

LEGISLATIVE DIGEST

[Redevelopment Plan Amendment - Mission Bay South Blocks 29-32 Hotel]

Ordinance approving an amendment to the Redevelopment Plan for the Mission Bay South Redevelopment Project, which modifies the land use designation for certain property in Blocks 29-32 (also known as the site of Chase Center) to add hotel and residential as permitted uses, increases the total leasable square feet of retail space permitted on this property, increases the number of hotels and hotel rooms in the plan area, and authorizes certain dwelling units to be built on certain property in the plan area; directing the Clerk of the Board of Supervisors to transmit a copy of this Ordinance upon its enactment to the Successor Agency; 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(b).

Existing Law

The Board of Supervisors approved the Mission Bay South Redevelopment Plan (“Redevelopment Plan”) in 1998, and approved amendments to the Redevelopment Plan in 2013 and 2018. The Redevelopment Plan provides for the development of a mix of uses in the Redevelopment Plan area (“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. The Redevelopment Plan currently does not allow hotel or residential uses on Blocks 29-30 (also known as the site of Chase Center), and only permits one hotel with up to 250 hotel rooms to be built in the Plan Area in the Hotel land use zone. The Redevelopment Plan also exempts certain smaller retail uses from the total leasable square feet of retail permitted in the Plan Area, provided their use is restricted to certain types of retail.

Amendments to Current Law

The ordinance would amend the Redevelopment Plan to allow hotel and residential uses on Blocks 29-30 in the Commercial Industrial/Retail land use zone as permitted principal uses, permit a hotel with up to 230 hotel rooms to be built on Blocks 29-30, and designate up to 21 residential units to be built on Blocks 29-30. The amendment also would increase the total leasable square feet of retail space on Blocks 29-32 by 65,000 leasable square feet. The legislation also would make environmental findings and findings of consistency with the General Plan and the eight priority policies on Planning Code Section 101.1.

Background Information

The ordinance is proposed to permit the development of a hotel and residential building on the northern portion Blocks 29-32 in the Plan Area, the site of Chase Center, where such uses are currently not permitted, and to incorporate previously approved and constructed retail areas on Blocks 29-32 that were excluded from the calculation of the total retail area on Blocks 29-32 through various exemptions in the Redevelopment Plan. In regard to the retail uses, the proposed Redevelopment Plan amendments allow for more flexible use of these retail areas. By allowing hotel and residential use on Blocks 29-30, designating certain dwelling units to be built on Blocks 29-30, increasing the total number of hotels and hotel rooms in the Plan Area, and increasing the total amount of leasable square feet of retail spaces on Blocks 29-32 and in the Plan Area, the Redevelopment Plan amendment is designed to contribute to the expeditious completion of the Redevelopment Plan as required under the State law that dissolved all redevelopment agencies in California as of February 1, 2012. The Redevelopment 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.

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