RESOLUTION NO. 145-2000
ADOPTED AUGUST 15, 2000

APPROVING A PROPOSED AMENDMENT TO THE YERBA BUENA CENTER REDEVELOPMENT PLAN; TRANSMITTING THE PROPOSED PLAN AMENDMENT TO THE CITY PLANNING COMMISSION; SUBMITTING THE AGENCY'S RECOMMENDATION AND THE PROPOSED PLAN AMENDMENT TO THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO AND RECOMMENDING APPROVAL OF THE PROPOSED PLAN AMENDMENT BY 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 this 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. A public hearing for August 8, 2000 on approval of the proposed Plan Amendment, notice of which was duly and regularly published in the San Francisco Independent, a newspaper of general circulation in the City and County of San Francisco, once a week for five successive weeks prior to the date of that hearing, on July 8, July 15, July 22, July 29, August 1, and August 5, 2000. A copy of that notice and affidavit of publication are on file with the Agency.

6. Copies of the notice of public hearing were mailed by first-class mail to the last known address of each assessee of land in the Project Area and in the Emporium Site Area as shown on the last equalized assessment roll of the City and County of San Francisco.

7. Copies of the notice of public hearing were mailed by first-class mail to all residential and business occupants on the Project Area and the Emporium Site Area.

8. Copies of the notice of public hearing were mailed by certified mail, return receipt requested, to the governing body of each taxing agency, which receives taxes from property in the Project Area and the Emporium Site Area.

9. On August 8, 2000, the Agency noticed a continuance of such hearing to August 15, 2000. A copy of the Notice to Continue the hearing to August 15, 2000 was mailed to all residential and business occupants and the governing body of each taxing agency which receives taxes from property in the Project Area and Emporium Site Area on August 2 and August 3, 2000 and the notice was published on August 3 and August 5, 2000 in the San Francisco Independent.

10. A public hearing on the approval of the Plan Amendment was held on August 15, 2000.

11. The Agency has provided an opportunity for all persons to be heard and has considered all evidence and testimony presented for or against any and all aspects of the proposed Plan Amendment.

12. 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.

13. 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.

14. 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
15. 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.

3. As shown in the Analysis of the Office Affordable Housing Participation Policy Formula prepared by the Department of the City Planning in 1994, due to the great need for low and moderate income housing at affordable cost in all areas of the City and to the lack of available sites for such housing in redevelopment project areas, the City’s use of funds in the Low and Moderate Income Housing Fund created under Board Resolution No. 498-89 both inside and outside the Project Area, as amended, will be of benefit to the Project Area, as amended.

4. The Agency’s and the City’s expenditure of funds in the Low and Moderate Income Housing Fund created under Board Resolution No. 498-89 within the territorial limits of the City, whether within or outside the territorial limits of the Project Area, as amended, will be of benefit to the Project Area, as amended.
5. The buildings, facilities, structures or other improvements to be paid for by the Agency are of benefit to the Project Area, as amended; no other reasonable means of financing the buildings, facilities, structures, or other improvements, are available to the community; the payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements will assist in the elimination of one or more blighting conditions inside the Project Area, as amended, or provide housing for low or moderate income persons, and is consistent with the implementation plan adopted pursuant to California Health and Safety Code Section 33490.

RESOLUTION

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

1. The proposed 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 Amendment to the Yerba Buena Center Redevelopment Plan to the Planning Commission of the City and County of San Francisco for its consideration.

3. The Executive Director is directed to transmit a copy of 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.

4. The Agency recommends that the Board of Supervisors of the City and County of San Francisco approve and adopt the Amendment to the Yerba Buena Center Redevelopment Plan.

APPROVED AS TO FORM:

[Signature]
Bertha A. Ontiveros
Agency General Counsel