

FILE NO. 001256

ORDINANCE NO. 229-00

1 [General Plan Amendments in Connection with YBC Redevelopment Plan Amendment]
2 AMENDING THE SAN FRANCISCO GENERAL PLAN IN CONNECTION WITH PROPOSED
3 AMENDMENTS TO THE YERBA BUENA CENTER REDEVELOPMENT PLAN TO ADD THE
4 LAND CONSISTING OF A PORTION OF THE BLOCK BOUNDED BY MARKET, FOURTH,
5 MISSION AND FIFTH STREETS AND A PORTION OF MISSION STREET BETWEEN
6 FOURTH AND FIFTH STREETS, SPECIFICALLY INCLUDING ASSESSOR'S BLOCK 3705,
7 LOTS 9, 10, 12, 13, 14, 15, 17, 18, 33, 38 AND 43; ADOPTING FINDINGS PURSUANT TO
8 THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND ADOPTING FINDINGS THAT
9 THE GENERAL PLAN AMENDMENT IS CONSISTENT WITH THE EIGHT PRIORITY
10 POLICIES OF PLANNING CODE SECTION 101.1.

11 Note: This entire section is new.

12 Be it ordained by the People of the City and County of San Francisco:

13 Section 1. Findings. The Board of Supervisors of the City and County of San
14 Francisco hereby finds and determines that:

15 A. City Charter Section 4.105 requires that the San Francisco Planning
16 Commission (the "Planning Commission") consider any proposed amendments to the City's
17 General Plan and make a recommendation for approval or rejection to the Board of
18 Supervisors before the Board of Supervisors acts on the proposed amendments.

19 B. The Redevelopment Agency of the City and County of San Francisco (the
20 "Redevelopment Agency") has, in consultation with the City's Department of Planning,
21 prepared a proposed amendment to the Redevelopment Plan for the Yerba Buena Center
22 Project Area, to expand the existing project area (the "Existing Project Area") by adding land
23 consisting of a portion of the block bounded by Market, Fourth, Mission and Fifth Streets
24 (including the site of the Emporium building and related buildings and a portion of Jessie
25 Street) and a portion of Mission Street between Fourth and Fifth Streets, specifically including

SUPERVISOR YAKI, BIERMAN
BOARD OF SUPERVISORS

1 Assessor's Block 3705, Lots 9, 10, 12, 13, 14, 15, 17, 18, 33, 38 and 43, as more particularly
2 described in the proposed Redevelopment Plan Amendment (the "Emporium Site Area"). A
3 copy of the proposed Plan Amendment is on file with the Clerk of the Board in File No.
4 001256 (the "Redevelopment Plan Amendment").

5 C. Adoption of the Redevelopment Plan Amendment requires certain amendments
6 to maps contained in the General Plan of the City and County of San Francisco (the "General
7 Plan"), as set forth in Attachment A, attached hereto.

8 D. On October 22, 1998, the Planning Commission, by Resolution No. 14719,
9 adopted findings in connection with the proposed Preliminary Plan for the Yerba Buena
10 Center Project Area, which also included certain proposed amendments to the General Plan
11 to ensure the consistency of the Preliminary Plan with the General Plan.

12 E. On November 4, 1999, the Planning Commission, by Resolution No. 14920,
13 adopted a resolution of intent to initiate amendments to the General Plan, which Resolution
14 described the proposed amendments to the General Plan.

15 F. On January 13, 2000, the Planning Commission, by Motion No. 14952, certified
16 the Final Supplemental Environmental Impact Report for the Yerba Buena Redevelopment
17 Project Area Expansion/Emporium Site Development (SCH. No. 98072072) (the "FSEIR") as
18 adequate, accurate, objective, and complete.

19 G. On January 13, 2000, the Planning Commission, by Resolution No. 14953,
20 adopted findings in connection with modifying the boundaries of the proposed Preliminary
21 Plan area to remove a portion of Assessor's Block 3724, Lot 67 which was no longer
22 necessary for implementation of the Plan.

23 H. On August 17, 2000, the Planning Commission conducted a duly noticed
24 public hearing on the proposed amendments to the General Plan. Following such hearing,
25 the Planning Commission, by Resolution Nos. 15946, 15947, found such amendments to the

1 General Plan in conformity with the Priority Policies of Planning Code Section 101.1 and with
2 the General Plan as it is proposed for amendment, approved such General Plan amendments,
3 and recommended such amendments for approval by the Board of Supervisors. Such
4 Resolutions ^{are} on file with the Clerk of the Board in File No. 001265.

5 I. In Resolution No. 812-00, a copy of which is on file with the Clerk of
6 the Board of Supervisors in File No. 001265, this Board of Supervisors affirmed the
7 Planning Commission's and Redevelopment Commission's certification of the FSEIR as
8 adequate and complete pursuant to the California Environmental Quality Act ("CEQA"), the
9 State CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code. In such
10 Resolution, this Board also adopted findings in connection with the FSEIR, including an
11 Addendum thereto, and its actions related to the Yerba Buena Redevelopment Project Area
12 Expansion, including the actions contemplated herein, and adopted a mitigation monitoring
13 and reporting program. This Board hereby incorporates by reference as if fully set forth herein
14 such Resolution, including its findings and mitigation program, and relies on such Resolution
15 as the CEQA basis for the actions proposed in this legislation.

16 J. This Board of Supervisors finds that this ordinance will serve the public
17 necessity, convenience and welfare for the following reasons:

18 1. The Emporium Site Area, which is the subject of the Redevelopment Plan
19 Amendment, satisfies the requirements of the California Health and Safety Code Sections
20 33000 et seq. (the "Community Redevelopment Law"), as further described in the report to
21 the Board from the Redevelopment Agency on file with the Clerk of the Board in File No.
22 001257 (the "Report"). Such Report is incorporated by reference as if fully set forth
23 herein.
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1 2. The Redevelopment Plan Amendment will provide for the redevelopment of the
2 Emporium Site Area in conformity with the Community Redevelopment Law and in the
3 interests of the public peace, health, safety and welfare, as further described in the Report.

4 3. The adoption and carrying out of the Redevelopment Plan Amendment is
5 economically sound and feasible, for the reasons set forth in the Report and in other analyses
6 prepared for the Redevelopment Plan Amendment, including, but not limited to, the fiscal
7 report prepared by Keyser Marston Associates.

8 4. The Redevelopment Plan Amendment, when effective, will be consistent with
9 the General Plan, as it is amended hereby, which substantially complies with the requirements
10 of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the
11 California Government Code and other applicable requirements of law.

12 5. The carrying out of the Redevelopment Plan Amendment will promote the public
13 peace, health, safety and welfare of the community and effectuate the purposes and policies
14 of the Community Redevelopment Law, as further described in the Report.

15 6. Any property included in the Emporium Site Area is necessary for the effective
16 redevelopment of the Emporium Site Area and is not included for the purpose of obtaining an
17 allocation of tax increment revenues from the Emporium Site Area pursuant to Section 33670
18 of the California Health and Safety Code without other substantial justification for inclusion of
19 such property, as further set forth in the Report.

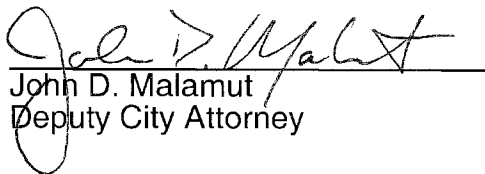
20 Section 2. The Board of Supervisors finds that this ordinance is in conformity with the
21 Priority Policies of Section 101.1 of the Planning Code and with the General Plan as it is
22 amended herein, and hereby adopts the findings set forth in Planning Commission Resolution
23 No. _____ and incorporates such findings by reference as if fully set forth herein.
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9/25/00
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1 Section 3. The Board of Supervisors hereby approves amendments to the General
2 Plan as set forth in Attachment A, attached hereto and incorporated by reference as if fully set
3 forth herein.
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5 APPROVED AS TO FORM:

6 LOUISE H. RENNE, City Attorney
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8 By: 
9 John D. Malamut
10 Deputy City Attorney
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City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails

Ordinance

File Number: 001256

Date Passed:

Ordinance amending the San Francisco General Plan in connection with proposed amendments to the Yerba Buena Center Redevelopment Plan to add the land consisting of a portion of the block bounded by Market, Fourth, Mission and Fifth Streets and a portion of Mission Street between Fourth and Fifth Streets, specifically including Assessor's Block 3705, Lots 9, 10, 12, 13, 14, 15, 17, 18, 33, 38, and 43; adopting findings pursuant to the California Environmental Quality Act; and adopting findings that the General Plan amendment is consistent with the Eight Priority Policies of the city Planning Code Section 101.1.

August 28, 2000 Board of Supervisors — CONTINUED ON FIRST READING

Ayes: 10 - Ammiano, Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng, Yaki, Yee

Excused: 1 - Becerril

September 18, 2000 Board of Supervisors — CONTINUED ON FIRST READING

Ayes: 8 - Ammiano, Bierman, Brown, Kaufman, Leno, Teng, Yaki, Yee

Absent: 2 - Katz, Newsom

Excused: 1 - Becerril

September 25, 2000 Board of Supervisors — AMENDED

Ayes: 7 - Ammiano, Bierman, Katz, Kaufman, Leno, Newsom, Yaki

Absent: 3 - Brown, Teng, Yee

Excused: 1 - Becerril

September 25, 2000 Board of Supervisors — PASSED ON FIRST READING AS AMENDED

Ayes: 6 - Bierman, Katz, Kaufman, Leno, Newsom, Yaki

Noes: 1 - Ammiano

Absent: 3 - Brown, Teng, Yee

Excused: 1 - Becerril

October 2, 2000 Board of Supervisors — FINALLY PASSED

Ayes: 8 - Bierman, Brown, Kaufman, Leno, Newsom, Teng, Yaki, Yee

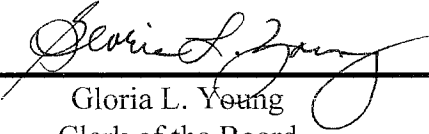
Noes: 1 - Ammiano

Absent: 1 - Katz

Excused: 1 - Becerril

File No. 001256

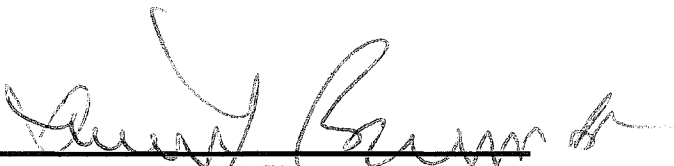
I hereby certify that the foregoing Ordinance
was **FINALLY PASSED** on **October 2, 2000**
by the Board of Supervisors of the City and
County of San Francisco.



Gloria L. Young
Clerk of the Board

OCT 13 2000

Date Approved



Mayor Willie L. Brown Jr.