

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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