

LEGISLATIVE DIGEST

[Redevelopment Plan Amendment - Mission Bay South]

Ordinance approving an amendment to the Mission Bay South Redevelopment Plan, which modifies the land use designation for certain property to add residential as a permitted use and to increase the permitted residential density in the Plan Area, but does not increase the allocation of tax increment under a pre-existing enforceable obligation; making environmental findings under the California Environmental Quality Act; and making findings pursuant to the General Plan and Planning Code, Section 101.1(b).

Existing Law

The Board of Supervisors approved the Mission Bay South Redevelopment Plan ("Plan") in 1998. The Plan provides for the development of a mix of uses in the Mission Bay South Plan Area, including, the development of institutional uses by the University of California at San Francisco, commercial and research and development uses, residential uses, retail uses, parks, public facilities, and a hotel.

Amendments to Current Law

The ordinance would authorize an amendment to the Mission Bay South Redevelopment Plan to allow residential uses on Block 1 as a permitted secondary use, if the criterion for a secondary use are met. The 1998 Plan only allows hotel and retail uses on Block 1. If residential uses are allowed, the size of the hotel and retail uses would be reduced. The amendment would allow up to 350 residential units to be constructed on Block 1, and would increase the total number of units allowed in the Plan area by the same number.

Background Information

The ordinance is proposed to allow residential uses on a block in the Mission Bay South Plan Area that now is only allowed to have hotel and retail uses. By allowing residential use on this block, the Plan amendment is designed to contribute to the expeditious completion of the Plan as required under AB 26, the State law that dissolved all redevelopment agencies in the State as of February 1, 2012. The Successor Agency to the Redevelopment Agency recommends approval of the Plan amendment. The Plan amendment does not propose any new capital expenditures by the Successor Agency, or a change in overall method of financing the redevelopment of the Plan area. To the extent that the amendment accelerates the completion of development, it will benefit taxing entities through increased property tax revenues through pass-through and other payments.