

COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

RESOLUTION NO. 31-2025

**APPROVING THE REPORT TO THE BOARD OF SUPERVISORS ON THE
AMENDMENT TO THE REDEVELOPMENT PLAN; AND AUTHORIZING
TRANSMITTAL OF THE REPORT TO THE BOARD OF SUPERVISORS; MISSION
BAY SOUTH REDEVELOPMENT PROJECT AREA**

WHEREAS, The former Redevelopment Agency of the City and County of San Francisco (“Former Agency”) Commission approved the Redevelopment Plan for the Mission Bay South Redevelopment Project (“Redevelopment Plan”) by Resolution No. 190-98 (Sept. 17, 1998). Concurrently, the Former Agency Commission approved the Design for Development for the Mission Bay South Redevelopment Project Area (“D for D”) by Resolution No. 191-98, and a conditionally authorized execution of an Owner Participation Agreement (“South OPA”) with Catellus Development Corporation, a Delaware corporation (“Catellus”), by Resolution No. 193-98. The San Francisco Board of Supervisors (“Board of Supervisors”) adopted the Redevelopment Plan by Ordinance No. 335-98 (Nov. 2, 1998) and amended it by Ordinance Nos. 143-13 (July 9, 2013), 032-18 (Mar. 6, 2018), 128-20 (July 31, 2020), 209-20 (Oct. 1, 2020) and 014-21 (Feb. 12, 2021); and,

WHEREAS, The Successor Agency to the Redevelopment Agency of the City and County of San Francisco, commonly known as the Office of Community Investment and Infrastructure (“Successor Agency” or “OCII”) proposes an amendment to the Redevelopment Plan (“Plan Amendment”) that would increase by up to 250 residential units, the number of allowable Dwelling Units in the Mission Bay South Redevelopment Project Area (“Project Area”) from 3,440 to 3,690 and would increase the maximum allowable building height by 90 feet, from 160 feet to 250 feet; provided that both changes are applicable only to the northern one-half of Block 4 East of the Project Area (“MBS 4E”); and,

WHEREAS, In accordance with Section 33457.1 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq., “Community Redevelopment Law”), the Successor Agency has prepared the Report to the Board of Supervisors on the Amendment to the Redevelopment Plan for the Mission Bay South Redevelopment Project (“Report to the Board”) that contains only the information required by Health and Safety Code Section 33352 that is warranted by the scope of the Plan Amendment; and,

WHEREAS, FOCIL-MB, LLC, (“FOCIL-MB”), a subsidiary of Farallon Capital Management, LLC, has assumed all of Catellus’s obligations under the South OPA, as well as all responsibilities under the related public improvement agreements and land transfer agreements with the City and County of San Francisco; and,

WHEREAS, The South OPA requires, among other things, that the Successor Agency shall obtain the consent of FOCIL-MB, LLC to amend the Redevelopment Plan, which consent has been provided prior to approval of the Plan Amendment by the Successor Agency Commission, commonly known as the Commission on Community Investment and Infrastructure (“Commission”); and,

WHEREAS, On October 9, 2025, the Mission Bay Citizens Advisory Committee considered and recommended approval of the Plan Amendment by the Commission and the Board of Supervisors; and,

WHEREAS, As described in the Commission Memorandum accompanying this Resolution, OCII has determined that the approval of the Report to the Board are statutorily exempt from the California Environmental Quality Act under Section 21080.40 of the California Public Resources Code as an action in furtherance of an affordable housing project dedicating all of its residential units to lower income households; now, therefore be it,

RESOLVED, That the Commission approves the Report to the Board attached to this Resolution as Exhibit A; and, be it further

RESOLVED, That the Executive Director of the Successor Agency is hereby authorized to transmit said Report to the Board to the Board of Supervisors, as required under Section 33457.1 of the Community Redevelopment Law for its consideration in reviewing the Plan Amendment.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of November 18, 2025.

Commission Secretary

Exhibit A: Report to the Board of Supervisors on the Amendment to the Redevelopment Plan for the Mission Bay South Redevelopment Project



**REPORT TO THE BOARD OF SUPERVISORS
ON THE AMENDMENT
TO THE REDEVELOPMENT PLAN FOR THE
MISSION BAY SOUTH REDEVELOPMENT PROJECT**

Prepared By:

**Office of Community Investment and Infrastructure,
as the Successor Agency to the
San Francisco Redevelopment Agency**

DRAFT October 23, 2025

INTRODUCTION

The Successor Agency to the Redevelopment Agency of the City and County of San Francisco (commonly known as the Office of Community Investment and Infrastructure or “OCII”) provides this report (“Report”) to the Board of Supervisors of the City and County of San Francisco (“Board of Supervisors”) in accordance with California Community Redevelopment Law, which requires a report to the Board of Supervisors whenever OCII proposes to amend a redevelopment plan within the City and County of San Francisco (“City”).

This Report addresses a proposed amendment to the Redevelopment Plan for the Mission Bay South Redevelopment Project (“Redevelopment Plan”). The Redevelopment Plan establishes, among other things, the land use controls for the approximately 238-acre Mission Bay South Redevelopment Plan Area (“Plan Area”). These controls include a limitation on the number of Dwelling Units (as defined in the Redevelopment Plan) that may be developed within the Plan Area, as well as a maximum allowable building height. The proposed amendment (“Plan Amendment”) would increase, by 250 units, the total number of Dwelling Units that may be developed within the Plan Area from 3,440 to 3,690, and increase the maximum allowable building height from 160 feet to 250 feet; provided that these increases would be applicable only to the northern one-half of Block 4 East. The Plan Amendment would accommodate a planned affordable housing project located on the northern one-half of Block 4 East (the “Project”).

SCOPE OF THIS REPORT

This Plan Amendment is a minor plan amendment.¹ Under CRL Section 33352, a Plan Amendment submitted to the legislative body for approval must be accompanied by a report containing following information:

- The reason for the Plan Amendment;
- The proposed method of financing the redevelopment of the Plan Area as applicable to the Plan Amendment;
- The report and recommendation of the San Francisco Planning Commission;
- The report on the environmental review required by Section 21151 of the Public Resources Code as applicable to the Plan Amendment; and
- A neighborhood impact report.

¹ Generally, minor plan amendments are those that do not propose to (a) include a tax allocation provision into a redevelopment plan which does not uses tax increment financing; (b) add new territory to the project area of a redevelopment plan that uses tax increment financing; or (c) extend the time limits for meeting housing obligations or payments to taxing entities.

Furthermore, the Plan Amendment does not trigger the need for a Project Area Committee under CRL Section 33385 because it does not provide for the acquisition of, or the authorization of public projects on, property occupied by low- and moderate-income persons.

REASON FOR THE PLAN AMENDMENT (CRL Section 33352(a))

Background

The Board of Supervisors adopted the Redevelopment Plan by Ordinance No. 335-98 (November 2, 1998) and adopted amendments to the Redevelopment Plan by Ordinance No. 143-13 (July 9, 2013), Ordinance No. 032-18 (March 6, 2018), Ordinance No. 128-20 (July 31, 2020), Ordinance No. 209-20 (October 9, 2020), and Ordinance No. 014-21 (February 12, 2021).

On November 18, 2025, the OCII Commission (the "Commission") held a public hearing to approve and recommend to the Board of Supervisors an amendment to the Redevelopment Plan in conjunction with proposed development of Block 4 East, an approximately 45,738 square-foot parcel bounded by 3rd Street, Mission Rock Street, China Basin Street and adjacent to the previously developed Block 4 West (Assessor's Block 8711 Lot 029). The site is currently used as a temporary surface parking lot. Development on Block 4 East is proposed to include two separate buildings and projects, with Block 4 East split equally between the two projects. The combined program will provide a total of 398 affordable rental housing units and approximately 1,253 square feet of community-serving ground floor retail space. The proposed building on the southern half of Block 4 East includes 165 Dwelling Units (including 163 affordable units and two unrestricted manager's units) that will serve low- and moderate income households and households experiencing homelessness, resident-serving open spaces and amenities, resident and staff parking, and an approximately 1,253 square foot retail space (the "Phase I Project"). The proposed Phase I Project does not require a Plan Amendment. The Project (or the "Phase II Project"), located on the northern one-half of Block 4 East, includes 233 Dwelling Units (231 affordable units and two unrestricted manager's units) that will serve low- and moderate-income households and households experiencing homelessness, resident serving open spaces and amenities, and resident and staff parking. The Phase II Project is the subject of this proposed Plan Amendment.

Purpose of the Plan Amendment

The purpose of the Plan Amendment is to increase the total number of Dwelling Units that may be developed within the Plan Area by 250 units and to increase the maximum allowable building height to 250 feet. Both changes are applicable only to the northern one-half of Block 4 East and are intended to facilitate the development of a proposed 100% affordable housing project on the site. The Plan Amendment specifies that the additional height and number of units are only permitted for an affordable housing project.

The Plan Amendment will increase the number of affordable housing units provided within the Plan Area, providing critical housing opportunities and contributing to economic development on a site that is currently underutilized. The additional units will also contribute to the state-mandated Regional Housing Needs Allocation ("RHNA") plan to provide over 82,000 new housing units with approximately half of those required to be affordable to very low-, low- and moderate-income households. The increased building height would distinguish the tower at the Project from the adjacent 160-foot tower planned in the Phase I Project and other existing towers within the Plan Area, and is consistent with and complementary with the scale of newly constructed towers located at Mission Rock, a master planned area adjacent to the Plan Area. The Plan Amendment is

consistent with the following Redevelopment Plan and Planning objectives set forth in Sections 103 and 104 of the Redevelopment Plan:

- Eliminating blighting influences and correcting environmental deficiencies in the Plan Area, including, but not limited to, abnormally high vacancies, abandoned buildings, incompatible land uses, depreciated or stagnant property values, inadequate or deteriorated public improvements, facilities, and utilities. Section 103, Objective A.
- Replanning, redesigning and developing undeveloped and underdeveloped areas which are improperly utilized. Section 103, Objective B.
- Strengthening the community's supply of housing by facilitating economically feasible, affordable housing through installation of needed site improvements and expansion and improvement of the housing supply by the construction of up to approximately 3,440 very low-, low-, and moderate-income and market rate units, including approximately 1,100 units of very low-, low-, and moderate-income housing. Section 103, Objective G.
- Create a vibrant urban community in Mission Bay South, which incorporates a variety of uses including medical research, office, business services, retail, entertainment, hotel, light industrial, education, utility, housing, recreation and open space, and community facilities. Section 104, Objective 1.
- Integrate Mission Bay South land uses, scale, and circulation systems with surrounding districts and San Francisco Bay. Section 104, Objective 1/Policy 2.
- Emphasize the importance of intersections by encouraging higher density uses, taller buildings (one to two stories or the tallest portion of buildings) and architectural variety on street corners. Section 104, Objective 3/Policy 6.
- Create a building form for the Mission Bay South areas such that the scale of new development relates to the adjacent waterfront and to adjacent buildings. Section 104, Objective 4.

PROPOSED METHOD OF FINANCING/ECONOMIC FEASIBILITY OF AMENDMENT (CRL Section 33352(e))

The Plan Amendment does not increase the amount of obligated property tax necessary to fulfill existing enforceable obligations. Subject to requisite future approvals, funding for the permanent gap loan is expected to be funded through OCII's authority under Senate Bill 593 (2023), which became effective on January 1, 2024, and authorizes OCII to use a limited form of tax increment financing to fund and develop 5,842 units that the former San Francisco Redevelopment Agency destroyed and never replaced.

PLANNING COMMISSION REPORT AND RECOMMENDATIONS ON CONFORMANCE TO THE GENERAL PLAN (CRL Section 33352(h))

On November 18, 2025, after a duly noticed public hearing, the Commission referred the Plan Amendment to the San Francisco Planning Commission (“Planning Commission”) for its report and recommendation on the Plan Amendment and its conformance with the San Francisco General Plan (Resolution No. __-2025).

On [DATE], 2025, after a duly noticed public hearing, the Planning Commission found the Plan Amendment to be consistent with the General Plan, including but not limited to the Housing Element and Urban Design Element, and recommended to the Board of Supervisors approval of the Plan Amendment (Planning Commission Motion No. _____, included in this report as Exhibit A).

ENVIRONMENTAL REVIEW (CRL Section 33352(k))

OCII, as the Successor Agency to the Former Redevelopment Agency, has land use and California Environmental Quality Act (“CEQA”) review authority of the Plan Area.

OCII has analyzed the Project pursuant to the requirements of CEQA and found that the Project, including the Plan Amendment, is statutorily exempt from CEQA because the Project is affordable housing that satisfies the requirements for an exemption from CEQA as specified in Pub. Res. Code Sec. 21080.40 (Affordable Housing Projects).

NEIGHBORHOOD IMPACT REPORT (CRL Section 33352(m))

The Plan Amendment does not adversely affect the physical and social quality of the neighborhood because it will not cause the destruction or removal of housing units from the low- and moderate-income housing market and will not cause the displacement of low- or moderate-income households. Block 4 East has long been vacant and is currently used as a surface parking lot. No housing units will be disturbed by the development plan for the site. By facilitating a greater density of development at an underutilized site designated for residential use, the Plan Amendment will increase the overall supply of housing, and particularly affordable housing, in the Plan Area.

The Redevelopment Plan includes requirements for affordable housing production. To date, seven affordable housing developments in the Plan Area have been completed, providing a total of 1,053 units (including unrestricted on-site manager’s units). Additional affordable projects are planned at Block 4 East (the subject of this report) and Block 12 West.

Exhibit A: San Francisco Planning Commission Motion No. _____, adopted [DATE], 2025