

LEGISLATIVE DIGEST

[Development Agreement - Seawall Lot 337 Associates, LLC - Seawall Lot 337 - Mission Rock Project]

Ordinance approving a Development Agreement between the City and County of San Francisco and Seawall Lot 337 Associates, LLC, for 28 acres of real property known as Seawall Lot 337, located east of Third Street between China Basin Channel and Mission Rock Street, China Basin Park and the portion of Terry A. Francois Boulevard abutting the park, Pier 48, the marginal wharf between Pier 48 and Pier 50, and Parcel P20; for the proposed Mission Rock Mixed-Use Project; waiving certain provisions of the Administrative Code, Planning Code, and Subdivision Code; and adopting findings under the California Environmental Quality Act, public trust findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1(b).

Existing Law

California Government Code sections 65864 *et seq.* (the “Development Agreement Statute”) and San Francisco Administrative Code Chapter 56 (“Chapter 56”) authorize the City to enter into a development agreement regarding the development of real property.

Amendments to Current Law

The ordinance would amend annual review procedures under Chapter 56.

Background Information

The Port of San Francisco owns and leases to an affiliate of the San Francisco Giants for interim uses about 16 acres known as Seawall Lot 337, bounded by Third Street on the west, Mission Rock Street on the south, and Terry A. Francois Boulevard on the north and east, and portions of Pier 48. The proposed project involves construction of infrastructure, public open space and other public facilities, new building construction, and planning for rehabilitation of the historic Pier 48 (the “Project”) resulting in a mix of market-rate and affordable residential uses, commercial uses, retail/arts/light-industrial uses, and shoreline improvements. The Planning Commission certified and approved a final environmental impact report on the Project in accordance with a Mission Rock Special Use District created by companion legislation.

City staff has negotiated a proposed development agreement with Seawall Lot 337 Associates, LLC, another affiliate of the San Francisco Giants. Under the development agreement, the developer will attain the vested right to develop the Project in consideration of

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the application of impact fees and exactions for affordable housing and other community benefits. Approval of the ordinance would waive the application to the Project of specified provisions of the Administrative Code, Planning Code, and Subdivision Code.

By separate legislation, the Board is considering a number of other actions in furtherance of the Project, including the establishment of financing districts, amendments to the City's Planning Code and Zoning Map, and a disposition and development agreement.

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