



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Resolution No. 20613

HEARING DATE: JANUARY 9, 2020

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Record Number:* **2016-013312GPA**

*Project Address:* **542-550 Howard Street (Transbay Parcel F)**

*Existing Zoning:* C-3-O(SD) Downtown-Office (Special Development) Zoning District  
750-S-2 and 450-S Height and Bulk Districts  
Transit Center C-3-O(SD) Commercial and  
Transbay C-3 Special Use Districts  
Downtown and Transit Center District Plan Areas

*Block/Lot:* 3721/016, 135, 136, 138

*Project Sponsor:* F4 Transbay Partners, LLC  
101 California Street, Suite 1000  
San Francisco, CA 94111

*Property Owner:* Parcel F Owner, LLC  
101 California Street, Suite 1000  
San Francisco, CA 94111

*Staff Contact:* Nicholas Foster, AICP, LEED GA  
[nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org), (415) 575-9167

RESOLUTION TO ADOPT A GENERAL PLAN AMENDMENT, PURSUANT TO PLANNING CODE 340, INCLUDING REVISIONS TO FIGURE 1 OF THE TRANSIT CENTER DISTRICT SUBAREA PLAN AND MAP 1 AND MAP 5 OF THE DOWNTOWN AREA PLAN. THE PROPOSED AMENDMENT WOULD REVISE THE HEIGHT AND BULK DESIGNATIONS FOR PORTIONS OF THE 542-550 HOWARD STREET PROJECT SITE, ASSESSOR'S PARCEL BLOCK NO. 3721, LOTS 016, 135, 136, AND 138, ALSO KNOWN AS TRANSBAY PARCEL F, AS SHOWN ON FIGURE 1 OF THE TRANSIT CENTER DISTRICT SUBAREA PLAN, AND REVISE THE USE DESIGNATIONS ON MAP 1 AND HEIGHT AND BULK DESIGNATIONS ON MAP 5 OF THE DOWNTOWN AREA PLAN. THE PROPOSED GENERAL PLAN AMENDMENT IS RELATED TO PLANNING CODE TEXT AND MAP AMENDMENTS TO ALLOW THE CONSTRUCTION OF A NEW MIXED-USE BUILDING PROPOSED ON THE SUBJECT SITE.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco mandates that the Planning Commission shall periodically recommend to the Board of Supervisors for approval or rejection proposed amendments to the General Plan; and

WHEREAS, Parcel F Owner, LLC ("Project Sponsor") has filed an application requesting amendments to the General Plan, Planning Code, and Zoning Maps to facilitate the construction of a mixed-use project known as the Transbay Parcel F Mixed-Use Project ("Project"); and

WHEREAS, pursuant to Planning Code Section 340(C), the Planning Commission ("Commission") initiated a General Plan Amendment for the 542-550 Howard Street ("Parcel F") Mixed-Use Project ("Project"), per Planning Commission Resolution No. 20586 on December 5, 2019; and

WHEREAS, the General Plan Amendment would: revise Map 5 of the Downtown Area Plan to reclassify the height and bulk designations for the western 15 feet of Assessor's Block 3721, Lot 016 from 450-S to 750-S2, a 3'-5" wide area located 111'-7" west of the eastern edge of Assessor's Parcel Block No. 3721, Lot 136 from 450-S to 750-S2, and an area measuring 109' by 69' of the northwest corner of Assessor's Parcel Block No. 3721, Lot 138 from 750-S2 to 450-S; revise Map 1 of the Downtown Area Plan to reclassify the land use designations for Assessor's Block 3721, Lots 016, 135, 136, and 138 from "Downtown Service (C-3-O(SD))" and "P" to "Downtown Service (C-3-O(SD)); and revise Figure 1 of the Transit Center District Subarea Plan to reclassify the height limits for the western 15 feet of Assessor's Block 3721, Lot 016 from 450' to 750', a 3'-5" wide area located 111'-7" west of the eastern edge of Assessor's Parcel Block No. 3721, Lot 136 from 450' to 750', and an area measuring 109' by 69' of the northwest corner of Assessor's Parcel Block No. 3721, Lot 138 from 750' to 450'.

WHEREAS, the General Plan Amendment would enable the Project. The Project includes the construction of a new 61-story mixed-use building reaching a height of 749'-10" tall (800' inclusive of rooftop screening/mechanical equipment). The Project would include 165 dwelling units, 189 hotel rooms, approximately 276,000 square feet of office use floor area, approximately 79,000 square feet of floor area devoted to shared amenity space, approximately 9,000 square feet of retail space, approximately 20,000 square feet of open space, 177 Class 1 and 39 Class 2 bicycle parking spaces, and four below-grade levels that would accommodate up to 183 vehicle parking spaces provided for the residential, hotel, and office uses. The Project also would construct a pedestrian bridge providing public access to Salesforce Park located on the roof of the Transbay Transit Center.

WHEREAS, a Proposed Ordinance has been drafted in order to make the necessary amendments to the General Plan to implement the Project. The Office of the City Attorney has approved the Proposed Ordinance as to form; and

WHEREAS, this General Plan Amendment Initiation is covered by San Francisco Planning Commission Motion No. 18628, Final Environmental Impact Report certification for the Transit Center District Plan ("FEIR") and the August 27, 2019 Planning Department issuance of a Community Plan Evaluation ("CPE") determining that the environmental effects of the Project, including the actions contemplated herein, were adequately analyzed in the FEIR and that no further environmental review is required in accordance with the California Environmental Quality Act ("CEQA", California Public Resources Code Sections 21000 et seq.) and Administrative Code Chapter 31; and

WHEREAS, the environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Transit Center District Plan Environmental Impact Report (hereinafter "EIR"). On May 24, 2012, the Commission reviewed and considered the Final EIR ("FEIR") and found that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California

Public Resources Code Sections 21000 et seq.) ("CEQA"), 14 California Code of Regulations Sections 15000 et seq. ("the CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

WHEREAS, On August 27, 2019, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Transit Center District Plan and was encompassed within the analysis contained in the Transit Center District Plan FEIR. Since the Transit Center District Plan FEIR was finalized, there have been no substantial changes to the Transit Center District Plan and no substantial changes in circumstances that would require major revisions to the FEIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the FEIR. The file for this Project, including the Transit Center District Plan FEIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

WHEREAS, Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Transit Center District Plan FEIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion for the Downtown Project Authorization Case No. 2016-013312DNX, as Exhibit C.

WHEREAS, this Resolution approving this General Plan Amendment is a companion to other legislative approvals relating to the Project, including recommendation of approval of Planning Code Text and Map Amendments. This companion ordinance is on file with the Clerk of the Board of Supervisors in File No. 191259.

WHEREAS, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, the Commission has reviewed the proposed General Plan Amendment; and

WHEREAS, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the General Plan Amendment on January 9, 2020; and,

MOVED, that pursuant to Planning Code Section 340, the Commission adopts a Resolution to amend the General Plan based on the following:

## FINDINGS

1. The General Plan Amendment would give effect to the Project, thereby facilitating the development of currently under-utilized land for much-needed housing, commercial office space, tourist hotel guest rooms, as well as a new open space. These new uses would create a new mixed-use development that would strengthen and complement nearby neighborhoods.

2. The General Plan Amendment would enable construction of new housing, on the Site including in addition to off-site inclusionary affordable housing located within the Transbay Redevelopment Plan Area.
3. The General Plan Amendment would help ensure a vibrant neighborhood with active streets and open spaces, a high quality and well-designed building, and thoughtful relationships between the building and the public realm. This new development would integrate with the surrounding city fabric and the existing neighborhood and would constitute a beneficial development.
4. The General Plan Amendment would give effect to the Project, which in turn will provide employment opportunities for local residents during construction and post-occupancy.
5. **General Plan Compliance.** The Planning Code and General Plan Compliance Findings set forth in Motion No. 20616, Case No. 2016-013312DNX (Downtown Project Authorization, pursuant to Planning Code Section 309) apply to this Motion and are incorporated herein as though fully set forth.
6. **Planning Code Section 101.1(b).** The Planning Code Priority Policy Findings set forth in Motion No. 20616, Case No. 2016-013312DNX (Downtown Project Authorization, pursuant to Planning Code Section 309) apply to this Motion and are incorporated herein as though fully set forth.
7. **Planning Code Section 340 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 340.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution and attached as Exhibit A.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on January 9, 2020.

  
Jonas P. Ionin  
Commission Secretary

AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore

NAYS: None

ABSENT: Richards

ADOPTED: January 9, 2020