $12^{\circ} 28' 00''$  an arc distance of 73.98 feet; thence tangent to the preceding curve north  $9^{\circ} 48' 12''$  east 86.42 feet; thence northerly along the arc of a curve to the left, tangent to the preceding course with a radius of 340.00 feet, through a central angle of  $11^{\circ} 58' 09''$ , an arc distance of 71.03 feet; thence tangent to the preceding curve north  $2^{\circ} 09' 57''$  west 121.44 feet; thence north  $3^{\circ} 10' 56''$  west 198.86 feet; thence north  $2^{\circ} 19' 47''$  west 292.70 feet; thence northwesterly along an arc of a curve to the left, tangent to the preceding course with a radius of 481.57 feet through a central angle of  $24^{\circ} 30' 49''$ , an arc distance of 206.04 feet; thence tangent to the preceding curve north  $26^{\circ} 50' 36''$  west 402.03 feet; thence northwesterly along an arc of a curve to the right, tangent to the preceding course with a radius of 236.29 feet, through a central angle of  $9^{\circ} 00' 04''$  an arc distance of 37.12

feet; thence tangent to the preceding curve north  $17^{\circ} 50' 32''$  west 652.35 feet to the easterly prolongation of the northerly line of future Mission Rock Street (65.25 feet wide); thence leaving said Mission Bay Project boundary, along said easterly prolongation and along said northerly line of future Mission Rock Street, south  $86^{\circ} 49' 04''$  west 673.43 feet to the easterly line of Third Street; thence along said easterly line of Third Street north  $3^{\circ} 10' 56''$  west 23.36 feet to an angle point therein; thence along said easterly line of Third Street south  $86^{\circ} 49' 04''$  west 12.50 feet to an angle point in the easterly line of Third Street; thence along said easterly line of Third Street north  $3^{\circ} 10' 56''$  west 1265.04 feet; thence south  $64^{\circ} 21' 26''$  west 95.76 feet to the intersection of the westerly line of Third Street with said southeasterly line of Channel Street; thence along said southeasterly line of Channel Street south  $46^{\circ} 18' 07''$  west 3578.74 feet to the true point of beginning.

Containing 10,340,343 square feet, more or less.

The bearings used in the above description are on the California Coordinate System of 1927, Zone 3. Multiply the above distances by 0.999928 to obtain grid distances.

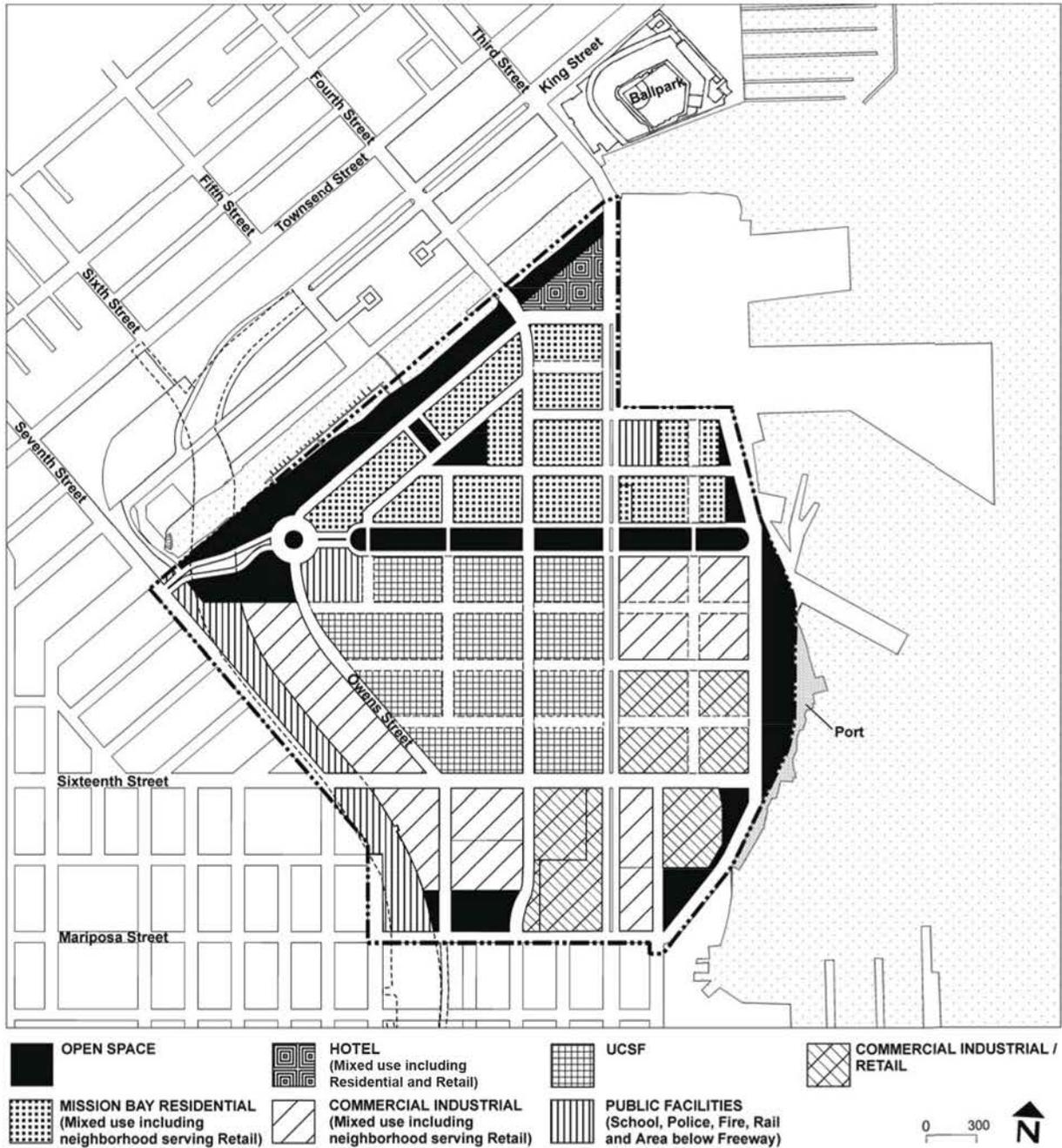
**ATTACHMENT 2**  
**PLAN AREA MAP**



Note: Street alignments and open space configurations shown on the figure are not exact and are indicated for illustrative purposes.

ATTACHMENT 3

**REDEVELOPMENT LAND USE MAP**



Note: Street alignments and open space configurations shown on the figure are not exact and are indicated for illustrative purposes.



450-2192017-002

Agenda Item **Nos. 5(b) & 5(c)**  
Meeting of April 4, 2017

**MEMORANDUM**

**TO:** Community Investment and Infrastructure Commissioners

**FROM:** Nadia Sesay, Interim Executive Director

**SUBJECT:** Approving the Report to the Board of Supervisors on amendments to the Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project Area and the Redevelopment Plan for the Bayview Hunters Point Redevelopment Project Area to implement the voter-approved Proposition O, which exempts Phase 2 of the Hunters Point Shipyard Redevelopment Project Area and Zone 1 of the Bayview Hunters Point Redevelopment Project Area from the office development limitations set forth in Planning Code Sections 320-325 and authorizing transmittal of the Report to the Board of Supervisors; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Project Area

Adopting environmental review findings pursuant to the California Environmental Quality Act and approving amendments to the Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project Area and the Redevelopment Plan for the Bayview Hunters Point Redevelopment Project Area to implement the voter-approved Proposition O, which exempts Phase 2 of the Hunters Point Shipyard Project Area and Zone 1 of the Bayview Hunters Point Project Area from the office development limitations set forth in Planning Code Sections 320-325, referring the plan amendments to the Planning Department for its report on conformity with the General Plan, and recommending the plan amendments to the Board of Supervisors for adoption; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Project Area

Edwin M. Lee  
MAYOR

Nadia Sesay  
INTERIM  
EXECUTIVE DIRECTOR

Mara Rosales  
CHAIR

Miguel Bustos  
Marily Mondejar  
Leah Pimentel  
Darshan Singh  
COMMISSIONERS

**EXECUTIVE SUMMARY**

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On November 8, 2016, the voters of San Francisco adopted Proposition O, the Hunters Point Shipyard/Candlestick Point Jobs Stimulus Proposition ("Prop. O"). Prop. O exempts new office space to be developed within Hunters Point Shipyard Phase 2 ("HPS Phase 2") and Candlestick Point Project ("HPS/CP Project") from the annual office development limitations set forth in Planning Code Sections 320-325, originally approved by voters in 1986 as Proposition M ("Prop. M").

The HPS/CP Project spans portions of two redevelopment project areas, and each project area has an associated redevelopment plan that governs development within each area. HPS Phase 2 falls within a portion of the Hunters Point Shipyard Redevelopment Project Area ("HPS Project Area"), which is governed by the Hunters Point Shipyard Redevelopment Plan ("HPS Plan"). Candlestick Point is Zone 1 of the Bayview Hunters Point Project Area ("BVHP Project Area"), which is governed by the Bayview Hunters Point Redevelopment Plan ("BVHP Plan"). Refer to Attachments A and B for maps delineating the boundaries of HPS Phase 2 and Zone 1 of the BVHP Project Area. The HPS Project Area together with the BVHP Project Area are referred to as the "Project Areas". The HPS Plan with the BVHP Plan are referred to as the "Redevelopment Plans."

The Redevelopment Plans currently include references to Prop. M. These references were not deleted by Prop. O itself because local ballot measures may not amend redevelopment plans. The proposed amendments to the Redevelopment Plans ("Plan Amendments") implement Prop. O by exempting office development within the portions of the Projects Areas that include the HPS/CP Project from the annual office development limitations established by Prop M (Planning Code Sections 320-325). (Research and development space is considered office space and therefore subject to the Prop. M limitations. Thus, as used in this memo, the term "office space" includes both office space and research and development space.)

Prop. O and the Plan Amendments do not change the amount of permitted office space in the HPS/CP Project. Rather, the Plan Amendments exempt office space development from Prop. M's annual office space limits. These limits, depending on the pace of growth elsewhere in the City over time, could affect the timing of delivery of office development within the HPS/CP Project. The Plan Amendments will help achieve the Redevelopment Plans' economic goals and objectives by ensuring that the pace of job-generating office development is not interrupted by the office development limitations and the job opportunities and the associated economic and community benefits of the HPS/CP Project can be delivered in a timely manner.

In addition to acting on the Plan Amendments, the Commission on Community Investment and Infrastructure ("Commission") will consider forwarding the Report to the Board of Supervisors on the Plan Amendments ("Report to the Board"). The Report to the Board provides relevant background information in support of the need, purpose, and impacts of the Plan Amendments. Because the scope of the Plan Amendments is minor and technical in nature, the contents of the Report to the Board are more limited, consistent with the requirements of the California Community Redevelopment Law, Health and Safety Code Sections 33000 et seq., ("CRL").

*Staff recommends the Commission (i) approve the Report to the Board and authorize its transmittal to the Board of Supervisors; (ii) adopt environmental review findings pursuant to the California Environmental Quality Act; (iii) approve the Plan Amendments; (iv) refer the Plan Amendments to the Planning Department for its report on General Plan conformity; and (v) and recommend the Plan Amendments to the Board of Supervisors for adoption.*

## **BACKGROUND**

The Board of Supervisors adopted the HPS Plan on July 14, 1997 (Ordinance No. 285-97). The Board of Supervisors adopted the BHVP Plan on January 20, 1969 (Ordinance No. 25-69), and amended it on June 2, 2006 (Ordinance No. 113-06). On August 3, 2010, the Board of Supervisors amended both the HPS Plan (Ordinance 211-10) and the BVHP Plan (Ordinance No. 210-10) in connection with approval of the HPS/CP Project.

The Redevelopment Plans were adopted with the primary objective of revitalizing the Bayview Hunters Point community. They authorize the following development for the HPS/CP Project: 10,500 housing units, (approximately one-third of which will be priced below-market); up to 5,150,000 square feet of office space; 885,000 square feet of regional and neighborhood-serving retail and entertainment uses; and approximately 330 acres of parks and open space.

In furtherance of this objective, the former San Francisco Redevelopment Agency, now the Office of Community Investment and Infrastructure (“OCII”), approved the Candlestick Point and Phase 2 of the Hunters Point Shipyard Disposition and Development Agreement (as amended, the “Phase 2 DDA”). The Phase 2 DDA entitles the HPS/CP Project with the right to build up to 10,500 new homes, approximately 32 percent of which will be below market rate and will include the rebuilding of the Alice Griffith public housing development consistent with the City’s HOPE SF public housing revitalization program; more than 3 million square feet of office space; 885,000 square feet of regional and neighborhood-serving retail and entertainment uses and more than 325 acres of new parks in the southeast portion of San Francisco. In total, the HPS/CP Project will generate over \$6 billion of new economic activity to the City, more than 12,000 permanent jobs, hundreds of new construction jobs each year, new community facilities, new transit infrastructure, and provide approximately \$90 million in community benefits. The HPS/CP Project’s full buildout will occur over 20 to 30 years.

Both Redevelopment Plans provide that “[t]he only sections of the Planning Code that shall apply, pursuant to the provisions of this Plan are Sections 101.1, 295, 314, and 320-325, as such sections are in effect as of the 2010 Plan Amendment Date.” (Section II.D of the HPS Plan; Section 4.3 of the BVHP Plan.) The HPS Plan and the BVHP Plan also describe application of the office limitations under Planning Code Sections 320-325 to office development in Phase 2 of the HPS Project Area and Zone 1 of the BVHP Project Area, respectively. (Section II.D.5 of the HPS Plan; Section 4.3.16 of the BVHP Plan.)

Planning Code Sections 320-325 (Prop. M), which apply to new office developments of 25,000 square feet or greater, place a cap on the annual amount of office development permitted in the City to 950,000 square feet per year. Depending on the pace of development in other areas of the City, the annual limit on new office development set forth under Planning Code Sections 320-325 could impede the Bayview Hunters Point office development and delay the revitalization and delivery of jobs to the Bayview Hunters Point community.

## **DISCUSSION**

On November 8, 2016, San Francisco voters enacted Prop. O, exempting the HPS/CP Project from the City’s Prop. M annual 950,000 square foot limit on new office space development. It also amended the Planning Code to permanently exempt any new office space in the HPS/CP Project from counting toward the City’s limits. The Plan Amendments would amend the Redevelopment Plans to achieve consistency with Prop. O. The Plan Amendments specify that Planning Code Section 324.1, which was added by Prop. O in 2016 and contains the exemption from the office limitations of Sections 320-325, applies to the HPS/CP Project once the Plan Amendments are effective. The Plan Amendments do not change the amount of permitted office space.

The Plan Amendments will allow office development already authorized under the Redevelopment Plans and Phase 2 DDA to be delivered predictably, reliably and efficiently, which will encourage economic and employment investment within the Project Areas. The Plan Amendments will also allow for the coordinated development of

the complementary and interrelated other HPS/CP Project uses and features, such as parks and open space and the expansion of a wide variety of public transit systems.

The Plan Amendments require the following process: a publicly noticed Commission hearing; preparation of a report to the legislative body to the extent warranted by the Plan Amendments; environmental review to the extent required; Commission approval of the Plan Amendments after the public hearing; Planning Department report on General Plan conformity; a publicly noticed Board of Supervisors hearing; and Board of Supervisors adoption of the Plan Amendments after its public hearing.

As required by CRL, OCII staff have prepared the Report to Board. Because the scope of the Plan Amendments is minor and technical in nature—conforming the Redevelopment Plans to reflect passage of Prop. O with no changes to allowable land uses or any other HPS/CP Project elements—the contents of the Report to the Board are limited to the reason for the Plan Amendments; description of how the minor amendment will improve or alleviate blight; proposed method of financing/economic feasibility of Plan Amendments; report of the Planning Department (to be incorporated upon receipt); environmental review; and the neighborhood impact report.

## **PUBLIC REVIEW PROCESS**

In compliance with CRL, the following actions have been undertaken in connection with the Plan Amendments:

- February 13, 2017, the Hunters Point Shipyard Citizens Advisory Committee unanimously recommended adoption of the Plan Amendments;
- March 3, 2017, the notice for the Commission's public hearing was mailed to property owners and occupants in the Project Areas by first class mail, and to taxing entities by certified mail;
- March 3, 2017, the CCII public hearing notice was posted on OCII's website; and
- March 13, 2017, March 20, 2017, and March 27, 2017, the Commission public hearing notices were published in the San Francisco Examiner.

## **ENVIRONMENTAL REVIEW**

On June 3, 2010, the Former Redevelopment Agency Commission by Resolution No. 58-2010 and the Planning Commission by Motion No. 18096, acting as co-lead agencies, approved and certified the Environmental Impact Report for the HPS/CP Project. On the same date, both co-lead agencies adopted environmental findings, including the adoption of a mitigation monitoring and reporting program and a statement of overriding considerations, for the HPS/CP Project by Former Redevelopment Agency Commission Resolution No. 59-2010 and by Planning Commission Motion No. 18097. On July 14, 2010, the Board of Supervisors affirmed the certification and findings by Resolution No. 347-10 and found that various actions related to the HPS/CP Project complied with the California Environmental Quality Act ("CEQA"). Subsequent to the certification, the Commission and the Planning Commission approved Addenda 1 through 4 to the Environmental Impact Report for the HPS/CP Project analyzing certain HPS/CP Project modifications (together, the "HPS/CP EIR").

When an environmental impact report ("EIR") has been prepared for a project, no subsequent or supplemental EIR is required unless one or more of the following occurs: (1) substantial changes are proposed in the project that will require major revisions of the EIR due to new significant impacts or a substantial increase in the severity

of previously identified impacts; (2) substantial changes occur with respect to the circumstances under which the project is being undertaken that will require major revisions in the EIR due to new significant impacts or a substantial increase in the severity of previously identified impacts; (3) new information that was not known and could not have been known at the time the EIR was certified as complete becomes available and shows new significant impacts, an increase in severity of a previously identified significant impact, or changes related to the feasibility of, or new, mitigation measures and alternatives that would substantially reduce significant impacts and which are rejected. (CEQA Guidelines Section 15162)

The HPS/CP EIR analyzed full buildout of the HPS/CP Project based on buildout by 2029 and occupancy in 2030. The HPS/CP EIR's impact analyses, conclusions, and mitigation measures did not rely on potential timing/phasing constraints under Planning Code Sections 320-325. Because the timing or phasing of office development due to the City's annual office limitation was not a factor considered in the HPS/CP EIR assessment of impacts, removal of the annual office limitation approval process from the Redevelopment Plans would not change any aspect of the HPS/CP Project, project variants, or project circumstances assumed for the HPS/CP EIR environmental impact analysis.

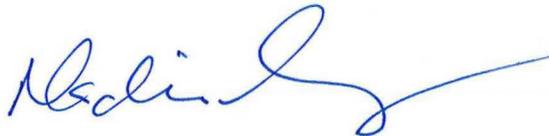
The Plan Amendments would not make any changes to the HPS/CP Project and do not impact the allowable land uses or the amount of permitted office development in the Redevelopment Plans for the HPS/CP Project.

Further, no changes have occurred with respect to circumstances surrounding the HPS/CP Project that would cause significant environmental impacts, and no new information has become available that shows that the HPS/CP Project would cause significant environmental impacts. The HPS/CP EIR findings and statement of overriding considerations adopted on June 3, 2010 in accordance with CEQA by the Former Redevelopment Agency Commission by Resolution No. 59-2010 and by the Planning Commission by Motion No. 18097 were and remain adequate, accurate and objective and are applicable. Therefore, the analyses conducted and the conclusions reached in the HPS/CP EIR remain valid and no further environmental review is required.

## NEXT STEPS

Per the CRL, upon the Commission's approval and the Planning Department's finding of consistency with the General Plan, the Board of Supervisors will consider adoption of the Plan Amendments. Staff anticipates the Board of Supervisors consideration of the Plan Amendments in June 2017.

*(Originated by Tamsen Drew, Senior Project Manager and Marie Munson, Senior Development Specialist)*



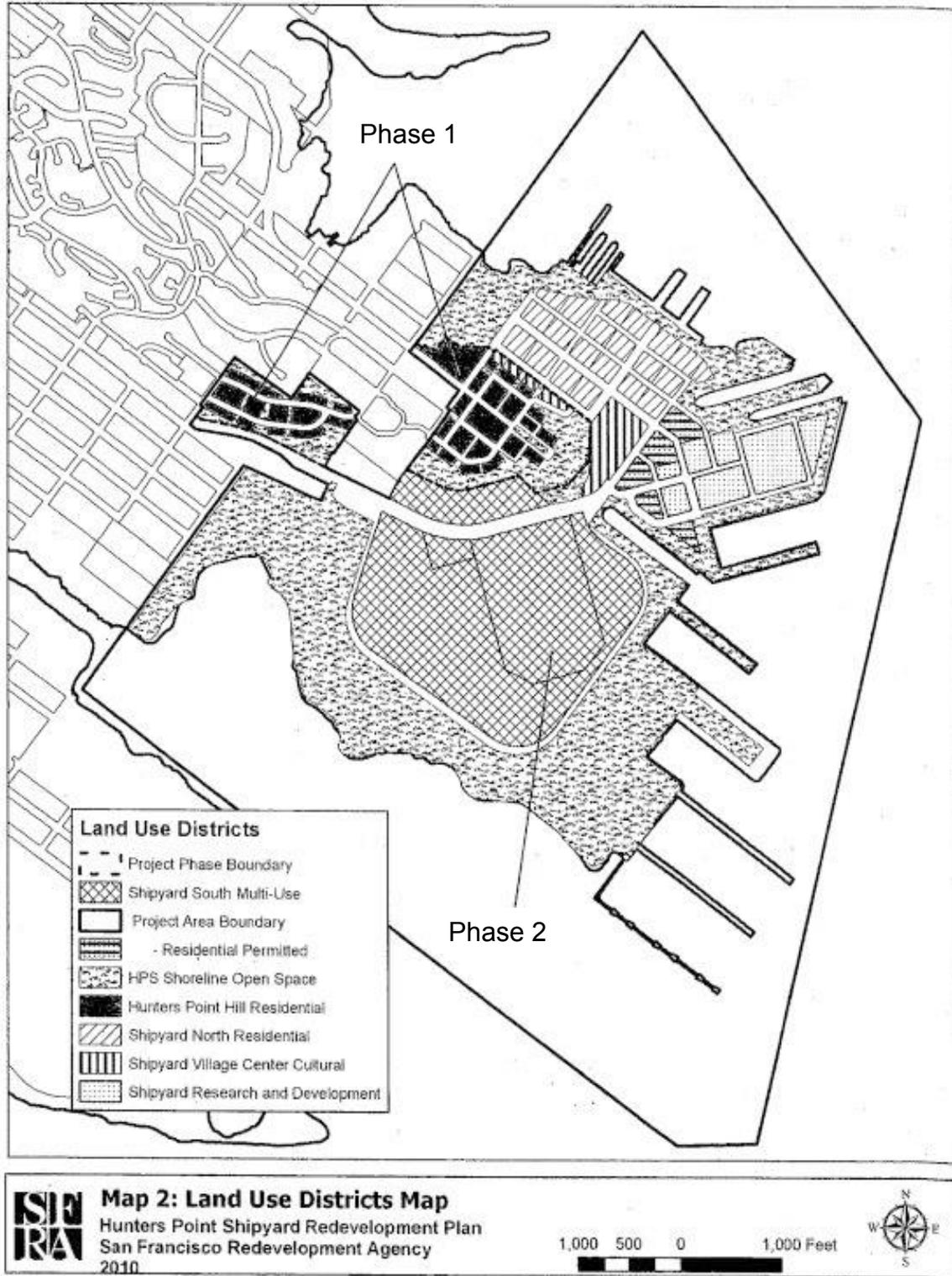
Nadia Sesay  
Interim Executive Director

Attachment A: Map of HPS Project Area, delineating Phases 1 and 2  
Attachment B: Map of BVHP Project Area, delineating Candlestick Point

**ATTACHMENT A**  
**Map of Project Phase Boundaries**  
**Hunters Point Shipyard Project Area**

Map excerpted from Hunters Point Shipyard Redevelopment Plan, August 3, 2010:  
Map 2: Land Use District Maps

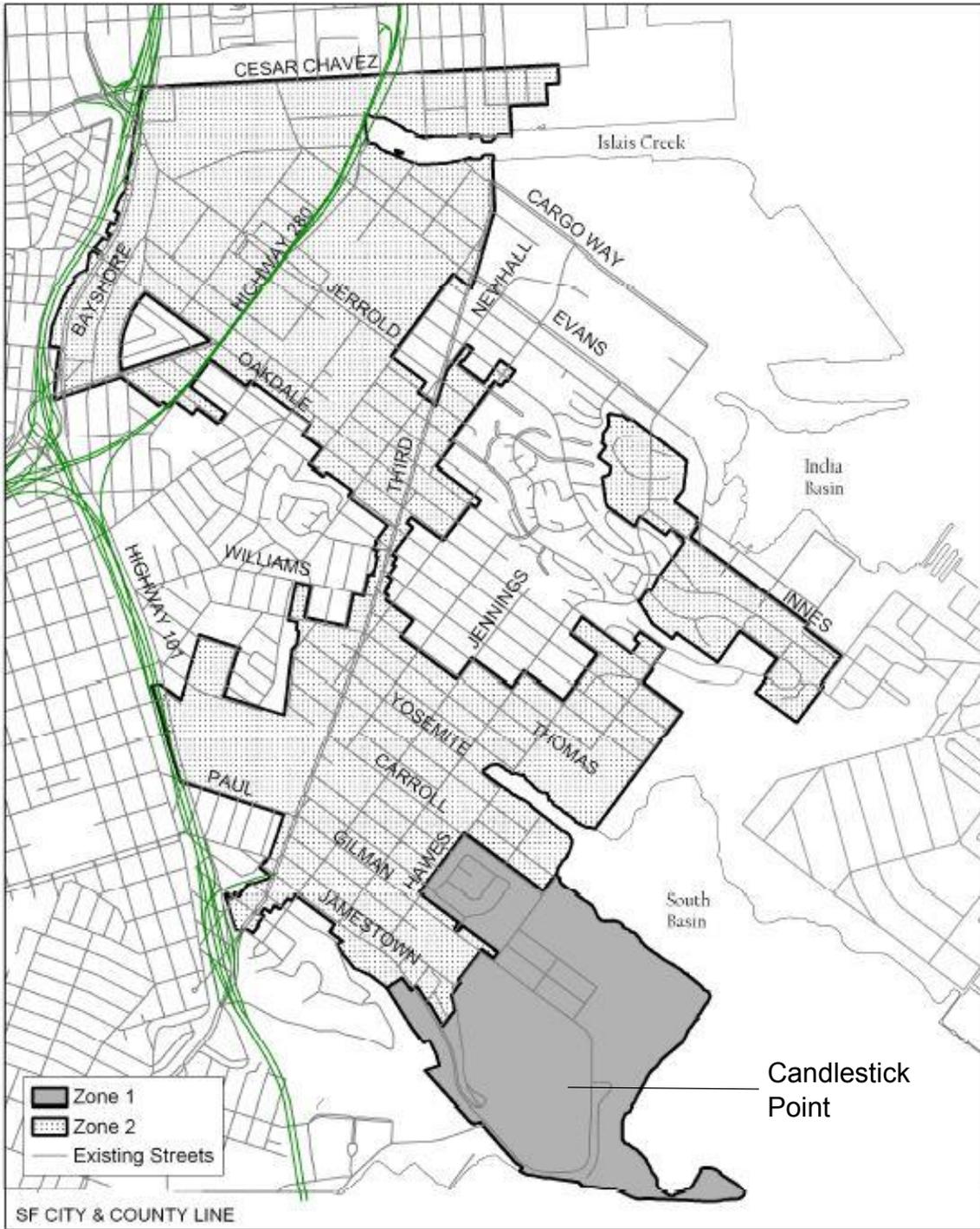
**Map 2: Land Use Districts Map**



**ATTACHMENT B**  
**Map of Candlestick Point**  
**Bayview Hunters Point Project Area**

Excerpted from Bayview Hunters Point Redevelopment Plan, August 3, 2010:  
Map 2 – Project Area B Redevelopment Zones

**MAP 2 – Project Area B Redevelopment Zones**



**SRA** Map 2: Project Area B Redevelopment Zones Map  
 Bayview Hunters Point Redevelopment Plan  
 San Francisco Redevelopment Agency  
 2010



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**REDEVELOPMENT PLAN  
FOR THE  
MISSION BAY SOUTH REDEVELOPMENT PROJECT**

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**Mission Bay South Redevelopment Plan  
Approved and Adopted by the Board of Supervisors  
of the City and County of San Francisco  
Ordinance No. 335-98, November 2, 1998**

**Amendment Adopted and Approved by the Board of Supervisors  
of the City and County of San Francisco,  
Ordinance No. 143-13, July 9, 2013**

**Amendment Adopted and Approved by the Board of Supervisors of  
the City and County of San Francisco,  
Ordinance No. XXX-XX, Month Day, 2018**

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## **100 INTRODUCTION**

All initially capitalized terms shall have the meaning set forth herein, including Section 304.9 and Attachment 5.

## **101 Legal Foundation**

This is the Redevelopment Plan (the “Plan”) for the Mission Bay South Redevelopment Project in the City and County of San Francisco (the “City”), State of California, and consists of the Text, the Legal Description of the Plan Area (Attachment 1), the Plan Area Map (Attachment 2), the Redevelopment Land Use Map (Attachment 3), the Zone Map (Attachment 3A), Proposed Public Improvements (Attachment 4) and Definitions (Attachment 5). This Plan was prepared by the Redevelopment Agency of the City and County of San Francisco (the “Agency”) pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 *et seq.*), the California Constitution and all applicable local laws and ordinances. The Plan is also referred to as the “Mission Bay South Redevelopment Plan.” The Mission Bay South Project Area covered by this Plan is hereinafter referred to as the Plan Area.

The proposed redevelopment of the Plan Area as described in this Plan is consistent with the Central Waterfront Plan, adopted by the Planning Commission of the City and County of San Francisco (the “Planning Commission”) on September 27, 1990, and other applicable elements of the General Plan for the City and County of San Francisco, in effect on the effective date of this Plan, and is in conformity with the eight Priority Policies of Section 101.1 of the City Planning Code in effect at the date of adoption of this Plan.

This Plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission by **Motion No. 14483**, on October 23, 1997. It provides the Agency with the powers, duties, and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the Plan Area. This Plan sets forth the objectives and the basic land use controls within which specific redevelopment activities in the Plan Area will be pursued. It is consistent with provisions of the Community Redevelopment Law in effect at the date of adoption of this Plan.

This Plan and the other Plan Documents, including the Design for Development, shall supersede the San Francisco Planning Code in its entirety, except as otherwise provided herein.

Regardless of any future action by the City or the Agency, whether by ordinance, resolution, initiative or otherwise, the rules, regulations, and official policies applicable to and governing the overall design, construction, fees, use or other aspect of development of the Plan Area shall be (i) this Plan and the other applicable Plan Documents, (ii) to the extent not inconsistent therewith or not superseded by this Plan, the Existing City Regulations and (iii) any new or changed City Regulations permitted under this Plan.

## **102 Relationship of Plan to Plan Documents**

This Plan is enacted to establish the powers, duties, and obligations to implement and further the program generally formulated in this Plan. All real property in the Plan Area is made subject to the controls and requirements of this Plan, and the other applicable Plan Documents.

In order to facilitate the implementation of this Plan, the City and the Agency have entered into the Mission Bay South Interagency Cooperation Agreement (“ICA”). The ICA is intended to provide the framework for cooperation among various City Agencies and the Agency in accordance with this Plan and the other applicable Plan Documents with respect to the review and approval of development authorizations in the Plan Area and, where appropriate, to facilitate cooperation of the City Agencies in issuance of those permits, approvals, agreements and entitlements at each applicable stage of development.

## **103 Redevelopment Project Objectives**

The purposes of the Community Redevelopment Law, which will be attained through, and the major objectives of this Plan are:

- A. Eliminating blighting influences and correcting environmental deficiencies in the Plan Area, including, but not limited to, abnormally high vacancies, abandoned buildings, incompatible land uses, depreciated or stagnant property values, and inadequate or deteriorated public improvements, facilities and utilities.
- B. Retaining and promoting, within the City and County of San Francisco, academic and research activities associated with the University of California San Francisco (“UCSF”), which seeks to provide space for existing and new programs and consolidate academic and support units from many dispersed sites at a single major new site which can accommodate the 2,650,000 square foot program analyzed in the UCSF Long Range Development Plan.
- C. Assembling land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Plan Area.
- D. Replanning, redesigning and developing undeveloped and underdeveloped areas which are improperly utilized.
- E. Providing flexibility in the development of the Plan Area to respond readily and appropriately to market conditions.
- F. Providing opportunities for participation by owners in the redevelopment of their properties.
- G. Strengthening the community’s supply of housing by facilitating economically feasible, affordable housing through installation of needed site improvements and expansion and improvement of the housing supply by the

construction of up to approximately 3,440 very low-, low- and moderate-income and market-rate units, including approximately 1,100 units of very low-, low- and moderate-income housing.

H. Strengthening the economic base of the Plan Area and the community by strengthening retail and other commercial functions in the Plan Area through the addition of up to approximately 335,000 Leasable square feet of retail space and a hotel of up to 500 rooms and associated uses, depending on the amount of residential uses constructed in the Hotel land use district, and about 5,953,600 Leasable square feet of mixed office, research and development and light manufacturing uses.

I. Facilitating emerging commercial-industrial sectors including those expected to emerge or expand due to their proximity to the UCSF new site, such as research and development, bio-technical research, telecommunications, business service, multi-media services, and related light industrial, through improvement of transportation access to commercial and industrial areas, improvement of safety within the Plan Area, and the installation of needed site improvements to stimulate new commercial and industrial expansion, employment, and economic growth.

J. Facilitating public transit opportunities to and within the Plan Area to the extent feasible.

K. Providing land in an amount of approximately 41 acres for a variety of publicly accessible open spaces.

L. Achieving the objectives described above in the most expeditious manner feasible.

## **104 Planning Objectives and Policies**

The Central Waterfront Plan of the San Francisco General Plan sets forth broad land use planning objectives and policies for the entire Central Waterfront, of which Mission Bay South is a part. In addition to the redevelopment objectives listed in Section 103, the following planning objectives and policies provide a more detailed treatment of the basic General Plan objectives and policies for the Plan Area, and will guide the uses permitted in the Plan Area, the construction of facilities therein, and other physical development of the Plan Area. Application of these objectives and policies is a concerted effort to recognize the positive attributes of the City, to enhance and conserve those attributes, and to improve the quality of the living environment based on human needs. This Plan implements the following to the extent feasible:

### **A. LAND USE**

Objective 1 Create a vibrant urban community in Mission Bay South which incorporates a variety of uses including medical research, office, business

services, retail, entertainment, hotel, light industrial, education, utility, housing, recreation and open space, and community facilities.

Policy 1 Consider land use compatibility in siting the various uses.

Policy 2 Integrate Mission Bay South land uses, scale and circulation systems with surrounding districts and San Francisco Bay.

Policy 3 Create a variety of retail and other visitor-serving uses that benefit residents, workers and visitors, including regional retail, entertainment, recreational, and hotel uses.

Policy 4 Where appropriate, encourage the siting of ground floor neighborhood-serving retail and personal service uses in locations convenient to serve Mission Bay South businesses, residents, visitors and working populations, and/or encourage the siting of other pedestrian-interest activities along pedestrian pathways, at major intersections and at transit stops.

Policy 5 Where appropriate, design building forms and ground floor uses that enliven and activate streets and open space and which provide visual interaction between building occupants and pedestrians (“eyes on the street”) for safety and security.

Objective 2 Assure that adequate community services and facilities are provided for Mission Bay South residents and working population.

Policy 1 Provide for general community services and recreational facilities at a scale appropriate to serve Mission Bay South.

Policy 2 Include adequate public improvements, utilities and amenities.

## B. URBAN DESIGN

Objective 3 Emphasize in Mission Bay South the characteristic San Francisco development patterns, which give its neighborhoods image and means of orientation.

Policy 1 Provide pedestrian scale and interest in ground floor treatments of buildings through the use of treatments such as clear glass fenestration, cornice treatments and detailed facades.

Policy 2 Design in consideration of protecting major views of the Bay, the Bay Bridge and the Downtown skyline from Mission Bay South and, if feasible, the elevated I-280 freeway along Mission Bay South, using street view corridors, open space, the careful placement of building forms and building massing.

Policy 3 Create a visual and physical access to San Francisco Bay and the channel of China Basin.

Policy 4 Recognize that buildings, open spaces and view corridors, seen together, will create the character of Mission Bay South.

Policy 5 Achieve high quality design for buildings and landscaping.

Policy 6 Emphasize the importance of intersections by encouraging higher density uses, taller buildings (one to two stories or the tallest portion of buildings) and architectural variety on street corners.

Policy 7 Avoid extreme contrasts in color, shape and other characteristics, which will cause new buildings to stand out in excess of their public importance.

Policy 8 Promote building forms that enhance sun exposure on public open spaces.

Objective 4 Create a building form for the Mission Bay South area such that the scale of new development relates to the adjacent waterfront and to adjacent buildings.

Policy 1 Building heights should decrease as they approach the water's edge.

Policy 2 Provide variety in building design within a block to break up the perception of bulk and to achieve a visually interesting streetscape.

### C. NEIGHBORHOOD ENVIRONMENT

Objective 5 Develop new residential neighborhoods in consideration of the character and quality of traditional San Francisco neighborhoods.

Policy 1 Create a pattern of buildings built to the front property line so that building facades generally define streets and public places.

Policy 2 As appropriate to the neighborhood, provide on-street parking in the manner typical throughout the City. Limit the amount of curb cut and garage door access to off-street parking in housing blocks.

Policy 3 Whenever possible, orient housing entrances toward the street or walkway.

Policy 4 Screen parking garages at-grade along streets with retail, housing, art elements or landscape treatments.

Policy 5 Encourage social interaction by use of outdoor common areas for horizontal circulation in residential blocks, when feasible.

Policy 6 Provide adequate active outdoor recreation spaces, including passive recreational spaces, and facilities for the area's residential population.

Policy 7 Provide for building security through street orientation of housing, housing design and adequate street lighting.

Policy 8 Provide for pedestrian and open space security through visibility of public spaces and avoid obscured spaces with little sense of proprietorship.

Policy 9 Design buildings in consideration of noise and traffic in the area. Such design can include measures such as placing residential units above a podium of parking or commercial uses, installing double-glazed windows and using sound attenuation construction methods and materials along the traffic-facing walls, placing sleeping quarters away from noise sources, and installing varieties of trees that tolerate traffic impacts.

#### D. RECREATION AND OPEN SPACE

Objective 6 Provide a variety of open spaces adequate to serve the Mission Bay South community and to augment the City's open space network.

Policy 1 Create parks, open space and recreational facilities within a comfortable walking/wheelchair traveling distance to serve the needs of Mission Bay South residents, workers and visitors of all ages and that are accessible to everyone, including the physically disabled and the elderly.

Policy 2 Create an open space network which provides walking, jogging and bicycle paths between recreation and open space areas throughout Mission Bay South, and provide connections to City-wide pedestrian, bicycle and open space networks, where applicable.

Policy 3 Orient development and parks, public and private open space, and pedestrian areas to facilitate solar access and wind protection for public open space where feasible and consistent with the land uses and intensities contemplated by this Plan.

Policy 4 Enhance parks and open spaces by maintaining view corridors from such areas.

#### E. COMMERCE AND INDUSTRY

Objective 7 Maintain, enhance and diversify a sound and dynamic economic base for Mission Bay South and the City.

Policy 1 Encourage the siting of educational institutions, medical research and development, retail, multi-media/ telecommunications, recreational, entertainment and public and private utility uses at Mission Bay South in a manner compatible with adjacent uses.

Policy 2 Encourage complementary support services to Mission Bay South such as office, light industrial, business service and neighborhood-serving retail in order to add to the economic diversity of the area and the City.

Objective 8 Expand employment opportunities in Mission Bay South for San Francisco residents.

Policy 1 Promote the creation of jobs for a highly skilled and professional work force.

Policy 2 Promote efforts to attract, retain and expand employment improvement opportunities for unskilled and semi-skilled workers.

F. TRANSPORTATION

Objective 9 Establish a street system, which is consistent in function and design with the character and use of adjacent land and efficient traffic flow.

Policy 1 Design the Mission Bay South street system in consideration of the layout of surrounding City streets consistent with the Infrastructure Plan for Mission Bay South.

Policy 2 Design the Mission Bay South streets (curb to curb) to the minimum scale necessary to provide required movement, parking, transit, bicycle and access functions.

Policy 3 Establish a truck route system to facilitate truck movements within and through Mission Bay South.

Policy 4 Within a “Transit First” environment, provide parking facilities in consideration of the needs of residents, workers, visitors and their service providers.

Policy 5 Explore opportunities for shared use of parking facilities, both day and night.

Objective 10 Accommodate the expansion of transit services to, from, through and within Mission Bay South.

Policy 1 Work with transit providers to coordinate the siting of transit stops at locations serving high-density uses.

Policy 2 Encourage the siting of shelters, and retail and personal service uses at or near transit stops.

Objective 11 Provide for the safe and convenient use of the bicycle as a means of transportation and recreation.

Objective 12 Provide for convenient, safe, and pleasant pedestrian circulation.

Policy 1 Recognize the importance of the pedestrian environment in the street level design of buildings.

Policy 2 Where appropriate, provide for public pedestrian-dominated streets with limited vehicular access.

Policy 3 Ensure quality street level environments, including street furniture.

Policy 4 Expand and enhance pedestrian access to San Francisco Bay and to the channel of China Basin.

## **200 DESCRIPTION OF THE PLAN AREA**

The boundaries of the Plan Area are described in the “Legal Description of the Plan Area,” attached as Attachment 1 and shown on the “Plan Area Map,” attached as Attachment 2.

## **300 USES PERMITTED IN THE PLAN AREA**

### **301 Redevelopment Land Use Map**

The “Redevelopment Land Use Map,” attached hereto as Attachment 3, illustrates the location of the Plan Area boundaries, major streets within the Plan Area and the proposed land uses to be permitted in the Plan Area.

### **302 Designated Land Uses**

Land uses are permitted in the Plan Area as either principal or secondary uses as provided below. Principal uses shall be permitted in the Plan Area in the particular land use district as set forth in Sections 302.1 through 302.7 of this Plan, in accordance with the provisions of this Plan.

Secondary uses shall be permitted in a particular land use district as set forth in Sections 302.1, 302.3 and 302.4, provided that such use generally conforms with redevelopment objectives and planning and design controls established pursuant to this Plan and is determined by the Executive Director to make a positive contribution to the character of the Plan Area, based on a finding of consistency with the following criterion: the secondary use, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

#### **302.1 Mission Bay South Residential**

The Mission Bay South Residential land use district, shown on the Redevelopment Land Use Map (Attachment 3), consists of residential uses and compatible local-serving retail and other uses which can be in mixed use facilities.

- A. The following principal uses are permitted in the Mission Bay South Residential district:

Dwelling Units

Retail Sales and Services:

Local-Serving Business, excluding Bars, aerobics studios, and dry-cleaning facilities that conduct onsite dry-cleaning operations  
Restaurants  
Automobile Rental

Arts Activities and Spaces:

Arts activities in ground floor commercial spaces and/or in Live/Work Units

Office Use:

Local-Serving Business above the ground floor

Home and Business Services:

Catering Establishment  
Household and business repair  
Interior decorating shop

Other Uses:

Family Child Care Facility  
Home Occupation  
Live/Work Units  
Open Recreation  
Outdoor Activity Area  
Parking  
Automated Teller Machines (ATMs)  
Telecommunications antenna and equipment  
Installation of tower or antenna for reception of radio and television for benefit of building occupants

- B. The following secondary uses shall be permitted in the Mission Bay South Residential district if the criteria set forth in this Section 302 are met:

Institutions, including but not limited to:

Local-Serving Child Care Facility  
Small residential care facility licensed by the State  
Small social service/philanthropic facility  
Small vocational/job training facility  
Church/religious institution

Retail Sales and Services:

Aerobics studios

Animal Care:

Animal Services in enclosed building

Office Use:

Local-Serving Business on the ground floor

Other Uses:

Walk-Up Facility, except ATMs

Commercial wireless transmitting, receiving or relay facility with these reports if required

### 302.2 Hotel

The Hotel land use district, shown on the Redevelopment Land Use Map (Attachment 3), consists of primarily hotel, retail sales, destination retail, assembly and entertainment with compatible other uses, excluding Theaters.

The following principal uses are permitted in the Hotel district:

Retail Sales and Services:

Tourist Hotel

All Retail Sales and Services, including Bars and aerobic studios and excluding dry-cleaning facilities that conduct onsite dry-cleaning operations

Restaurants

Automobile Rental

Art Activities and Spaces

Assembly and Entertainment:

Amusement Enterprise

Nighttime Entertainment

Recreation building

Institutions:

Local-Serving Child Care Facility

Home and business services:

Catering Establishment

Animal Care:

Animal Services in enclosed building

Other Uses:

Open Recreation

Outdoor Activity Area  
Parking  
Walk-Up Facility, including ATMs  
Commercial wireless transmitting, receiving or relay facility with required  
EMR reports  
Telecommunications antenna and equipment  
Installation of tower or antenna for reception of radio and television for  
benefit of building occupants

The following secondary uses shall be permitted in the Hotel district if the criterion for a secondary use as set forth in Section 302 is met:

Dwelling Units, as long as they do not preclude within the Hotel land use district the development of an economically feasible hotel (subject to the limitations in Section 304.5 of this Plan) that will comply with the Design for Development and other Plan Documents, which determination the Agency shall make at the time it approves any dwelling units in the Hotel land use district.

### 302.3 Commercial Industrial

The Commercial Industrial land use district, shown on the Redevelopment Land Use Map (Attachment 3), consists of Commercial Industrial uses, including Manufacturing, Office Use, Animal Care facilities, Wholesaling and Other Uses, as described below. This district also includes compatible local-serving retail and personal services (excluding Theaters), consisting of the balance of the uses discussed below.

A. The following principal uses are permitted in the Commercial Industrial district:

Manufacturing (including office space and administrative uses associated therewith):

Light manufacturing uses involving assembly, packaging, repairing or processing of previously prepared materials  
Software development and multimedia  
Industrial or chemical research or testing laboratory  
Medical research and bio-technical research facility  
Experimental laboratory

Institutions:

Vocational/job training facility

Retail Sales and Services:

Local-Serving Business, including Bars and aerobics studios  
Automobile Rental

Arts Activities and Spaces

Office Use

Home and business services:

- Blueprinting shop
- Building, plumbing, electrical, printing, roofing, furnace, or pest-control contractor's office
- Carpenter shop, sheet metal fabrication
- Household and business repair shop
- Multi-media business services
- Newspaper publication, desktop publishing
- Printing shop
- Sign-painting shop

Animal Care:

- Animal Services in enclosed building
- Animal care facilities for animal housing, handling, treatment, transport
- Commercial kennel

Wholesaling:

- Storage of household or business goods in enclosed building
- Wholesale Sales and Services in enclosed building
- Wholesale storage warehouse
- Cold storage plant

Automotive:

- Automobile service station
- Automobile wash

Other Uses:

- Greenhouse or plant nursery
- Open Recreation
- Outdoor Activity Area
- Parking
- Walk-Up Facility, including ATMs
- Commercial wireless transmitting, receiving or relay facility with required EMR reports
- Telecommunications antenna and equipment
- Installation of tower or antenna for reception of radio and television for benefit of building occupants

- B. The following secondary uses shall be permitted in the Commercial Industrial district if the criteria set forth in this Section 302 are met:

Institutions, including but not limited to the following:

- Clinic for outpatient care
- Local-Serving Child Care Facility

- Post secondary school
- Social service/philanthropic facility
- Church/religious institution
- Clubhouse
- Lodge building
- Meeting hall

Assembly and Entertainment:  
Nighttime Entertainment  
Recreation building

Other Uses:  
Public structure or use of a nonindustrial character

#### 302.4 Commercial Industrial/Retail

The Commercial Industrial/Retail land use district, shown on the Redevelopment Land Use Map (Attachment 3), consists of industrial, commercial and office uses, retail and compatible other uses, excluding theaters, which can be in mixed-use facilities. The definitions of “Commercial Industrial” and “Retail” are as provided in Section 302.3.

A. The following principal uses are permitted in the Commercial Industrial/Retail district:

Manufacturing (including office space and administrative uses associated therewith):  
Light manufacturing uses involving assembly, packaging, repairing or processing of previously prepared materials  
Software development and multimedia  
Industrial or chemical research or testing laboratory  
Medical research and bio-technical research facility  
Experimental laboratory

Institutions:  
Vocational/job training facility

Retail Sales and Services:  
All Retail Sales and Services, including Bars and aerobic studios  
Restaurants  
Automobile Rental

Arts Activities and Spaces

Office Use

Home and business services:  
Blueprinting shop

Building, plumbing, electrical, printing, roofing, furnace, or pest-control contractor's office  
Carpenter shop, sheet metal fabrication  
Household and business repair shop  
Multi-media business services  
Newspaper publication, desktop publishing  
Printing shop  
Sign-painting shop

Animal Care:

Animal Services in enclosed building  
Animal care facilities for animal housing, handling, treatment, transport  
Commercial kennel

Wholesaling:

Storage of household or business goods in enclosed building  
Wholesale Sales and Services in enclosed building  
Wholesale storage warehouse  
Cold storage plant

Automotive:

Automobile service station  
Automobile wash

Other Uses:

Greenhouse or plant nursery  
Open Recreation  
Outdoor Activity Area  
Parking  
Walk-Up Facility, including ATMs  
Commercial wireless transmitting, receiving or relay facility with required EMR reports  
Telecommunications antenna and equipment  
Installation of tower or antenna for reception or radio and television for benefit of building occupants

- B. The following secondary uses shall be permitted in the Commercial Industrial/Retail district if the criteria set forth in this Section 302 are met:

Institutions, including but not limited to:

Local-Serving Child Care Facility  
Social service/philanthropic facility  
Church/religious institution  
Clinic for outpatient care  
Post secondary school  
Clubhouse

Lodge building  
Meeting hall

Assembly and Entertainment:  
Nighttime Entertainment  
Recreation building

Other Uses:  
Public structure or use of a nonindustrial character

### 302.5 UCSF

The UCSF land use district, shown on the Redevelopment Land Use Map (Attachment 3), consists of institutional and academic uses as outlined in the 1996 Long Range Development Plan (“LRDP”). The land use district includes a proposed approximately 2.2-acre San Francisco Unified School District public school site. (Refer to Section 403 herein regarding cooperation between UCSF and the Agency.) The following indicates the type of uses, as defined in the UCSF LRDP, that will be developed by The Regents in the UCSF land use district, and which are generally consistent with the uses contemplated under this Plan:

Instruction:

Auditoriums, classrooms, seminar rooms  
Teaching laboratories

Research:

Medical and biomedical laboratory facilities  
Office-based or computer-based research facilities  
Cold rooms, glass wash, microscopy areas, and other instrument areas

Clinical:

Community-serving clinic for outpatient care

Academic Support:

Animal care facilities for animal housing, handling, treatment, transport  
Library and library facilities  
Multimedia business services  
Newspaper publication, desktop publishing

Academic/Campus Administration:

Administrative offices and administrative service  
Academic offices and academic department/school facilities  
Non-academic offices such as police and personnel offices

Campus Community:

Arts activities  
Local-serving business and professional service

- Local-serving child care facility
- Elementary school or secondary school
- Local-serving retail business or personal service establishments
- Social service/philanthropic facility
- Meeting hall
- Recreation building
- Open recreation/open space
- Public structure or use of a non-industrial character

Logistics:

- Automatic laundry
- Dry-cleaning establishment and hand-ironing establishment
- Hospital laundry plant
- Blueprinting shop
- Building, plumbing, electrical, printing, roofing, or pest-control office
- Carpenter shop, sheet metal fabrication
- Printing shop
- Sign-painting shop
- Service yard
- Storage building
- Cold storage plant
- Utility plant
- Installation of tower or antenna for reception
- Uses accessory to and supportive of the principal uses within a building

### 302.6 Mission Bay South Public Facility

The Mission Bay South Public Facility land use district, shown on the Redevelopment Land Use Map (Attachment 3), consists of land other than housing sites or open space owned by a governmental agency or other public or semi-public entity and in some form of public or semi-public use.

The following principal uses are permitted in the Mission Bay South Public Facility district:

- Fire/Police station
- Open lot or enclosed Storage
- Railroad tracks and related facilities
- Other public structure or use

### 302.7 Mission Bay South Open Space

The Mission Bay South Open Space land use district, shown on the Redevelopment Land Use Map (Attachment 3), consists of a comprehensive system of open spaces, including parks, plazas, and open space corridors. Only recreational uses and uses accessory to and supportive of recreational use are permitted in this district including, but not limited to, accessory parking,

kiosks and pushcarts; except that a facility containing up to 13,637 Leasable square feet of retail uses on a development footprint not to exceed 7,500 gross square feet may be constructed on parcel P22 on Attachment 2.

### **303 Other Land Uses**

#### **303.1 Public Rights-of-Way**

As illustrated on the Redevelopment Land Use Map (Attachment 3) the major public streets within the Plan Area include: Owens Street, Third Street, Terry Francois Boulevard, Channel Street, Sixteenth Street, and Mariposa Street. Up to five new east-west major streets will be created between Channel Street and Sixteenth Street. Alignments are not exact and are shown on the Redevelopment Land Use Map for illustrative purposes.

Fourth Street will be realigned and extended from the channel of Mission Creek to Mariposa Street; Owens Street will be extended from Sixteenth Street to Mariposa Street; and Channel Street will be extended from Fourth Street to Third Street. Other existing streets, alleys and easements may be abandoned, closed or modified as necessary for proper development of the Plan Area.

Any changes in the existing street layout within the Plan Area, and in the event that Agency funding is used, outside of the Plan Area, shall be in accordance with the objectives of this Plan.

The public rights-of-way may be used for railroad, vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities and activities typically found in public rights-of-way. Railroad rights-of-way are allowed in any land use district.

Railroad rights-of-way may be outside the street rights-of-way.

#### **303.2 Other Public and Semi-Public Uses**

In any area shown on the Redevelopment Land Use Map (Attachment 3), the Agency is authorized to permit the maintenance, establishment or enlargement of utility easements and boxes and equipment appurtenant thereto. Other permitted public uses are specified in Sections 302.6 and 302.7 of this Plan.

#### **303.3 Temporary and Interim Uses**

Pending the ultimate development of land consistent with the land use program described in Attachment 3, certain interim and temporary uses are authorized as follows:

- A. Temporary Uses: The following uses are authorized as of right pursuant to this Plan for a period not to exceed ninety (90) days:

Booth for charitable, patriotic or welfare purposes;  
Exhibition, celebration, festival, circus or neighborhood carnival;

Open Air Sales of agriculturally produced seasonal decorations including, but not necessarily limited to, Christmas trees and Halloween pumpkins;

Convention staging;

Parking; and

Truck parking and loading.

- B. Interim Uses: Interim Uses of over ninety (90) days may be authorized for an initial time period to be determined by the Executive Director of the Agency not to exceed fifteen (15) years, upon a determination by the Executive Director that the authorized uses will not impede the orderly development of the Plan Area as contemplated in this Plan. Extensions of this approval period may be authorized by the Executive Director in increments of up to five (5) year periods, subject to the same determination as required for the initial period. Permissible interim uses are as follows:

Rental or sales office incidental to a new development, provided that it be located in the development or a temporary structure;

Structures and uses incidental to environmental cleanup and staging;

Temporary structures and uses incidental to the demolition or construction of a structure, building, infrastructure, group of buildings, or open space, including but not limited to construction staging of materials and equipment;

Storage;

Parking; and

Truck Parking.

- C. Interim Pacific Bell Ballpark Parking: Interim parking associated with the Pacific Bell (San Francisco Giants) Ballpark within the Plan Area which was previously approved by the City Zoning Administrator is permitted as a matter of right, pursuant to the terms and conditions of the Zoning Administrator letter. Extensions of the original approval shall be governed by Section 303.3(B).

#### 303.4 Nonconforming Uses

The Agency shall provide for the reasonable continuance, modification and/or termination of nonconformities as provided in this Section 303.4 to promote compatibility of uses, eliminate blighting conditions and effectuate the purposes, goals, and objectives of this Plan. The Agency shall permit the continuation of existing, nonconforming uses and structures for (1) 15 years after the date of adoption of this plan; or (2) for such use in fully enclosed warehouse buildings east of Third Street for an initial period through February 27, 2001 with an additional period of at least 25 years after the expiration of this initial period. In either case, the Executive Director is authorized to grant extensions of time if he/she determines that the extension will not impede the orderly development of the Plan Area. No extension shall be for a period in excess of two years. Successive extensions, subject to the same limitations, may be granted upon new application.

The Executive Director may authorize additions, alterations, reconstruction, rehabilitation, or changes in use through uses or structures which do not conform to the provisions of this Plan, subject to the same determination as is provided above for extensions of the nonconforming use period.

### **304 General Controls and Limitations**

All real property in the Plan Area is made subject to the controls and requirements of this Plan. No real property shall be developed or rehabilitated after the date of the adoption of this Plan, except in conformance with the provisions of this Plan and the other applicable Plan Documents.

#### **304.1 Construction**

All construction in the Plan Area shall comply with the provisions of Section 306 of this Plan, the applicable Plan Documents, and all applicable laws.

#### **304.2 Rehabilitation and Retention of Properties**

Any existing structure within the Plan Area approved by the Agency for retention and rehabilitation shall be repaired, altered, reconstructed or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses.

#### **304.3 Limitation on the Number of Buildings**

The number of Buildings in the Plan Area shall not exceed 500.

#### **304.4 Number of Dwelling Units**

The number of Dwelling Units presently in the Plan Area is currently none, and shall be approximately 3,440 under this Plan. Of those 3,440 Dwelling Units, 350 are allocated to the Hotel land use district and cannot be constructed on any site other than Block 1, with the remaining Dwelling Units allocated to the Mission Bay South Residential land use district. The total number of Dwelling Units that may be constructed within the Hotel land use district must not exceed 350 Dwelling Units and must not preclude the development of a hotel within the Hotel land use district as provided for in Section 302.2. Further, inclusion of Dwelling Units within the Hotel land use district will reduce the total hotel size and Leasable square footage of retail allowed in the Plan Area as provided for in Section 304.5.

#### **304.5 Limitation on Type, Size and Height of Buildings**

The type of buildings may be as permitted in the Building Code as in effect from time to time. Approximately 335,000 Leasable square feet of retail space, a 500-room hotel, including associated uses such as retail, banquet and conferencing facilities, approximately 5,953,600 Leasable square feet of mixed office, research and development and light manufacturing uses, with about 2,650,000 square feet of UCSF instructional, research and support uses are allowed in the Plan Area.

The 5,953,600 Leasable square feet is allocated to the Zones depicted on Attachment 3A as follows: 504,000 Zone B; 414,000 Zone C; 35,600 Zone D. The balance is permitted in Zone A and on other sites designated Commercial Industrial on Attachment 3. In addition to the 5,953,600 Leasable square feet of Commercial Industrial uses, up to 45,000 Leasable square feet of such Commercial Industrial uses are permitted in Zone B and 36,000 Leasable square feet in Zone C, respectively, in lieu of all or a portion of the retail allocations provided below for such zones; provided, however, that the total development programs for Zones B and C shall not exceed 549,000 and 450,000 Leasable square feet, respectively.

Of the 335,000 Leasable square feet, up to 105,700 Leasable square feet may be City-serving retail, allocated as follows: 20,700 on blocks 29, 30, 31, 32 and 36 in Zone A; 45,000 Zone B; 36,000 Zone C; 4,000 Zone D. The balance of the permitted retail use, 229,300 Leasable square feet, is allocated as follows: 50,000 entertainment/neighborhood-serving retail in the Hotel district, 159,300 neighborhood-serving retail in Zone A and sites designated Commercial or Mission Bay South Residential on Attachment 3 in the Plan Area, and 20,000 neighborhood-serving retail on Agency-sponsored affordable housing sites.

In addition to the maximum densities described above, the following uses are permitted: (a) a total of up to approximately 10,000 additional Leasable square feet of neighborhood-serving retail uses on Agency-sponsored affordable housing sites (bringing the total permitted allocation of neighborhood-serving retail on Agency-sponsored affordable housing sites to 30,000 Leasable square feet); and (b) an up to approximately 13,637 Leasable square foot retail facility on parcel P22 on Attachment 2.

The floor area ratio for Commercial Industrial and Commercial Industrial/Retail shall be a maximum of 2.9:1, averaged over the entire area of these two land use districts combined, except that the area in Zones B-D shall be excluded from the calculation. The floor area ratio for Zones B-D shall be a maximum of 2.9:1, calculated separately for each Zone. Maximum building height within the Plan Area is 160 feet.

If Dwelling Units are constructed within the Hotel land use district, the maximum size of the hotel will be reduced to 250 rooms and the maximum amount of retail square footage will be reduced to 25,000 Leasable square feet.

#### 304.6 Open Space

Open space to be provided in the Plan Area is the total of all public open spaces and shall be approximately 41 acres, including approximately 8 acres of publicly accessible open space that will be provided within the UCSF land use district.

#### 304.7 Utilities

All utilities within the Plan Area, and in the event Agency funding is used, outside of the Plan Area, shall be placed underground whenever physically and economically feasible.

304.8 Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, color, creed, religion, sex, gender identity, sexual orientation, age, marital or domestic partner status, national origin or ancestry, or disability including HIV/AIDS status permitted in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Plan Area.

304.9 Fees and Exactions: All Plan Area Property Excepting X2, X3 and X4

The following provisions shall apply to all property in the Plan Area excepting the property designated X2, X3 and X4 on Attachment 2 and parcels utilized as affordable housing developed by Agency-sponsored entities.

- A. Definitions: For purposes of this Section 304.9 only, the definitions below shall apply.

**Administrative Fee.** Any fee charged by any City Agency or the Agency in effect at the time of submission for the processing of any application for Building Permits, subdivision maps, other City regulatory actions or approvals for a Major Phase or Project in the Plan Area that are generally applicable on a City-wide basis for similar land uses.

**Art Requirement.** The installation and maintenance of works of art costing an amount equal to 1 percent of the hard costs of initial construction (excluding therefrom the costs of Infrastructure and tenant improvements) of a Project for retail or commercial uses exceeding 25,000 gross square feet of floor area prior to the issuance of the first certificate of occupancy or such later time as may be determined by the Agency not to exceed one year thereafter; provided, however, that where the works of art are proposed to be included within an Open Space Parcel, such installation may occur any time prior to completion of the improvements to the Open Space Parcel. Such works may include sculpture, bas-relief, murals, mosaics, decorative water features, fountains, tapestries or other artwork and shall be located in and permanently affixed to a Project, its grounds or an Open Space Parcel or the surrounding area.

**Child Care Requirements.** The requirements set forth in City Planning Code Section 314.

**City-Wide.** All privately-owned property within (1) the territorial limits of the City or (2) any designated use district or use classification of the City so long as (a) any such use district or use classification includes more than an insubstantial amount of affected private property other than affected private property within the Plan Area and the Mission Bay North Plan Area, (b) the use district or use classification includes all private property within the use district or use classification that receives the general or special benefits of, or causes the burdens that occasion the need for, the new City Regulation or Development Fees or Exactions, and (c) the cost of compliance with the new City Regulation or

Development Fee or Exaction applicable to the same type of use in the Plan Area (or portion thereof) does not exceed the proportional benefits to, or the proportional burdens caused by private development of that type of use in, the Plan Area (or portion thereof).

**Development Fees or Exactions.** A monetary or other exaction including in-kind contributions, other than a tax or special assessment or Administrative Fee, which is charged by the Agency or any City Agency in connection with any permit, approval, agreement or entitlement for a Major Phase or Project or any requirement for the provision of land for a construction of public facilities or Infrastructure or any requirement to provide or contribute to any public amenity or services. Development Fee or Exaction does not include Building Codes in effect from time to time generally applicable on a City-wide basis to similar land uses.

**Improvements.** Buildings, structures, Infrastructure and other work of improvement to be constructed in or for the benefit of the Plan Area.

**Infrastructure.** Open space (including, among other items, park improvements and restrooms), streets, sewer and storm drainage systems, water systems, street improvements, traffic signal systems, dry utilities, and other Improvements any of which are to be constructed in or for the benefit of the Plan Area.

**Major Phase.** A development segment comprising one or more of the numbered parcels shown on Attachment 2 (or portions of parcels) included with a numbered parcel or a remaindered parcel if so approved by Agency pursuant to the design review and document approval procedure under an applicable owner participation agreement containing one or more Projects.

**Open Space Parcel.** Those parcels or portions thereof designated for use as parks, plazas, or other public open space in Attachment 3 of this Plan.

**Project.** An individual Building and the related Improvements anticipated to be constructed in connection therewith under this Plan.

**School Facilities Impact Fee.** The sum payable to the San Francisco Unified School District pursuant to Government Code Section 65995.

- B. Administrative Fees: Nothing in this Plan shall preclude or constrain the Agency or any City Agency from charging and collecting an Administrative Fee or any such fee which may be provided for in any owner participation agreement.
- C. Development Fees and Exactions:
  - (i) Existing Development Fees or Exactions. Except as provided in the following provisions of this Section 304.9C, from and so long as this Plan is in effect, the following Development Fees or Exactions as same are in effect as of the date of adoption of this Plan, and only the following, are applicable to the

Plan Area: (a) the School Facilities Impact Fee; (b) the Child Care Requirements; and (c) the Art Requirement.

(ii) New or Increased Development Fees or Exactions. No increase in any Development Fee or Exaction and no new Development Fee or Exaction shall be applicable to the Plan Area for ten (10) years following the date of issuance to Owner of the first Building Permit for a Project in the South Plan Area and, thereafter, shall only be applicable if said new or increased Development Fee or Exaction is generally applicable on a City-Wide basis to similar land uses; provided, however, that any increase in the School Facilities Impact Fee authorized by any change in state law at any time after the approval of this Plan shall apply. Any new or increased Development Fee or Exaction which becomes effective more than ten (10) years following the date of issuance to Owner of the first Building Permit for a Project in the Plan Area shall be applicable to the Plan Area so long as such new or increased Development Fee or Exaction is (i) generally applicable on a City-Wide basis to similar land uses and (ii) not redundant as to the initial Project of a fee, dedication, program, requirement or facility described in the applicable Plan Documents related to (A) affordable housing or (B) open space.

Notwithstanding the foregoing, new or increased Development Fees or Exactions may be imposed in order to comply with changes in applicable federal or state law or regulations as further provided in Subsection 304.9C(iii); provided, however, that any such new or increased Development Fee or Exaction shall be applied to the Plan Area on a Project by Project basis in a manner which is proportional to the impacts caused by the development in the Plan Area; that is, any such Development Fee or Exaction shall be no more than the equitable share of the cost of funding reasonable compliance with the applicable federal or state law or regulation taking into account the equitable amount allocable to the impacts caused by previous or existing development within the City. In no event shall any Project within the Plan Area be required to pay a new or increased Development Fee or Exaction in connection with compliance with any such federal or state law or regulation which is not applied on a City-Wide basis to similar land uses.

(iii) Protection of Public Health and Safety. Notwithstanding any provision of this Section 304.9C to the contrary, the Agency and any City Agency having jurisdiction, shall exercise its discretion under this Plan and the other applicable Plan Documents in a manner which is consistent with the public health, safety and welfare and shall retain, at all times, its and their respective authority to take any action that is necessary to protect the physical health and safety of the public including without limitation authority to condition or deny a permit, approval, agreement or other entitlement or to change or adopt any new City Regulation if required (a) to protect the physical health or safety of the residents in the Plan Area, the adjacent community or the public, or (b) to comply with applicable federal or state law or regulations including without limitation changes in

Existing City Regulations reasonably calculated to achieve new, more restrictive federal or state attainment or other standards applicable to the City for water quality, air quality, hazardous materials or otherwise relating to the physical environment where such City Regulations are generally applicable and proportionally applied to similar land uses on a City-Wide basis but subject, in all events, to any rights to terminate any owner participation agreement between an owner and the Agency as set forth in the applicable Plan Documents. Except for emergency measures, any City Agency or the Agency, as the case may be, will meet and confer with the owner in advance of the adoption of such measures to the extent feasible, provided, however, that said City Agency and the Agency shall each retain the sole and final discretion with regard to the adoption of any new City Regulation in furtherance of the protection of the physical health and safety of the public as provided in this Subsection 304.9C(iii).

(iv) Nonconflicting Laws. In addition to the reservation set forth in Section 304.9C(iii), the City Agencies and the Agency reserve the right to impose any new City Regulations and any changes to the Existing City Regulations (except for the Planning Code sections superceded by this Plan) that do not conflict with the development allowed by this Plan and the other applicable Plan Documents. As used herein, “conflict” means any proposed new or changed City Regulations which preclude or materially increase the cost of performance of or compliance with any provision of this Plan or the applicable Plan Documents or do any of the following: alter the permitted uses of land; decrease the maximum building height of buildings; reduce the density or intensity of development permitted; delay development; limit or restrict the availability of Infrastructure; impose limits or controls on the timing, phasing or sequencing of development; or modify Development Fees or Exactions except as permitted by this Section 304.9C. Notwithstanding the foregoing, the City may apply its then current standards for Infrastructure pursuant to then applicable City Regulations. Nothing in this Plan or the other applicable Plan Documents shall be deemed to limit any City Agency’s or the Agency’s ability to comply with the California Environmental Quality Act (“CEQA”).

#### 304.10 Fees and Exactions: Parcels X2, X3 and X4

The parcels designated X2, X3 and X4 (as shown on Attachment 2) shall be subject to all fees and exactions under the City Planning Code in effect from time to time, except as otherwise provided pursuant to an owner participation agreement if the Agency determines that the public benefits under the owner participation agreement exceed those that would otherwise be obtained through imposition of the City Planning Code fees and exactions.

304.11 Office Development Limitations. By Resolution No. 14702, the Planning Commission adopted findings pursuant to Planning Code Section 321(b)(1) that the office development contemplated in this Plan in particular promotes the public welfare, convenience and necessity, and in so doing considered the criteria of Planning Code Section 321(b)(3)(A)-(G). The findings contained in Resolution No. 14702 are incorporated herein by reference and

attached as Attachment 6 to this Plan. Because the office development contemplated by this Plan has been found to promote the public welfare, convenience and necessity, the determination required under Section 321(b), where applicable, shall be deemed to have been made for all specific office development projects undertaken pursuant to this Plan. No office development project contemplated by this Plan may be disapproved either (i) for inconsistency with Planning Code Sections 320-325 or (ii) in favor of another office development project that is located outside the Plan Area and subject to Planning Code Sections 320-325; provided, however, that (x) no office development project shall be approved that would cause the then applicable annual limitation contained in Planning Code Section 321 to be exceeded, and (y) the Planning Commission shall consider the design of the particular office development project to confirm that it is consistent with the Commission's findings contained in Resolution No. 14702. Upon such determination, the Planning Commission shall issue a project authorization for such project. The decision on the design of any particular office development project reviewed pursuant to this Section 304.11 shall be binding on the Agency.

### **305 Variations**

The Agency may modify the land use controls in this Plan where, owing to unusual and special conditions, enforcement would result in undue hardships or would constitute an unreasonable limitation beyond the intent and purposes of these provisions. Upon written request for variation from the Plan's land use provisions from the owner of the property, which states fully the grounds of the application and the facts pertaining thereto, and upon its own further investigation, the Agency may, in its sole discretion, grant such variation from the requirements and limitations of this Plan. The Agency shall find and determine that the variation results in substantial compliance with the intent and purpose of this Plan, provided that in no instance will any variation be granted that will change the land uses of this Plan.

### **306 Design for Development**

Within the limits, restrictions and controls established in this Plan, the Agency is authorized to establish height limits of buildings, land coverage, density, setback requirements, design and sign criteria, traffic circulation and access standards, and other development and design controls necessary for proper development of both private and public areas within the Plan Area, as set forth in the Design for Development.

## **400 PROPOSED REDEVELOPMENT ACTIONS**

### **401 General Redevelopment Actions**

The Agency proposes to achieve the objectives of Sections 103 and 104 and effectuate the policies of Section 104 of this Plan by:

- A. The acquisition of real property;
- B. The demolition or removal of certain buildings and improvements and the relocation of rail lines;

- C. The provision for participation in redevelopment by owners presently located in the Plan Area and the extension of preferences to business occupants and other tenants desiring to remain or relocate within the redeveloped Plan Area;
- D. The management of any property acquired by and under the ownership or control of the Agency;
- E. The provision of relocation assistance to eligible occupants displaced from property in the Plan Area;
- F. The installation, construction or reconstruction of streets, utilities, parks, other open spaces, and other public improvements;
- G. The disposition of property for uses in accordance with this Plan;
- H. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan and to promote economic development of the area;
- I. The rehabilitation of structures and improvements by present owners, their successors and the Agency;
- J. The assembly of adequate sites for the development and construction of residential, commercial or industrial facilities; and
- K. Provision for very low-, low- and moderate-income housing.

To accomplish the above activities in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law.

#### **402 Participation Opportunities; Extension of Preferences for Reentry Within Redeveloped Plan Area**

##### **402.1 Opportunities for Owners and Business Tenants**

In accordance with this Plan and the rules for participation by owners and the extension of preferences to business tenants adopted by the Agency pursuant to this Plan and the Community Redevelopment Law, persons who are owners of real property in the Plan Area shall be given a reasonable opportunity to participate in redevelopment by: (1) retaining all or a portion of their properties and developing or improving such property for use in accordance with this Plan; (2) acquiring adjacent or other properties within the Plan Area and developing or improving such property for use in accordance with this Plan; or (3) selling their properties to the Agency and purchasing other properties in the Plan Area.

The Agency shall extend reasonable preferences to persons who are engaged in business in the Plan Area to participate in the redevelopment of the Plan Area, or to reenter into business within the redeveloped Plan Area, if they otherwise meet the requirements of this Plan.

#### 402.2 Rules for Participation Opportunities, Priorities and Preferences

In order to provide opportunities to owners to participate in the redevelopment of the Plan Area and to extend reasonable preferences to businesses to reenter into business within the redeveloped Plan Area, the Agency has promulgated rules for participation by owners and the extension of preferences to business tenants for reentry within the redeveloped Plan Area.

#### 402.3 Owner Participation Agreements

The Agency shall require as a condition to participation in redevelopment that each participant enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, use and maintain the property in conformance with this Plan and to be subject to its provisions.

Whether or not a participant enters into an owner participation agreement with the Agency, all other provisions of this Plan are applicable to all public and private property in the Plan Area.

In the event that a participant fails or refuses to rehabilitate, develop and use and maintain its real property pursuant to this Plan and the owner participation agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

#### 402.4 Conforming Owners

Subject to any owner participation agreement provisions, the Agency may determine in its sole and absolute discretion, that certain real property within the Plan Area meets the requirements of this Plan, and the owner of such property will be permitted to remain as a conforming owner without an owner participation agreement with the Agency, provided such owner continues to operate, use and maintain the real property within the requirements of this Plan. However, a conforming owner shall be required by the Agency to enter into an owner participation agreement with the Agency in the event that such owner desires to: (a) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (b) acquire additional contiguous property within the Plan Area.

#### 402.5 Phasing with Development

Subject to the terms of owner participation agreements, owners shall be required to provide for infrastructure, affordable housing and open space in conjunction with development of improvements in the Plan Area.

### **403 Cooperation with Public Bodies**

The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures or other improvements (within or without the

Plan Area) which land, buildings, facilities, structures or other improvements are or would be of benefit to the Plan Area, in accordance with the ICA.

The Regents of the University of California will work cooperatively with the Agency regarding land use and planning issues in that portion of the Plan Area to be used by the University for educational purposes. This cooperative effort will assure that the mutual interests of UCSF and the Agency are addressed. However, because the University is exempt under Article 9, Section 9 of the State Constitution from local planning, zoning and redevelopment regulations when using its property in furtherance of its educational purposes, the portion of the Plan Area to be used by UCSF for educational purposes would not be subject to the actions of the Agency to implement this Plan. That portion of the Plan Area within the UCSF land use district to be developed either as a site for the San Francisco Unified School District or as public open space and the dedicated public streets (i.e., 4th Street) would be subject to the jurisdiction of the Agency.

The Regents would develop the UCSF site in accordance with the uses and total gross square footage described in UCSF's 1996 Long Range Development Plan ("LRDP"), as it may be amended from time to time. The LRDP has been subjected to environmental analysis pursuant to the California Environmental Quality Act ("CEQA"), and a Final Environmental Impact Report has been certified by the Regents. As each UCSF development project within the Plan Area is proposed, the Regents will determine whether additional environmental review will be necessary. To the extent provided in CEQA, the CEQA Guidelines and the UC CEQA Handbook, the City, the Agency and the public would have an opportunity to comment on any environmental documentation prepared by the Regents for individual development projects.

#### **404 Property Acquisition**

##### **404.1 Real Property**

The Agency may acquire real property located in the Plan Area by any means authorized by law.

It is in the public interest and necessary in order to eliminate the conditions requiring redevelopment and in order to implement this Plan for the power of eminent domain to be employed by the Agency to acquire real property in the Plan Area which cannot be acquired by gift, devise, exchange, purchase or any other lawful method, except that the Agency is not authorized to employ the power of eminent domain to acquire property on which any persons legally reside. Eminent domain proceedings, if used, must be commenced within twelve (12) years from the date the ordinance adopting this Plan becomes effective.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee.

404.2 Personal Property

Where necessary to implement this Plan, the Agency is authorized to acquire personal property in the Plan Area by any lawful means, including eminent domain.

**405 Property Management**

During such time as property, if any, in the Plan Area is owned or leased by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

**406 Relocation of Persons, Business Concerns and Others Displaced by the Project**

406.1 Assistance in Finding Other Locations

The Agency shall assist or cause to be assisted all eligible persons (including individuals and families), business concerns and others displaced from the Plan Area pursuant to this Plan in finding other locations and facilities, as may be required by law. In order to implement this Plan with a minimum of hardship to eligible persons, business concerns and others, if any, displaced by implementation of this Plan, the Agency shall assist such persons, business concerns and others in finding new locations in accordance with all applicable relocation statutes and regulations (Section 33410 et seq. of the Community Redevelopment Law).

406.2 Relocation Payments

The Agency shall make or cause to be made relocation payments to persons (including individuals and families), business concerns and others displaced by implementation of this Plan as may be required by law. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7260 et seq.), Agency rules and regulations adopted pursuant thereto, and as may be applicable in the event that federal funding is used in the implementation of this Plan, in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The Agency may make such other payments as it determines to be appropriate and for which funds are available.

**407 Demolition, Clearance, and Building and Site Preparation**

407.1 Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures and other improvements from any real property in the Plan Area owned or leased by the Agency or other public entity as necessary to carry out the purposes of this Plan.

407.2 Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites, any real property in the Plan Area owned or leased by the Agency or other public entity. In connection therewith, the Agency may cause, provide for, or undertake the installation or construction of

streets, utilities, parks, playgrounds and other public improvements necessary to carry out this Plan. The Agency is also authorized to construct foundations, platforms and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial, public and other uses provided in this Plan.

#### **408 Property Disposition and Development**

##### **408.1 Real Property Disposition and Development**

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust or otherwise dispose of any interest in real property. To the extent permitted by law, the Agency is authorized to dispose of or acquire real property by negotiated lease, sale or transfer without public bidding. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one (1) year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

Real property acquired by the Agency may be conveyed by the Agency without charge to the City and, where beneficial to the Plan Area, without charge to any public body. All real property acquired by the Agency in the Plan Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan, or may be developed by the Agency for public uses.

All purchasers or lessees of property acquired from the Agency shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

##### **408.2 Disposition and Development Documents**

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased or conveyed by the Agency, as well as all property subject to owner participation agreements, is subject to the provisions of this Plan.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, deeds, contracts, agreements and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the County Recorder.

All property in the Plan Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, gender identity, sexual

orientation, age, marital or domestic partner status, national origin or ancestry, or disability including HIV/AIDS status permitted in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Plan Area. All property sold, leased, conveyed or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases or contracts for the sale, lease, sublease or other transfer of land in the Plan Area shall contain such nondiscrimination and nonsegregation clauses.

#### 408.3 Development by the Agency

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop or construct any publicly-owned building, facility, structure or other improvement either within or without the Plan Area, for itself or for any public body or entity, which buildings, facilities, structures or other improvements are or would be of benefit to the Plan Area. Specifically, the Agency may pay for, install or construct the buildings, facilities, structures and other improvements, and may acquire or pay for the land and site preparation required therefor.

In addition to the public improvements authorized under this Section 408 and the specific publicly-owned improvements, the Agency is authorized to install and construct, or to cause to be installed and constructed, within or without the Plan Area, for itself or for any public body or entity for the benefit of the Plan Area, public improvements and public utilities, including, but not limited to, those described in Attachment 4.

The Agency is authorized to install and construct or cause to be installed and constructed temporary public improvements necessary to carry out this Plan. Temporary public improvements may include, but are not limited to, parks, streets, and utilities. Temporary utilities may be installed above ground only with the written approval of the Agency.

The Agency may enter into contracts, leases and agreements with the City or other public body or entity pursuant to this Section 408.3, and the obligation of the Agency under such contract, lease or agreement shall constitute an indebtedness of the Agency which may be made payable out of the taxes levied in the Plan Area and allocated to the Agency under subdivision (b) Section 33670 of the Community Redevelopment Law, Section 502 of this Plan or out of any other available funds.

#### 408.4 Development Plans

All private development plans shall be submitted to the Agency for approval and architectural review consistent with the Plan and the other applicable Plan Documents. Except for UCSF, all public development plans shall be in accordance with the Plan and any applicable Plan Documents.

#### 408.5 Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber or otherwise dispose of personal property which is acquired by the Agency.

## **409 Rehabilitation, Conservation and Moving of Structures**

### **409.1 Rehabilitation and Conservation**

The Agency is authorized to rehabilitate and conserve or to cause to be rehabilitated and conserved, any building or structure in the Plan Area owned by the Agency. The Agency is also authorized and directed to advise, encourage and assist in the rehabilitation and conservation of property in the Plan Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

It shall be the purpose of this Plan to encourage the retention of existing businesses that are generally compatible with proposed developments in the Plan Area and in conformity with the uses permitted in this Plan, and to add to the economic viability of such businesses by programs that encourage voluntary participation in conservation and rehabilitation. The Agency is authorized to conduct a program of assistance and incentives to encourage owners of property within the Plan Area to upgrade and maintain their property in a manner consistent with the Plan and with other standards that may be established by the Agency for the Plan Area.

### **409.2 Moving of Structures**

As necessary in carrying out this Plan, the Agency is authorized to move, or to cause to be moved, any structure or building which can be rehabilitated to a location within or outside the Plan Area.

## **410 Low-and Moderate-Income Housing**

### **410.1 Replacement Housing**

In accordance with Section 33334.5 of the Community Redevelopment Law, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of implementation of this Plan, the Agency shall, within four (4) years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable rents within the Plan Area or within the territorial jurisdiction of the City in accordance with all of the provisions of Sections 33413 and 33413.5 of the Community Redevelopment Law.

### **410.2 Affordable Housing Production**

In accordance with subdivision (b) of Section 33413 of the Community Redevelopment Law, at least 15 percent of all new or rehabilitated dwelling units developed within the Plan Area by public or private entities or persons other than the Agency, shall be available at affordable housing cost to persons and families of very low, low or moderate income. Not less than 40 percent of the dwelling units required to be available at affordable housing cost to persons and families of very low, low or moderate income shall be available at affordable housing cost to very low income households.

At least 30 percent of all new or rehabilitated dwelling units developed by the Agency shall be available at affordable housing cost to persons and families of very low, low or moderate income. Not less than 50 percent of these dwelling units shall be available at affordable housing cost to, and occupied by, very low income households.

410.3 Increased and Improved Housing Supply

Pursuant to Section 33334.2 of the Community Redevelopment Law, not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 502 of this Plan shall be used by the Agency for the purposes of increasing, improving and preserving the City's supply of housing for persons and families of very low, low or moderate income unless certain findings are made as required by that section to lessen or exempt such requirement. In carrying out this purpose, the Agency may exercise any or all of its powers, including the following:

- A. Acquire land or building sites;
- B. Improve land or building sites with on-site or off-site improvements;
- C. Donate land to private or public persons or entities;
- D. Finance insurance premiums pursuant to Section 33136 of the Community Redevelopment Law;
- E. Construct buildings or structures;
- F. Provide subsidies to or for the benefit of persons or families of very low, low or moderate income;
- G. Develop plans, pay principal and interest on bonds, loans, advances or other indebtedness or pay financing or carrying charges;
- H. Preserve the availability of affordable housing units which are assisted or subsidized by public entities and which are threatened with conversion to market rates;
- I. Require the integration of affordable housing sites with sites developed for market rate housing;
- J. Assist the development of housing by developers.

The Agency may use the funds specified in this Section to meet, in whole or in part, the replacement housing provisions in Section 410.1 or the affordable housing production provisions in Section 410.2 above. These funds may be used inside the Plan Area, or outside the Plan Area only if findings of benefit to the Plan Area are made as required by said Section 33334.2 of the Community Redevelopment Law.

**500 METHODS OF FINANCING THE PROJECT**

**501 General Description of the Proposed Financing Method**

The Agency is authorized to finance the implementation of this Plan with financial assistance from the City, State of California, federal government, tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, assessments, the lease or sale of Agency-owned property or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds and indebtedness may be paid from tax increments or any other funds available to the Agency.

The City or any other public agency may expend money to assist the Agency in carrying out this Plan. As available, gas tax funds from the state and county may be used for street improvements and public transit facilities.

**502 Tax Increment Funds**

All taxes levied upon taxable property within the Plan Area each year, by or for the benefit of the State of California, the City, any district or any other public corporation (hereinafter sometimes called “taxing agencies”) after the effective date of the ordinance approving this Plan, shall be divided as follows:

- A. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Plan Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agencies, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which does not include the territory of the Plan Area on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of San Francisco last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Plan Area on said effective date).
- B. Except as provided in subdivision (e) of Section 33670 or in Section 33492.15 of the Community Redevelopment Law, that portion of said levied taxes each year in excess of such amount shall be allocated to and, when collected, shall be paid into a special fund of the Agency to pay the principal of and interest on loans, monies advanced to or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the implementation of this Plan. Unless and until the total assessed valuation of the taxable property in the Plan Area exceeds the total assessed value of taxable

property in the Plan Area as shown by the last equalized assessment roll referred to in subdivision A hereof, all of the taxes levied and collected upon the taxable property in the Plan Area shall be paid into the funds of the respective taxing agencies. When said loans, advances indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Plan Area shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in 502B above are hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the implementation of this Plan in whole or in part, including but not limited to direct and indirect expenses. The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out this Plan.

The Agency is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the implementation of this Plan. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The amount of bonded indebtedness of the Agency to be repaid from the allocation of taxes to the Agency pursuant to Section 33670 of the Community Redevelopment Law, which can be outstanding at one time, shall not exceed \$450,000,000, except by amendment of this Plan.

The bonds and other obligations of the Agency are not a debt of the City or the State, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency, and such bonds and other obligations shall so state on their face. The bonds do not constitute indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The Agency shall not establish or incur loans, advances or indebtedness to finance in whole or in part the Project beyond twenty (20) years from the effective date of the ordinance adopting this Plan unless amended following applicable provisions of the Community Redevelopment Law, except that the Agency may incur loans, advances or indebtedness beyond twenty (20) years from the effective date of the ordinance adopting this Plan to be paid from the Low and Moderate Income Housing Fund as defined by the Community Redevelopment Law or to meet the Agency's replacement housing or inclusionary housing requirements as set forth in Sections 33413 and 33413.5 of the Community Redevelopment Law. This limit shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limit to repay indebtedness required by Section 33333.2 of the Community Redevelopment Law.

The Agency shall not pay indebtedness or receive property taxes pursuant to Section 33670 from the Plan Area after forty-five (45) years from the effective date of the ordinance adopting this Plan.

**503 Other Loans and Grants**

Any other loans, grants, guarantees or financial assistance from the United States government, the State of California or any other public or private source will be used if available.

**600 ACTIONS BY THE CITY AND COUNTY**

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and the other applicable Plan Documents, including preventing the recurrence or spread of conditions causing blight in the Plan Area, pursuant to the ICA.

**700 ADMINISTRATION AND ENFORCEMENT**

Except as otherwise specified in Section 600 above, the administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by legal action instituted by the Agency to seek appropriate remedy, except as may be limited by owner participation agreements. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions, which are expressly for the benefit of owners of property in the Plan Area, may be enforced by such owners.

**800 PROCEDURE FOR AMENDMENT**

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Community Redevelopment Law or by any other procedure hereafter established by law.

**900 SEVERABILITY**

If any provision, section, subsection, subdivision, sentence, clause or phrase of the Plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of the Plan.

**1000 DURATION AND EFFECTIVENESS OF THIS PLAN**

The Provisions of this Plan shall be effective for thirty (30) years from the date of adoption of this Plan by the Board of Supervisors, except that the nondiscrimination and nonsegregation provisions shall run in perpetuity. After this time limit on the duration and effectiveness of the plan, the Agency shall have no authority to act pursuant to this Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts, and,

except that, if the Agency has not completed its housing obligations pursuant to Section 33413 of the Community Redevelopment Law, it shall retain its authority to implement its requirements under Section 33413, including its ability to incur and pay indebtedness for this purpose, and shall use this authority to complete these housing obligations as soon as reasonably possible.

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## ATTACHMENT 1

### LAND USE PLAN AND LEGAL DESCRIPTION

All that certain real property situate in the City and County of San Francisco, State of California, more particularly described as follows:

Commencing at the intersection point of the northeasterly line of Sixth Street (82.50 feet wide) with the southeasterly line of Berry Street (82.50 feet wide), said intersection having a coordinate of north 468817.32, east 1451868.98 in the California Coordinate System of 1927, Zone 3; thence along said southeasterly line of Berry Street south 46 18' 07" west 990.05 feet to the southwesterly line of Seventh Street (82.50 feet wide); thence along said southwesterly line of Seventh Street south 43 41' 53" east 440.00 feet to the southeasterly line of Channel Street (200.00 feet wide), and being the true point of beginning; thence continuing along said southwesterly line of Seventh Street south 43 41' 53" east 2017.19 feet to the westerly line of Pennsylvania Street (90.00 feet wide); thence along said westerly line of Pennsylvania Street south 3 10' 56" east 600.92 feet to the southerly line of Mariposa Street (66.00 feet wide); thence along said southerly line of Mariposa Street north 86 49' 04" east 1690.17 feet to the westerly line of Illinois Street (80.00 feet wide); thence along said westerly line of Illinois Street south 3 10' 56" east 63.85 feet; thence north 86 49' 04" east 80.00 feet to a point on the easterly line of Illinois Street, last said point being on the Mission Bay Project boundary; thence along said Mission Bay Project boundary the following courses and distances; thence north 35 06' 05" east 616.30 feet; thence northeasterly along an arc of a curve to the left, tangent to the preceding course with a radius of 440.00 feet through a central angle of 12 49' 53" an arc distance of 98.54 feet; thence tangent to the preceding curve north 22 16' 12" east 700.07 feet; thence northerly along an arc of a curve to the left, tangent to the preceding course with a radius of 340.00 feet through a central angle of 12 28' 00" an arc distance of 73.98 feet; thence tangent to the preceding curve north 9 48' 12" east 86.42 feet; thence northerly along the arc of a curve to the left, tangent to the preceding course with a radius of 340.00 feet, through a central angle of 11 58' 09", an arc distance of 71.03 feet; thence tangent to the preceding curve north 2 09' 57" west 121.44 feet; thence north 3 10' 56" west 198.86 feet; thence north 2 19' 47" west 292.70 feet; thence northwesterly along an arc of a curve to the left, tangent to the preceding course with a radius of 481.57 feet through a central angle of 24 30' 49", an arc distance of 206.04 feet; thence tangent to the preceding curve north 26 50' 36" west 402.03 feet; thence northwesterly along an arc of a curve to the right, tangent to the preceding course with a radius of 236.29 feet, through a central angle of 9 00' 04" an arc distance of 37.12 feet; thence tangent to the preceding curve north 17 50' 32" west 679.08 feet; thence south 86 49' 04" west 282.38 feet; thence leaving said Mission Bay Project boundary south 17 34' 00" east 2.58 feet; thence south 86 49' 04" west 397.43 feet to the easterly line of Third Street (82.50 feet wide); thence along said easterly line of Third Street north 3 10' 56" west 1265.04 feet; thence south 64 21' 26" west 95.76 feet to the intersection of the westerly line of Third Street with said southeasterly line of Channel Street; thence along said southeasterly line of Channel Street south 46 18' 07" west 3578.74 feet to the true point of beginning.

Containing 10,356,710 square feet, more or less.

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Mission Bay South Redevelopment Plan

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The bearings used in the above description are on the California Coordinate System of 1927, Zone 3. Multiply the above distances by 0.999928 to obtain grid distances.

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## ATTACHMENT 1

### LAND USE PLAN AND LEGAL DESCRIPTION

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feet; thence tangent to the preceding curve north 17° 50' 32" west 652.35 feet to the easterly prolongation of the northerly line of future Mission Rock Street (65.25 feet wide); thence leaving said Mission Bay Project boundary, along said easterly prolongation and along said northerly line of future Mission Rock Street, south 86° 49' 04" west 673.43 feet to the easterly line of Third Street; thence along said easterly line of Third Street north 3° 10' 56" west 23.36 feet to an angle point therein; thence along said easterly line of Third Street south 86° 49' 04" west 12.50 feet to an angle point in the easterly line of Third Street; thence along said easterly line of Third Street north 3° 10' 56" west 1265.04 feet; thence south 64° 21' 26" west 95.76 feet to the intersection of the westerly line of Third Street with said southeasterly line of Channel Street; thence along said southeasterly line of Channel Street south 46° 18' 07" west 3578.74 feet to the true point of beginning.

Containing 10,340,343 square feet, more or less.

The bearings used in the above description are on the California Coordinate System of 1927, Zone 3. Multiply the above distances by 0.999928 to obtain grid distances.

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## ATTACHMENT 2

### PLAN AREA MAP



Note: Street alignments and open space configurations shown on the figure are not exact and are indicated for illustrative purposes.

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## ATTACHMENT 2

### PLAN AREA MAP



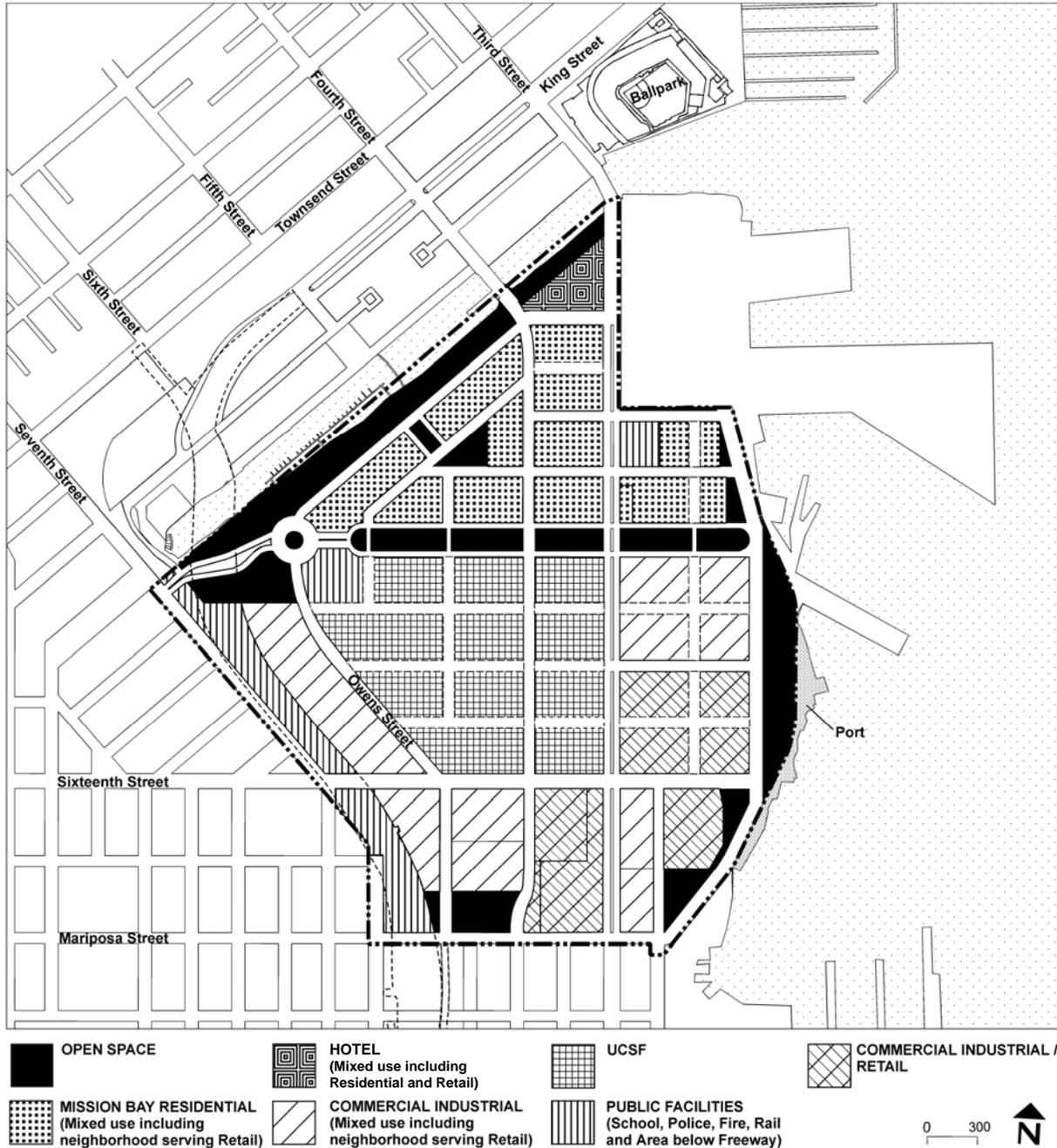
Note: Street alignments and open space configurations shown on the figure are not exact and are indicated for illustrative purposes.

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## ATTACHMENT 3

### REDEVELOPMENT LAND USE MAP



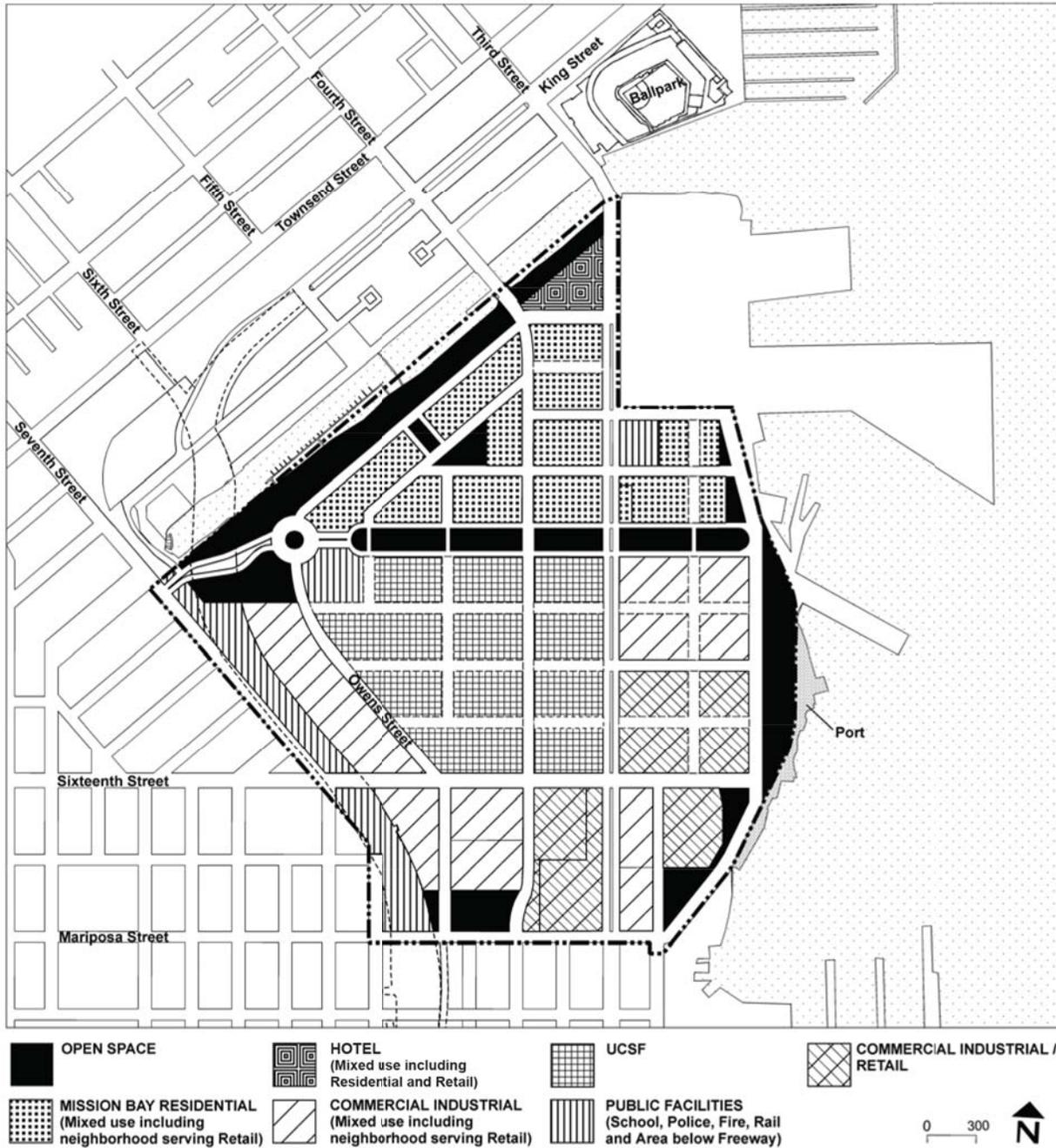
Note: Street alignments and open space configurations shown on the figure are not exact and are indicated for illustrative purposes.

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## ATTACHMENT 3

### REDEVELOPMENT LAND USE MAP

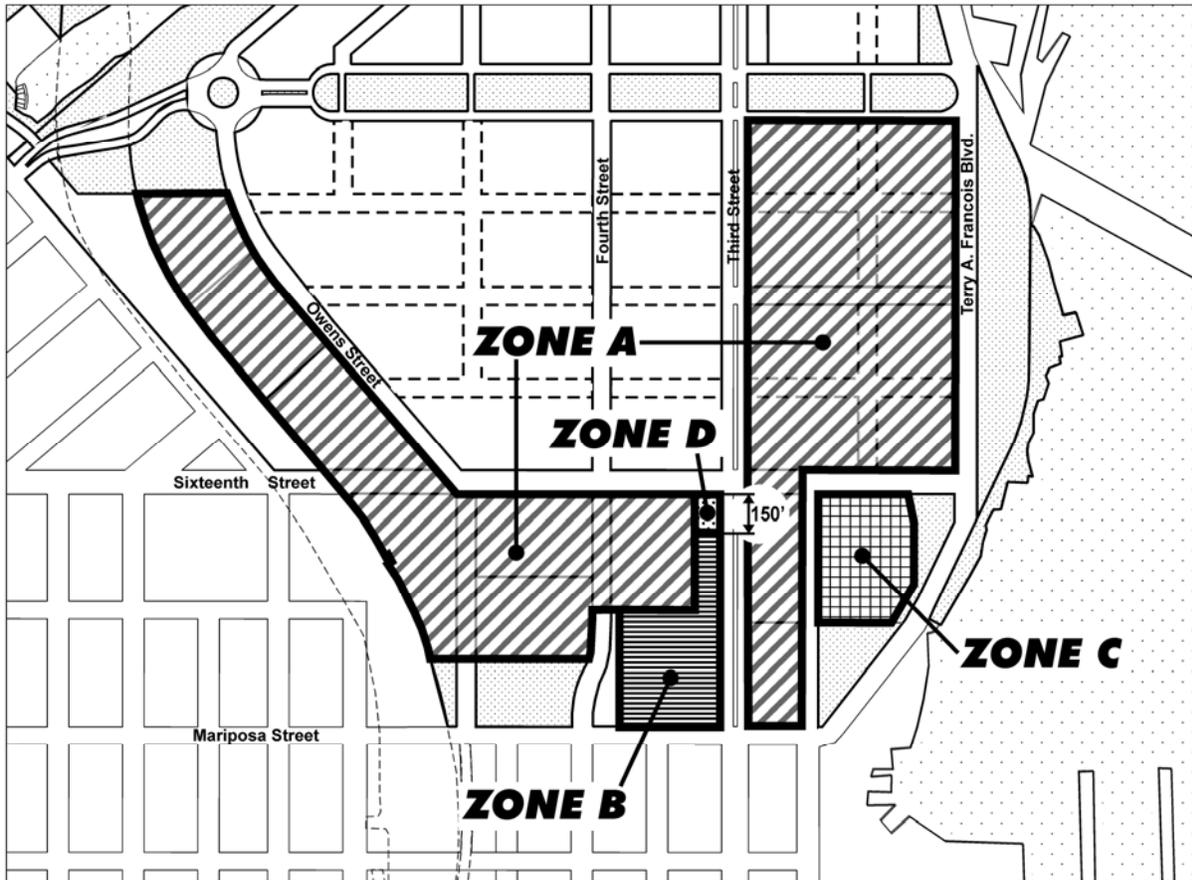


Note: Street alignments and open space configurations shown on the figure are not exact and are indicated for illustrative purposes.

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ATTACHMENT 3a

ZONE MAP



Note: Street alignments and open space configurations shown on the figure are not exact and are indicated for illustrative purposes.

## ATTACHMENT 4

### **PROPOSED PUBLIC IMPROVEMENTS**

Public roadways and other walkways, roadways, lanes and connections  
Freeway improvements; such as bridge widenings and freeway ramp and related improvements  
Median, curbs, gutters and sidewalks  
Traffic signals, street signage and pavement striping  
Street lighting  
Landscaping (including street right-of-way landscaping)  
Public open spaces, including plazas and parks  
Functional and decorative facilities in parks and plazas such as fountains, bathrooms, benches, tables, trash receptacles, signage and landscaping  
China Basin Channel and San Francisco Bay edge improvements and landscaping  
Potable water distribution and fire suppression facilities (low pressure water and high pressure water)  
Reclaimed and/or recycled water facilities  
Combined and/or separated sanitary and storm sewer facilities (including pumping and treatment facilities)  
Storm drains, pump stations facilities, treatment facilities and flood control facilities  
Natural gas, electric telephone and telecommunications facilities  
Utilities and utility relocations  
Suction inlets along China Basin Channel or the San Francisco Bay for fire protection  
Police and/or Fire Station structure and police and fire equipment and facilities  
Pedestrian bridge across China Basin Channel  
Structures for environmental investigations/testing/remediation in connection with roads, plazas, parks or other improvements  
Water recirculation facilities  
Rail facilities, signals, crossings and improvements  
Islais Creek rail bridge and related improvements  
Erosion control features related to public facilities  
Improvements related to overland flows  
MUNI light rail/bus/transit facilities and related improvements  
Public school, school yard and related facilities  
Additional temporary, interim and/or permanent facilities and improvements related to the foregoing

## ATTACHMENT 5

### DEFINITIONS

Following are definitions for certain words and terms used in this Plan. All words used in the present tense shall include the future. All words in the plural number shall include the singular number and all words in the singular number shall include the plural number, unless the natural construction of the wording indicates otherwise. The word “shall” is mandatory and not directory.

**Adult Entertainment.** An amusement and entertainment use which includes the following: adult bookstore, as defined by Section 791 of the San Francisco Police Code; adult theater, as defined by Section 791 of the Police Code; and encounter studio, as defined by Section 1072.1 of the Police Code, as in effect as of the date of adoption of this Plan.

**Amusement Enterprise.** An amusement and entertainment use which provides eleven or more amusement game devices such as video games, pinball machines or other such similar mechanical and electronic amusement devices, in a quantity which exceeds that specified in Section 1036.31 of the San Francisco Police Code, as in effect as of the date of adoption of this Plan, as accessory uses.

**Animal Services.** An animal care use which provides medical care and accessory boarding services for animals, not including a commercial kennel.

**Arts Activities and Spaces.** Arts activities shall include performance, exhibition (except exhibition of films), rehearsal, production, post-production and schools of any of the following: dance, music, dramatic art, film, video, graphic art, painting, drawing, sculpture, small-scale glass works, ceramics, textiles, woodworking, photography, custom-made jewelry or apparel, and other visual, performance and sound arts and crafts. It shall include commercial arts and art-related business service uses including, but not limited to, recording and editing services; small-scale film and video developing and printing; titling; video and film libraries; special effects production; fashion and photo stylists; production, sale and rental of theatrical wardrobes; and studio property production and rental companies. Art spaces shall include studios, workshops, galleries, museums, archives, and other similar spaces customarily used principally for arts activities, exclusive of Theaters, dance halls, and any other establishment where liquor is customarily served during performances.

**Automobile Rental.** A retail use which provides vehicle rentals whether conducted within a building or on an open lot.

**Bar.** A principal retail use not located in a Restaurant which provides on-site alcoholic beverage sales for drinking on the premises, including bars serving beer, wine and/or liquor to the customer where no person under 21 years of age is admitted (with Alcoholic Beverage Control “ABC” licenses 42, 48 or 61) and drinking establishments serving liquor (with ABC licenses 47 or 49) in conjunction with other uses which admit minors, such as theaters and other entertainment.

**Building.** Any structure having a roof supported by columns or walls, and intended for permanent occupancy.

**Building Code.** The City's Building Code, Electric Code, Mechanical Code and Plumbing Code and any construction requirements in the Housing Code and the Fire Code of the City (including the Port) and including H-8 occupancy for life science buildings and laboratories above the third floor permitted by the State of California Building Code.

**Building Permit.** A permit issued by the Central Permit Bureau of the City, which will allow the commencement of construction.

**Business or Professional Service.** An office use which provides to the general public, general business or professional services, including but not limited to, accounting, architectural, clerical, consulting, insurance, legal, management, real estate brokerage and travel services. It also includes business offices of building, electrical, furnace, painting, pest control, plumbing or roofing contractors, if no storage of equipment or items for wholesale use are located on-site. It may also include incidental accessory storage of office supplies and samples. Loading and unloading of all vehicles shall be located entirely within the building containing the use. It may provide services to the business community, provided that it also provides services to the general public. This use does not include research service of an industrial or scientific nature in a commercial or medical laboratory, other than routine medical testing and analysis by a health-care professional or hospital.

**Catering Establishment.** A home and business service, which involves the preparation and delivery of goods, such as the following items: food, beverages, balloons, flowers, plants, party decorations and favors, cigarettes and candy.

**City Agency/Agencies.** Includes all City departments, agencies, boards, commission and bureaus with subdivision or other permit, entitlement, or approval authority or jurisdiction over development within the Plan Area, or any portion thereof, including, without limitation, the Port Commission (the "Port"), the City Administrator, the Public Works Department, the Public Utilities Commission, the Planning Commission, the Public Transportation Commission, the Parking and Traffic Commission, the Building Inspection Commission, the Public Health Commission, the Fire Commission, and the Police Commission, together with any successor City Agency, department or officer designated by or pursuant to law.

**City Regulations.** Includes (i) those City land use codes, including those of its Port Commission (including, without limitation, the Planning and Subdivision Codes, the City General Plan and Waterfront Land Use Plan), (ii) those ordinances, rules, regulations and official policies adopted thereunder and (iii) all those ordinances, rules, regulations, official policies and plans governing zoning, subdivisions and subdivision design, land use, rate of development, density, building size, public improvements and dedications, construction standards, new construction and use, design standards, permit restrictions, development fees or exactions, terms and conditions of occupancy, or environmental guidelines or review, including those relating to hazardous substances, pertaining to the Plan Area, as adopted and amended by the City from time to time.

**Developable Land Area.** All areas within a lot including without limitation, private open space, private lanes, and private sidewalks; but excluding public streets and rights-of-way, and public open space.

**Dwelling Unit.** A room or suite of two or more rooms that is designed for residential occupancy for 32 consecutive days or more, with or without shared living spaces, such as kitchens, dining facilities or bathrooms.

**Existing City Regulations.** Those City Regulations in effect as of the date of adoption of this Plan.

**Family Child Care Facility.** A use in a residential unit, which provides less than 24-hour care for up to 12 children by licensed personnel and which meets the requirements of the State of California and other authorities.

**Floor Area Ratio.** The ratio of the Gross Floor Area of buildings to Developable Land Area, calculated as described in Section 304.5 for Commercial Industrial and Commercial Industrial/Retail areas. In cases in which portions of the Gross Floor Area of a building project horizontally beyond the lot lines, all such projecting Gross Floor Area shall also be included in determining the floor area ratio. If the height per story of a building, when all the stories are added together, exceeds an average of 18 feet, then additional Gross Floor Area shall be counted in determining the floor area ratio of the building, equal to the average Gross Floor Area of one additional story for each 18 feet or fraction thereof by which the total building height exceeds the number of stories times 18 feet; except that such additional Gross Floor Area shall not be counted in the case of Live/Work Units or a church, Theater or other place of public assembly.

**Gross Floor Area.** The sum of the gross areas of the several floors of a building or buildings, measured from the exterior faces of exterior walls or from the centerlines of walls separating two buildings. Where columns are outside and separated from an exterior wall (curtain wall) which encloses the building space or are otherwise so arranged that the curtain wall is clearly separate from the structural members, the exterior face of the curtain wall shall be the line of measurement, and the area of the columns themselves at each floor shall also be counted.

- (a) Except as specifically excluded in this definition, “gross floor area” shall include, although not be limited to, the following:
  - (1) Basement and cellar space, including tenants’ storage areas and all other space except that used only for storage or services necessary to the operation or maintenance of the building itself;
  - (2) Elevator shafts, stairwells, exit enclosures and smokeproof enclosures, at each floor;
  - (3) Floor space in penthouses except as specifically excluded in this definition;

- (4) Attic space (whether or not a floor has been laid) capable of being made into habitable space;
  - (5) Floor space in balconies or mezzanines in the interior of the building;
  - (6) Floor space in open or roofed porches, arcades or exterior balconies, if such porch, arcade or balcony is located above the ground floor or first floor of occupancy above basement or garage and is used as the primary access to the interior space it serves;
  - (7) Floor space in accessory buildings, except for floor spaces used for accessory off-street parking or loading spaces as described herein, and driveways and maneuvering areas incidental thereto; and
  - (8) Any other floor space not specifically excluded in this definition.
- (b) “Gross floor area” shall not include the following:
- (1) Basement and cellar space used only for storage or services necessary to the operation or maintenance of the building itself;
  - (2) Attic space not capable of being made into habitable space;
  - (3) Elevator or stair penthouses, accessory water tanks or cooling towers, and other mechanical equipment, appurtenances and areas necessary to the operation or maintenance of the building itself, if located at the top of the building or separated therefrom only by other space not included in the gross floor area;
  - (4) Mechanical equipment, appurtenances and areas, necessary to the operation or maintenance of the building itself if located at an intermediate story of the building and forming a complete floor level;
  - (5) Outside stairs to the first floor of occupancy at the face of the building which the stairs serve, or fire escapes;
  - (6) Floor space used for accessory off-street parking and loading spaces and driveways and maneuvering areas incidental thereto;
  - (7) Arcades, plazas, walkways, porches, breezeways, porticos and similar features (whether roofed or not), at or near street level, accessible to the general public and not substantially enclosed by exterior walls; and accessways to public transit lines, if open for use by the general public; all exclusive of areas devoted to sales, service, display, and other activities other than movement of persons;
  - (8) Balconies, porches, roof decks, terraces, courts and similar features, except those used for primary access as described in Paragraph (a)(6) above, provided that:

(A) If more than 70 percent of the perimeter of such an area is enclosed, either by building walls (exclusive of a railing or parapet not more than three feet eight inches high) or by such walls and interior lot lines, and the clear space is less than 15 feet in either dimension, the area shall not be excluded from gross floor area unless it is fully open to the sky (except for roof eaves, cornices or belt courses which project not more than two feet from the face of the building wall).

(B) If more than 70 percent of the perimeter of such an area is enclosed, either by building walls (exclusive of a railing or parapet not more than three feet eight inches high), or by such walls and interior lot lines, and the clear space is 15 feet or more in both dimensions, (1) the area shall be excluded from gross floor area if it is fully open to the sky (except for roof eaves, cornices or belt courses which project no more than two feet from the face of the building wall), and (2) the area may have roofed areas along its perimeter which are also excluded from gross floor area if the minimum clear open space between any such roof and the opposite wall or roof (whichever is closer) is maintained at 15 feet (with the above exceptions) and the roofed area does not exceed 10 feet in depth; (3) in addition, when the clear open area exceeds 625 square feet, a canopy, gazebo, or similar roofed structure without walls may cover up to 10 percent of such open space without being counted as gross floor area.

(C) If, however, 70 percent or less of the perimeter of such an area is enclosed by building walls (exclusive of a railing or parapet not more than three feet eight inches high) or by such walls and interior lot lines, and the open side or sides face on a yard, street or court, the area may be roofed to the extent permitted by such codes in instances in which required windows are involved;

(9) On lower, nonresidential floors, elevator shafts and other life-support systems serving exclusively the residential uses on the upper floors of a building;

(10) One-third of that portion of a window bay conforming to the requirements of Section 136(d)(2) of the San Francisco Planning Code (in effect as of the date of adoption of this Plan) which extends beyond the plane formed by the face of the facade on either side of the bay but not to exceed seven square feet per bay window as measured at each floor;

(11) Ground floor area devoted to building or pedestrian circulation and building service;

(12) Space devoted to personal services, Restaurants, and retail sales of goods intended to meet the convenience shopping and service needs of downtown workers and residents, not to exceed 5,000 occupied square feet per use and, in total, not to exceed 75 percent of the area of the ground floor of the building plus the ground level, on-site open space;

- (13) An interior space provided as an open space feature in accordance with the requirements herein;
- (14) Floor area devoted to child care facilities provided that:
  - (A) Allowable indoor space is no less than 3,000 square feet and no more than 6,000 square feet, and
  - (B) The facilities are made available rent free, and
  - (C) Adequate outdoor space is provided adjacent, or easily accessible, to the facility. Spaces such as atriums, rooftops or public parks may be used if they meet licensing requirements for child care facilities, and
  - (D) The space is used for child care for the life of the building as long as there is a demonstrated need. No change in use shall occur without a finding by the Redevelopment Agency that there is a lack of need for child care and that the space will be used for a facility described herein dealing with cultural, educational, recreational, religious, or social service facilities;
- (15) Floor area permanently devoted to cultural, educational, recreational, religious or social service facilities available to the general public at no cost or at a fee covering actual operating expenses, provided that such facilities are:
  - (A) Owned and operated by a nonprofit corporation or institution, or
  - (B) Are made available rent-free for occupancy only by nonprofit corporations or institutions for such functions. Building area subject to this subsection shall be counted as occupied floor area, except as provided herein, for the purpose of calculating the off-street parking and freight loading requirements;
  - (C) For the purpose of calculating the off-street parking and freight loading requirement for the project, building area subject to this subsection shall be counted as occupied floor area, except as provided herein.

**Home Occupation.** A work-related use in a Dwelling Unit intended for sole proprietor businesses.

**Leasable Floor Area.** The Floor Rentable Area, as defined and calculated in the 1996 Building Owners and Managers Association International publication “Standard Method for Measuring Floor Area in Office Buildings.”

**Live/Work Unit.** A building or portion of a building combining residential living space with an integrated work space principally used by one or more of the residents. Live/work Units are subject to the same land use controls as Dwelling Units.

**Local-Serving Business.** A local-serving business provides goods and/or services which are needed by residents and workers in the immediately surrounding neighborhood to satisfy basic personal and household needs on a frequent and recurring basis, and which if not available would require trips outside of the neighborhood. Also referred to as “neighborhood-serving” business.

**Local-Serving Child Care Facility.** A local-serving institutional use, which provides less than 24-hour care for children by licensed personnel and which meets the requirements of the State of California and other authorities. Such use is local-serving in that it serves primarily residents and workers of the immediately surrounding neighborhood on a frequent and recurring basis, and which if not available would require trips outside of the neighborhood.

**Nighttime Entertainment.** An assembly and entertainment use that includes dance halls, discotheques, nightclubs, private clubs, and other similar evening-oriented entertainment activities, excluding Adult Entertainment, which require dance hall keeper police permits or place of entertainment police permits which are not limited to non-amplified live entertainment, including Restaurants and Bars which present such activities, but shall not include any arts activities or spaces as defined by this Plan, any Theater performance space which does not serve alcoholic beverages during performances, or any temporary uses permitted by this Plan.

**Office Use.** A space within a structure intended or primarily suitable for occupancy by persons or entities which perform for their own benefit or provide to others at that location, administrative services, design services, business and professional services, financial services or medical services, excluding office space and administrative uses associated with Manufacturing, as described in Sections 302.3 and 302.4, above.

**Open Air Sales.** A retail use involving open air sale of new and/or used merchandise, except vehicles, but including agricultural products, crafts, and/or art work.

**Open Recreation.** An area, not within a building, which is provided for the recreational uses of patrons of a commercial establishment.

**Outdoor Activity Area.** An area, not including primary circulation space or any public street, located outside of a building or in a courtyard which is provided for the use or convenience of patrons of a commercial establishment including, but not limited to, sitting, eating, drinking, dancing, and food-service activities.

**Parking.** A parking facility serving uses located on either parcels or blocks occupied by said facility or on other parcels or blocks.

**Plan Documents.** This Plan and its implementing documents including, without limitation, any owner participation agreements, the Mission Bay North Design for Development and the Mission Bay Subdivision Ordinance and regulations adopted thereunder.

**Restaurant.** A full service or self-service retail facility primarily for eating use which provides ready-to-eat food to customers for consumption on or off the premises, which may or may not

provide seating, and which may include a Bar. Food may be cooked or otherwise prepared on the premises.

**Retail Sales and Services.** A commercial use which provides goods and/or services directly to the customer including Outdoor Activity Areas and Open Air Sales Areas. It may provide goods and/or services to the business community, provided that it also serves the general public.

**Storage.** A use which stores goods and materials used by households or businesses at other locations, but which does not include junk, waste, salvaged materials, automobiles, inflammable or highly combustible materials. A storage building for household or business goods may be operated on a self-serve basis.

**Theater.** An assembly and entertainment use other than Adult Entertainment, which displays motion pictures, slides, or closed-circuit television pictures, or is used as live theater performance space.

**Walk-Up Facility.** A structure designed for provision of pedestrian-oriented services, located on an exterior building wall, including window service, self-service operations, and automated bank teller machines (“ATMs”).

**ATTACHMENT 6**

**PLANNING COMMISSION RESOLUTION**

September 17, 1998

Case No. 96.771EMTZR  
Finding of Consistency  
With the General Plan and  
Sections 320 through 325 of the  
Planning Code And Recommending  
For Approval of the Mission  
Bay South Redevelopment Plan

SAN FRANCISCO  
CITY PLANNING COMMISSION  
RESOLUTION NO. 14702

WHEREAS, On September 17, 1998, by Resolution No. 14698, the Planning Commission adopted amendments to the General Plan and recommended to the Board of Supervisors approval of those amendments to the General Plan including amendments to Part 2 of the Central Waterfront Plan which would eliminate the Mission Bay Specific Plan in order to facilitate the adoption of proposed Mission Bay North and Mission Bay South Redevelopment Plans which would guide the development of the Mission Bay area of the City, generally bounded by Townsend Street to the north, Third Street and Terry Francois Boulevard to the east, Mariposa Street to the south, and Interstate 280 and Seventh Street to the west, for the term of the Redevelopment Plans; and

WHEREAS, Pursuant to Section 33346 of the California Health and Safety Code regarding California Redevelopment Law, the planning policies and objectives and land uses and densities of the Redevelopment Plans must be found consistent with the General Plan prior to Redevelopment Plan approval by the Board of Supervisors; and

WHEREAS, The Planning Commission wishes to facilitate the physical, environmental, social and economic revitalization of the Mission Bay area, using the legal and financial tools of a Redevelopment Plan, while creating jobs, housing and open space in a safe, pleasant, attractive and livable mixed use neighborhood that is linked rationally to adjacent neighborhoods; and

WHEREAS, The proposed Mission Bay South Redevelopment Plan provides for a type of development, intensity of development and location of development that is consistent with the overall goals and objectives and policies of the General Plan as well as the Eight Priority Policies of Section 101.1 of the Planning Code; and

WHEREAS, The Planning Commission believes that the Mission Bay South Redevelopment Plan would achieve these objectives; and

WHEREAS, The proposed Mission Bay South Redevelopment Plan ("Plan") and its implementing documents, including, without limitation, owner participation agreements, the Design for Development and the Mission Bay Subdivision Ordinance (the "Plan Documents") contain the

land use designations of Commercial Industrial and Commercial Industrial/Retail which could allow development of up to approximately 5.9 million square feet of commercial/industrial space, including office space, over the next 30 years; and

WHEREAS, The Design for Development document proposed for adoption by the San Francisco Redevelopment Agency ("Agency") contains detailed design standards and guidelines for all proposed development in the Mission Bay South Redevelopment Plan Area ("South Plan Area"); and

WHEREAS, The South Plan Area comprises approximately 238 acres bounded by the south embankment of the China Basin Channel and Seventh Street, Interstate 280, Mariposa Street, Terry Francois Boulevard and Third Street; and

WHEREAS, Any office development in the South Plan Area will be subject to the limitation on the amount of square footage which may be approved, as set forth in Planning Code 321 or as amended by the voters; and

WHEREAS, Planning Code Sections 320-325 require review of proposed office development, as defined in Planning Code Section 320, by the Planning Commission and consideration of certain factors in approval of any office development; and

WHEREAS, Based upon the information before the Planning Commission regarding design guidelines for the South Plan Area, location of the Commercial Industrial and Commercial Industrial/Retail land use designations in the South Plan Area, and the goals and objectives of the Plan and the Plan Documents, the Planning Commission hereby makes the findings set forth below, in accordance with Planning Code Section 321; and

WHEREAS, The Planning Commission has reviewed and considered the factors set forth in Planning Code Section 321(b) in order to make the determination that the office development contemplated by the Plan in particular would promote the public welfare, convenience and necessity. Those factors include consideration of the balance between economic growth and housing, transportation and public services, the contribution of the office development to the objectives and policies of the General Plan, the quality of the design of the proposed office development, the suitability of the proposed office development for its location, the anticipated uses of the proposed office development, in light of employment opportunities to be provided, needs of existing businesses, and the available supply of space suitable for such anticipated uses, the extent to which the proposed development will be owned or occupied by a single entity, and the use of transferable development rights for such office development; and

WHEREAS, The Planning Commission will review the design and details of individual office developments which are proposed in the South Plan Area, using the design standards and

guidelines set forth in the Design for Development reviewed by this Planning Commission, to confirm that the specific office development continues to be consistent with the findings set forth herein; and

WHEREAS, On September 17, 1998 by Motion No. 14696, the Commission certified the Final Subsequent Environmental Impact Report ("SEIR") as accurate, complete and in compliance with the California Environmental Quality Act ("CEQA"); and

WHEREAS, On September 17, 1998 by Resolution No. 14697, the Commission adopted findings in connection with its consideration of, among other things, the adoption of the Mission Bay South Redevelopment Plan, under CEQA, the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code and made certain findings in connection therewith, which findings are hereby incorporated herein by this reference as if fully set forth; and

WHEREAS, The Planning Commission finds the Mission Bay South Redevelopment Plan as described in Exhibit A to this Resolution consistent with the General Plan, as it is proposed to be amended, and to Section 101.1 of the Planning Code as described in Exhibit A to Resolution No. 14699 which findings are hereby incorporated herein by this reference as if fully set forth.

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission having considered this proposal at a public meeting on September 17, 1998 pursuant to Planning Code Sections 302(b) and 340, having heard and reviewed oral and written testimony and reports, and having reviewed and certified the Final Subsequent Environmental Impact Report on the Redevelopment Plans as adequate and complete, does hereby find the Mission Bay South Redevelopment Plan, dated September 4, 1998, in conformity with the General Plan as it is recommended to be amended by Resolution No. 14698; and

BE IT FURTHER RESOLVED, That the Planning Commission hereby finds that the office development contemplated by the Plan in particular promotes the public welfare, convenience and necessity for the following reasons:

1. The office development is part of the Plan, which would eliminate blighting influences and correct environmental deficiencies in the South Plan Area through a comprehensive plan for redevelopment, including the implementation of Risk Management Plans to address environmental deficiencies.
2. The Plan and Plan Documents include a series of detailed design standards and guidelines which will ensure quality design of office development as well as a quality urban design scheme.
3. The Plan provides the important ability to retain and promote, within the City and County of San Francisco, academic and research activities associated with UCSF through the provision of a major new site and space for adjacent office and related uses.

4. The retention of UCSF through the Plan will also allow the facilitation of commercial-industrial sectors expected to emerge or expand due to their proximity to the UCSF new site, which sectors are likely to need office space as part of their activities.

5. Implementing permitted office uses as part of the Plan enables the achievement of a coordinated mixed-use development plan incorporating many features, such as large open spaces and parks and a new street grid, which would not be achieved if the area were to be developed in a piecemeal fashion under existing land ownership patterns and regulations.

6. Implementing the office use contemplated by the Plan would strengthen the economic base of the South Plan Area and the City as a whole by strengthening retail and other commercial functions in the South Plan Area community through the addition of approximately 358,600 leasable square feet of various kinds of retail space, and about 5,953,000 leasable square feet of mixed office, research and development and light manufacturing uses.

7. Build-out, including office uses, of both the Mission Bay North Redevelopment Plan Area and the South Plan Area is anticipated to result in significant positive fiscal impacts to the City. These impacts include a cumulative surplus to the City's General Fund of up to \$452 million in 1998 dollars. Another approximately \$117 million in net revenues will accrue to other City funds with dedicated uses, such as senior programs, hotel tax funds (including grants for the arts, fine art museums, visitors and convention services and housing), the Department of Public Works and MUNI. The San Francisco Unified School District is projected to receive a net cumulative surplus of about \$5 million.

8. The development proposed by the Project will also have significant positive economic impacts on the City. At full build-out, employment in the Mission Bay North and South Plan Areas is expected to be about 31,100. Direct and indirect job generation is estimated to be about 42,000. About 56% of the direct and indirect jobs are expected to be held by San Francisco residents. The estimated total of 23,500 jobs will comprise about 5% of all jobs held by City residents. Project-related construction employment is projected to total 700 annual full-time equivalent jobs over the build-out period, representing a five percent increase in the City's construction job industry base. The employees working at Mission Bay are expected to generate total household wealth of about \$1.5 billion annually. Total direct and indirect wages are expected to be \$2.15 billion, of which \$1.2 billion is expected to be earned by San Franciscans.

9. The Plan provides an unprecedented system for diversity and economic development, including good faith efforts to meet goals for hiring minority- and women-owned consulting and contracting businesses, hiring of minority and women laborers, compliance with prevailing wage policies, participation in the City's "First Source Hiring Program" for economically disadvantaged individuals, and contribution of \$3 million to the City to help fund the work force development program. The Plan also includes the payment of fees for child care and school facilities. Development of office uses will help to create the employment opportunities to achieve such hiring goals.

10. The Plan includes the opportunity for substantial new publicly accessible open spaces totaling approximately 49 acres, including a large Bayfront park and open space on both edges of the Channel. Office users will benefit from the conveniently located open space, and the development of office uses will help to finance the provision of such open space and its maintenance.

11. The office uses would be located in an ideal area to take advantage of a wide variety of transit, including the Third Street light rail system. The South Plan Area has been designed in consultation with the City, including MUNI, to capitalize on opportunities to coordinate with and expand transit systems to serve the Project. The South Plan Area also includes Transportation Management Programs which will be in place throughout the development of the Plan Areas.

12. The South Plan Area includes sites for both a new school site and fire/police stations to serve the South Plan Area, so that necessary services and assistance are available near the office uses and so that office uses will not otherwise burden existing services.

13. The Plan and Plan Documents include significant new infrastructure, including a linked program for creation of a comprehensive vehicular, bicycle and pedestrian circulation system. The public infrastructure will include public streets, underground pipes, traffic signals and open space, plus additional substantial infrastructure as described in the Mission Bay South Infrastructure Plan. The office development would be adequately served by the infrastructure and the tax increment generated by office development in the South Plan Area will also provide a critical component of the financing of such infrastructure.

14. This new infrastructure included in the Plan will be financed through a self-taxing financing device to be imposed upon the South Plan Area (excluding affordable housing sites and open space). If the uses in the South Plan Area, including any office uses, generate new property tax revenue, then 60% of that new revenue will be dedicated to retiring the special taxes which initially will finance the infrastructure to be donated to the City. This system will allow for substantial infrastructure to be constructed without contributions from the General Fund or new taxes on other areas of the City.

15. In addition, 20% of the new property tax revenue generated by the uses in the South Plan Area, including office uses, will be dedicated to the creation of affordable housing in Mission Bay; and

BE IT FURTHER RESOLVED, That the Planning Commission has considered the factors set forth in Planning Code Section 321(b)(3)(A)-(G) and finds as follows:

(A) The apportionment of potential office space over the course of many approval periods during the anticipated 30-year build-out of the South Plan Area will remain within the limits of Planning Code Section 321 and will maintain a balance between economic growth and housing, transportation and public services, pursuant to the terms of the Plan and the Plan Documents which provide for the appropriate construction and provision of housing, roadways, transit and all other necessary public services in accordance with the Infrastructure Plan; and

(B) As determined in this Resolution, above, and for the additional reasons set forth in Planning Commission Resolution No. 14699, the adoption of the Plan, which includes office uses and

contemplates office development, and all of the other implementation actions, are consistent with the objectives and policies of the General Plan and Priority Policies of Planning Code Section 101.1 and will contribute positively to the achievement of City objectives and policies as set forth in the General Plan; and

(C) The design guidelines for the South Plan Area are set forth in the Design for Development. This Planning Commission has reviewed the design standards and guidelines and finds that such standards and guidelines will ensure quality design of any proposed office development. In addition, the Planning Commission will review any specific office development subject to the terms of Planning Code §§320-325 to confirm that the design of that office development is consistent with the findings set forth herein; and

(D) The potential office development contemplated in the Plan is suitable for the South Plan Area where it would be located. As discussed above, transportation, housing and other public services including open space will be provided in the South Plan Area. In addition, the office development would be located convenient to UCSF, which will allow other businesses locating in the South Plan Area to be able to develop research and development, light industrial and office space as necessary to accommodate their needs. The office development would be located in an area which is not currently developed, nor is it heavily developed with other office uses; and

(E) As noted above, the anticipated uses of the office development will enhance employment opportunities and will serve the needs of UCSF and other businesses which wish to locate in the South Plan Area, where the underdeveloped nature of the area provides a readily available supply of space for potential research and development, light industrial and office uses; and

(F) The proposed office development is available to serve a variety of users, including a variety of businesses expected to locate or expand in proximity to the UCSF site, and could accommodate a multiplicity of owners; and

(G) The Plan does not provide for the use of transferrable development rights ("TDRs") and this Planning Commission does not believe that the use of TDRs is useful or appropriate in the South Plan Area, given the availability of space for development and the fact that only one building in the South Plan Area, the former Fire Station No. 30, has been identified as a potential historic resource; and

BE IT FURTHER RESOLVED, That the Planning Commission will review and approve the design of specific office development which may be proposed in the South Plan Area and subject to the provisions of Planning Code §§320-325, using the design standards and guidelines set forth in the Design for Development, as reviewed by this Planning Commission, to confirm that the specific office development continues to be consistent with the findings set forth herein; and

Case No. 96.771EMTZR  
Mission Bay South Redev. Plan  
Finding of Consistency with the  
General Plan and Sec. 320-325  
Resolution No. 14702

BE IT FURTHER RESOLVED, That upon such determination, the Planning Commission will issue a project authorization for the proposed office development project; and

BE IT FURTHER RESOLVED, That the Planning Commission does hereby recommend approval of the Mission Bay South Redevelopment Plan to the Board of Supervisors.

I hereby certify that the foregoing Resolution was ADOPTED by the Planning Commission at a special joint hearing with the Redevelopment Agency Commission on September 17, 1998.

Linda Avery  
Commission Secretary

AYES: Commissioners Antenore, Chinchilla, Joe, Martin and Mills

NOES: None

ABSENT: Commissioners Hills and Theoharis

ADOPTED: September 17, 1998

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OFFICE OF THE MAYOR  
SAN FRANCISCO



EDWIN M. LEE

RECEIVED  
12/5/2017 @ 5:35pm  
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TO: Angela Calvillo, Clerk of the Board of Supervisors  
FROM: For Mayor Edwin M. Lee  
RE: Redevelopment Plan Amendments – Mission Bay South  
DATE: December 5, 2017

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Attached for introduction to the Board of Supervisors is an Ordinance approving amendments to the Mission Bay South Redevelopment Plan to remove a 0.3 acre parcel known as P20 from the Mission Bay South Redevelopment Plan Area; 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.

Please note that this legislation is co-sponsored by Supervisor Kim.

Should you have any questions, please contact Mawuli Tugbenyoh (415) 554-5168.