RESOLUTION NO. 144–2000
ADOPTED AUGUST 15, 2000

APPROVING THE REPORT OF THE AGENCY TO THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO ON THE PROPOSED AMENDMENT TO THE YERBA BUENA CENTER REDEVELOPMENT PLAN AND TRANSMITTING THE REPORT ON THE PROPOSED PLAN AMENDMENT TO THE BOARD OF SUPERVISORS;

YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. On April 25, 1966, the Board of Supervisors of the City and County of San Francisco (the “Board of Supervisors”), by Ordinance No. 98-66, adopted the Redevelopment Plan (the “YBC Plan”) for the Yerba Buena Center Approved Redevelopment Project Area D-1 (the “Project Area”). The Board of Supervisors has amended the YBC Plan nine times: by Ordinance No. 201-71 on July 26, 1971, by Ordinance No. 393-73 on October 9, 1973, by Ordinance No. 386-76 on September 13, 1976, by Ordinance 367-77 on August 8, 1977, by Ordinance No. 420-79 on August 13, 1979, by Ordinance No. 538-81 on November 2, 1981, by Ordinance No. 477-86 on December 1, 1986, by Ordinance No. 404-94 on November 21, 1994 and by Ordinance No. 33-97 on January 27, 1997.

2. The Redevelopment Agency of the City and County of San Francisco (the “Agency”) has prepared a proposed amendment (the “Plan Amendment”) to the Plan for the Project Area. The Plan Amendment would add additional territory to the Project Area consisting of Assessor’s Block 3705, Lots 9, 10, 12, 13, 14, 15, 17, 18, 33, 38 and 43 and a portion of Mission Street abutting those lots on the north and the abutting sidewalk on the south side of Mission Street up to the building line of the Fifth and Mission Streets garage, and a portion of Jessie Street and the abutting sidewalks (the “Emporium Site Area”). The Emporium Site Area was included in a redevelopment survey area established by the Board of Supervisors on December 7, 1995 by Resolution No. 1034-95.

3. The Emporium Site Area is comprised of the Emporium Building, related warehouse facilities and accessory office space, several other commercial buildings and the Jessie Street and Mission Street rights-of-way and adjacent sidewalk areas. The Emporium Building was damaged in the 1989 Loma Prieta earthquake. It was closed to the public in February 1996 and has remained vacant or has been used for storage, except for a short period in 1997-1999.

4. The purpose of the Plan Amendment is to eliminate blight by facilitating the preservation of the most historically significant features of the Emporium Building and the development and construction of a Bloomingdale’s Department Store, additional retail stores, restaurant and entertainment uses (including a multi-plex cinema), a hotel...
(including interval suites) and potentially residential uses as well as loading and circulation facilities (the "Project").

5. Pursuant to Section 33352 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), the Agency has prepared a Report on the Plan Amendment to the Board of Supervisors. The Report on the proposed Plan Amendment describes the reasons for the project area and the specific projects proposed by the Agency, describes the physical and economic conditions of the Emporium Site Area, including conditions of blight, explains why the elimination of blight cannot be reasonably expected to be accomplished by the private sector acting alone or by using other financing alternatives, describes the proposed method of financing of the redevelopment of the Emporium Site Area and contains other information as legally required.

6. By Resolution No. 1A-2000, dated January 13, 2000, the Agency certified the Final Environmental Impact Report for the proposed Plan Amendment and Project ("FSEIR") as accurate, adequate and objective and in compliance with the California Environmental Quality Act ("CEQA") and the CEQA Guidelines.

7. An Addendum to the FSEIR dated June 8, 2000 has been prepared by the Planning Department ("Department") for minor revisions to the FSEIR Project Description and the Project, and has been submitted to the Agency for its review.

8. The Department analyzed additional minor revisions to the Project that were made after publication of the Addendum and concluded that the Project as revised was consistent with the Addendum and did not alter the conclusions therein. The Department communicated the analysis and findings to the Agency.

9. The Project and Environmental Impact Report files and the Addendum have been made available for review by the Agency Commission and the public, and these files are part of the record before the Commission.


FINDINGS

1. The Agency hereby finds that the proposed Plan Amendment is part of the Yerba Buena Center Redevelopment Project Area Expansion/Emporium Site Development project, pursuant to CEQA Section 21065(a).

2. The findings adopted by the Agency with respect to the FSEIR by Resolution No. 1A-2000 are incorporated herein by this reference as required by CEQA.
RESOLUTION

ACCORDINGLY, IT IS HEREBY RESOLVED by the Redevelopment Agency of the City and County of San Francisco that:

1. The Report of the Agency to the Board of Supervisors of the City and County of San Francisco on the Amendment to the Yerba Buena Center Redevelopment Plan is approved, substantially in the form lodged with the Agency General Counsel.

2. The Executive Director is directed to transmit a copy of the Report of the Agency on the Amendment to the Yerba Buena Center Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco for its consideration.

APPROVED AS TO FORM:

Bertha A. Ontiveros
Agency General Counsel