



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 18905

HEARING DATE JUNE 13, 2013

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Case No.: **2013.0625 R**
Project: **Redevelopment Plan Amendment to Mission Bay South
Redevelopment Plan for the Development of Block One**
Block/lot: **AB 8715/004**
Project Sponsor: Office of Community Investment and Infrastructure,
Successor Agency to the Redevelopment Agency
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ADOPTING ENVIRONMENTAL FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND WITH THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1 FOR THE PROPOSED REDEVELOPMENT PLAN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE MISSION BAY SOUTH REDEVELOPMENT PROJECT TO ALLOW FOR A MIX OF HOTEL, RESIDENTIAL AND COMMERCIAL USES ON BLOCK ONE IN THE MISSION BAY PLAN AREA

WHEREAS, Section 4.105 of the City Charter and 2A.53 of Administrative Code require General Plan referrals to the Planning Commission (hereinafter "Commission") for certain matters, including determination as to whether the lease or sale of public property, the vacation, sale or change in the use of any public way, transportation route, ground, open space, building, or structure owned by the City and County, would be in-conformity with the General Plan prior to consideration by the Board of Supervisors.

On May 5, 2013, the Office of Community Investment and Infrastructure, Successor Agency to the Redevelopment Agency ("Project Sponsor") submitted a General Plan Referral application for the Redevelopment Plan Amendment for the *Redevelopment Plan for the Mission Bay South Redevelopment Project* (the "Project" or "Redevelopment Plan Amendment").

PROJECT DESCRIPTION

Block 1 is a vacant, 2.73-acre parcel located in the Mission Bay South Redevelopment Project Area ("Mission Bay South"), as shown on Attachment A. Under the Mission Bay South Redevelopment Plan ("South Redevelopment Plan"), Block 1 has a land use designation of Hotel that permits a 500-room hotel and up to 50,000 square feet of retail space.

Under the existing land use designation for Block 1 in the South Redevelopment Plan, Block 1 has never been developed despite significant other development activity within the area. The Project Sponsor completed a peer review study and determined that the current land use designation in the Mission Bay South Redevelopment Plan Block 1 that only allows the development of a 500-room hotel was not feasible, but a smaller, 250-room hotel, would be feasible. The proposed Redevelopment Plan Amendment would allow either a project that provides for a 500-room hotel with 50,000 square feet of retail or a mixed-use project that provides for a 250-room hotel, up to 350 residential units, and 25,000 square feet of retail space. Residential use would be allowed as a secondary use, requiring the Director of the Office of Community Investment and Infrastructure to make findings that the residential 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 community. The Redevelopment Plan Amendment would increase by 350 the number of allowed dwelling units in Mission Bay South.

An Amendment to the Mission Bay South Owner Participation Agreement, ("OPA") is being processed by the Project Sponsor concurrently with the Redevelopment Plan Amendment that would require any market-rate residential development on Block 1 to pay an in-lieu fee equal to 20% of the total units for affordable housing if condominiums are built or construct 15% of the on-site units as affordable inclusionary units for rental projects. This is consistent with the requirements of the City's Inclusionary Affordable Housing Program.

ENVIRONMENTAL REVIEW

The proposed project is part of the Mission Bay South Redevelopment Plan Project ("Mission Bay Project") for which the former Redevelopment Agency Commission by Resolution No. 190-98 and the Commission by Resolution No. 14696 certified the Mission Bay Final Supplemental Environmental Impact Report ("Mission Bay FSEIR") on September 17, 1998. The Board of Supervisors affirmed the certification of the FSEIR by Motion No. 98-132, and adopted CEQA findings, including a statement of overriding considerations and a Mission Bay mitigation monitoring and reporting program in support of various approval actions for the Mission Bay Project, which findings are incorporated in this resolution by this reference. The Office of Community Investment and Infrastructure, Successor Agency to the SF Redevelopment Agency has prepared several addenda to the FSEIR to address various issues in the Mission Bay Project area and recently issued Case No. 919-97; Addendum No.8, dated 05/15/13, to address the development that would result from the Redevelopment Plan Amendment. Addendum No. 8 concludes that the proposed Redevelopment Plan Amendment is within the scope of the Mission Bay Project analyzed in the FSEIR and will not result in any new significant impacts or a substantial increase in the severity of previously identified significant effects that would alter the conclusions reached in the Mission Bay FSEIR. Addendum No. 8 and any supporting documents have been made available to the Commission and the public, and Addendum No. 8 is incorporated in this resolution by this reference.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

As described below, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

Note: General Plan Objectives and Policies are in **bold font**; General Plan text is in regular font. Staff comments are in *italic font*.

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 a 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.

Under the existing land use designation for Block 1 in the South Redevelopment Plan, Block 1 was designated for a hotel use only and no affordable housing would have been provided as a result of the development. The Redevelopment Plan Amendment allows for the option to develop up to 350 residential units and per the "OPA" the affordable housing requirements will be consistent with the city's affordable housing requirements.

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 would add up to 350 residential units to the Mission Bay neighborhood, all within walking distance to public transportation serving the City and the region, neighborhood-serving retail and a major employment center. The site is suited for dense, mixed-use development, where residents can commute and satisfy convenience needs without frequent use of a private automobile.

OBJECTIVE 4

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.5

Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

OBJECTIVE 8

BUILD PUBLIC AND PRIVATE SECTOR CAPACITY TO SUPPORT, FACILITATE, PROVIDE AND MAINTAIN AFFORDABLE HOUSING.

Policy 8.1

Support the production and management of permanently affordable housing.

Under the existing land use designation for Block 1 in the South Redevelopment Plan, Block 1 was designated for a hotel use only and no affordable housing would have been provided as a result of the development. The Redevelopment Plan Amendment allows for the option to develop up to 350 residential units and per the "OPA" the affordable housing requirements will be consistent with the city's affordable housing requirements.

OBJECTIVE 13

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.1

Support "smart" regional growth that locates new housing close to jobs and transit.

Policy 13.3

Promote sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian, and bicycle mode share.

The Project would replace an existing surface parking lot, which is currently used as overflow parking for events, with a mixed-use development suited to an urban context. The up to 350 new households, as well as the numerous hotel guests, would be located within a short walking distance of Muni light rail and bus stations, as well as the Caltrain Station located on 4th Street between Townsend and King Streets. Development of the site promotes sustainable and "smart" land use patterns, allowing individuals and families to live closer to the City's employment centers and to rely more heavily on the City and region's public transportation network. Moreover, given the presence of neighborhood-serving retail at the Project and throughout Mission Bay North and South, residents would be able to satisfy convenience needs without frequent use of a private automobile.

OBJECTIVE 6

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

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 6.10

Promote neighborhood commercial revitalization, including community-based and other economic development efforts where feasible.

The Project would introduce neighborhood-serving retail uses to Block 1, providing convenient access to Project residents and others throughout Mission Bay North and South to goods and amenities. Moreover, by drawing up to 350 new households and numerous hotel guests to the Mission Bay area, the Project would increase demand for neighborhood-serving retail and increase patronage of the existing neighborhood-serving retail located within Mission Bay and adjacent neighborhoods.

URBAN DESIGN ELEMENT

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 site is an infill development site in a mixed-use neighborhood within walking distance of Muni light rail and bus stations, as well as the Caltrain Station located on 4th Street between Townsend and King Streets. Development of the site promotes infill development, allowing individuals and families to live closer to the City's employment centers and to rely more heavily on the City and region's public transportation network. Moreover, given the presence of neighborhood-serving retail at the Project and throughout Mission Bay North and South, residents would be able to satisfy convenience needs without frequent use of a private automobile.

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.

By promoting dense infill development near existing transit, the Project would promote walking and the use of public transportation for daily commuting, entertainment/recreation and convenience needs. By facilitating modes of transportation other than private automobile, the Project's air quality impacts would be reduced.

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project, Redevelopment Plan Amendments to Mission Bay South Redevelopment Plan, is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

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

The proposed project would not adversely impact neighborhood-serving retail uses because there are currently no retail uses on the project site. However, by drawing up to 350 new households and numerous hotel guests to the Mission Bay area, the proposed project would increase demand for neighborhood-serving retail and increase patronage of the existing neighborhood-serving retail located within Mission Bay and across the Mission Bay Channel. In addition, the proposed project includes approximately 25,000 square feet of retail space and a 250-room hotel, creating employment and business ownership opportunity for City residents.

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

The Project would have no adverse effect on the City's housing stock because the site is currently a vacant lot. The proposed project would greatly enhance the character of the neighborhood by creating the potential for an active, dynamic gateway to Mission Bay.

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

The proposed project would enhance and expand the City's supply of affordable housing.

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

Commuter traffic generated by new residents and visitors of the proposed project would not impede Muni transit service or overburden City streets or parking. The proposed project would be constructed within walking distance of not only Muni light rail and bus stations, but also the Caltrain Station located on 4th Street between Townsend Street and King Street. Moreover, neighborhood serving retail – including a grocery store and restaurants – are located within walking distance from the project site. In conformance with 1998 Mission Bay Redevelopment Plan EIR Mitigation Measure E-47 (Transportation System Management Plan), the project would comply with the Transportation System Management Plan for the South Plan Area by requiring that the commercial and residential owners of the project site belong to, and financially contribute to, the Mission Bay Transportation Management Association, the organization tasked with coordinating transportation demand strategies in Mission Bay.

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 residential employment and ownership in these sectors be enhanced.

The proposed project would not displace any industrial or service uses because the site is currently vacant.

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

The proposed project would help the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake because the proposed new buildings would be constructed in accordance with all applicable building codes and regulations with regard to seismic safety.

7. That landmarks and historic buildings be preserved.

The site is currently vacant so the proposed project will not affect landmarks and historic buildings.

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

The Project would have no adverse effect on parks and open space or their access to sunlight and vista.

The Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed environmental findings and findings of General Plan conformity on June 13, 2013.

**Motion No.
June 13, 2013**

**CASE NO. 2013.0625R
Redevelopment Plan Amendment
to Mission Bay South**

NOW THEREFORE BE IT RESOLVED that the Commission has reviewed and considered the CEQA Findings and statement of overriding considerations that the Board of Supervisors previously adopted in Resolution No. 854-98, and reviewed and considered the CEQA Findings contained in Addendum No. 8 and hereby adopts these additional CEQA Findings as its own. The Commission additionally finds that: (A) implementation of the Project does not require major revisions in the FSEIR due to the involvement of 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 Mission Bay Project analyzed in the FSEIR will be undertaken that would require major revisions to the FSEIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the FSEIR; and (C) no new information of substantial importance to the Mission Bay Project analyzed in the FSEIR has become available which would indicate that (i) the Project will have significant effects not discussed in the FSEIR; (ii) significant environmental effects will be substantially more severe; (iii) mitigation measures or alternatives found not feasible which would reduce one or more significant effects have become feasible; or (iv) mitigation measures or alternatives which are considerably different from those in the FSEIR will substantially reduce one or more significant effects on the environment; and be it.

FURTHER RESOLVED, that the Commission hereby finds the proposed amendment to the Mission Bay South Redevelopment Plan, as described above, to be consistent with the General Plan of the City and County of San Francisco, including, but not limited to the Housing Element, Urban Design, and Air Quality Elements, and is consistent with the eight Priority Policies in City Planning Code Section 101.1 for reasons set forth in this resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on June 13, 2013.

Jonas Ionin
Acting Planning Commission Secretary

AYES: Commissioners Antonini, Borden, Fong, Hillis, Moore, Sugaya and Wu

NOES:

ABSENT:

ADOPTED: June 13, 2013