

File No. 150435

Committee Item No. _____

Board Item No. 44

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date _____

Board of Supervisors Meeting

Date June 9, 2015

Cmte Board

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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>OCII Report - Redevelopment Plan Amendment - March 31, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>OCII Resolution No. 18-2015 - April 7, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>OCII Resolution No. 19-2015 - April 7, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning General Plan Referral - May 28, 2015</u> |
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Completed by: John Carroll Date June 5, 2015

Completed by: _____ Date _____

1 [Redevelopment Plan Amendment - Transbay Redevelopment Project Area]

2
3 **Ordinance approving a minor amendment to the Redevelopment Plan for the Transbay**
4 **Redevelopment Project Area to provide bulk limits for general office buildings in Zone**
5 **One; and making findings under the California Environmental Quality Act, and findings**
6 **of consistency with the General Plan, and the eight priority policies of Planning Code,**
7 **Section 101.1.**

8 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
9 **Additions to Codes** are in *single-underline italics Times New Roman font*.
10 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
11 **Board amendment additions** are in double-underlined Arial font.
12 **Board amendment deletions** are in ~~strikethrough Arial font~~.
13 **Asterisks (* * * *)** indicate the omission of unchanged Code
14 subsections or parts of tables.

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

16 Section 1. **Findings.** The Board of Supervisors of the City and County of San
17 Francisco (the "Board of Supervisors" or "Board") makes the following findings,
18 determinations, and declarations, based on the record before it, including but not limited to,
19 information contained in the Report to the Board of Supervisors on the Minor Amendment to
20 the Redevelopment Plan for the Transbay Redevelopment Project Area ("Report to the
21 Board"), dated March 31, 2015, and on file with the Clerk of the Board in File No. 150435.

22 (a) The San Francisco Redevelopment Agency approved the Redevelopment Plan for
23 the Transbay Redevelopment Project Area (the "Redevelopment Plan") by Resolutions No.
24 19-2005 (January 25, 2005) and No. 95-2005 (June 7, 2005). Copies of these resolutions are
25 on file with the Clerk of the Board in File No. 050184.

1 (b) The Board of Supervisors approved the Redevelopment Plan by Ordinances No.
2 124-05 (June 21, 2005) and No. 99-06 (May 9, 2006). Copies of these ordinances are on file
3 with the Clerk of the Board in File Nos. 050184 and 060347 respectively.

4 (c) On February 1, 2012, the former San Francisco Redevelopment Agency ("Former
5 Agency") was dissolved pursuant to the provisions of California State Assembly Bill No. 1X 26
6 (Chapter 5, California Statutes of 2011-12, First Extraordinary Session) ("AB 26") that were
7 upheld by the California Supreme Court in *California Redevelopment Association v.*
8 *Matosantos*, 53 Cal.4th 231 (2011). On June 27, 2012, AB 26 was amended in part by
9 California State Assembly Bill No. 1484 (Chapter 26, California Statutes of 2011-12) ("AB
10 1484"). Together, AB 26 and AB 1484 are primarily codified in Sections 34161 et seq. of the
11 California Health and Safety Code, as amended from time to time, and are referred to as the
12 "Redevelopment Dissolution Law".

(d) Pursuant to the Redevelopment Dissolution Law, all of the Former Agency's
14 assets, other than housing assets, and obligations were transferred to the Office of
15 Community Investment and Infrastructure, as the Successor Agency to the Former Agency
16 ("OCII" or "Successor Agency"). Some of the Former Agency's housing assets were
17 transferred to the City, acting by and through the Mayor's Office of Housing and Community
18 Development.

19 (e) Subsequent to the adoption of AB 1484, on October 2, 2012, the Board of
20 Supervisors, acting as the legislative body of the Successor Agency, adopted Ordinance No.
21 215-12, which, among other matters, delegated to the Successor Agency Commission,
22 commonly known as the Commission on Community Investment and Infrastructure, the
23 authority to (1) act in the place of the Redevelopment Commission to, among other matters,
24 implement, modify, enforce, and complete the Former Agency's enforceable obligations; (2)
25 approve all contracts and actions related to the assets transferred to or retained by the

1 Successor Agency, including, without limitation, the authority to exercise land use,
2 development, and design approval, consistent with the applicable enforceable obligations; and
3 (3) take any action that the Redevelopment Dissolution Law requires or authorizes on behalf
4 of the Successor Agency and any other action that the Successor Agency Commission deems
5 appropriate, consistent with the Redevelopment Dissolution Law, to comply with such
6 obligations. A copy of this ordinance is on file with the Clerk of the Board in File No. 120892.

7 (f) The Board of Supervisors' delegation to the Successor Agency Commission
8 includes authority to exercise land use, development, and design approvals for the Transbay
9 Redevelopment Project Area ("Project Area") and to approve amendments to the
10 Redevelopment Plan as allowed under California Community Redevelopment Law (California
11 Health and Safety Code Section 33000 et seq.) ("CRL" or "Redevelopment Law") and subject
12 to adoption of such plan amendments by the Board of Supervisors.

13 (g) For minor plan amendments, Sections 33450-33458 of the CRL sets forth a
14 simplified amendment process. This process includes a publicly noticed hearing of the
15 Successor Agency Commission; environmental review to the extent required; adoption of the
16 minor amendment by the Successor Agency Commission after the public hearing; preparation
17 of a report to the legislative body; referral of the amendment to the Planning Commission, if
18 warranted; a publicly noticed hearing of the legislative body; and a legislative body
19 consideration after its hearing. CRL Sections 33352 and 33457.1 further require the
20 preparation of a report to the legislative body regarding the plan amendment in order to
21 provide relevant background information in support of the need purpose and impacts of the
22 plan amendment.

23 (h) The Redevelopment Plan establishes the land use controls for the Project Area
24 and divides the Project Area into two subareas. Zone One is generally bounded by Harrison
25 or Folsom Street on the south; Clementina, Tehama, or Natoma Street on the north; Main or

1 Spear Street on the east; and Second or Ecker Street on the west. In Zone 1 the
2 Redevelopment Plan defines the land uses. Zone One is intended to be developed with
3 predominantly residential uses; however, the Redevelopment Plan authorizes general office
4 uses on specific sites within this Zone. Zone Two is generally bounded by Harrison,
5 Clementina, Tehama, or Natoma Street on the south; Minna or Mission Street on the north;
6 Main Street on the east; and Second Street on the west. In Zone 2 the San Francisco
7 Planning Code applies.

8 (i) The Redevelopment Plan and ancillary land use controls, including the
9 Development Controls and Design Guidelines for the Transbay Redevelopment Project
10 ("Development Controls"), already authorize the development of general office uses on
11 specific sites in Zone One. Specifically, Section 3.3.1 of the Redevelopment Plan expressly
12 authorizes the development of general office uses within Zone One in areas (1) north of
13 Howard Street, and (2) north of Folsom Street and west of Ecker Street, which together
14 comprise a small area of Zone One, limited to portions of two City blocks, i.e. Blocks 5 and 10.

15 (j) A modification to general office development controls under the Redevelopment
16 Plan would not have an actual effect on Block 10. The Transbay Redevelopment Project Area
17 Streetscape and Open Space Concept Plan specifies that the western portion of Block 10
18 (Assessor's Block 3736, Lot 018) must be developed as open space. The eastern portion of
19 Block 10 (Assessor's Block 3736, Lot 156) is already developed with an office use with a
20 height limit of 85 feet under the Redevelopment Plan.

21 (k) The Development Controls implement the Redevelopment Plan's authorization for
22 the development of general office uses within Zone One and provide additional guidance for
23 the office development of Block 5, which is generally bounded by Howard Street on the south,
24 Natoma Street on the north, Main Street on the east, and Beale Street on the west. The
25 Development Controls anticipate that in the event a commercial land use alternative is applied

1 to Block 5, “. . . the development density shall be that of the downtown commercial C-3-O
2 district in the Planning Code.” However, the Redevelopment Plan contains language
3 imposing inappropriate bulk limits on commercial development in Block 5.

4 (l) As set forth more fully in subsection (o) below, the Successor Agency Commission
5 recommends approval of a proposed minor amendment to the Redevelopment Plan (the “Plan
6 Amendment” or “Minor Plan Amendment”), which would provide that the maximum floor plate
7 sizes for general office buildings in Zone One shall be consistent with the bulk limits permitted
8 by Sections 270 (Bulk Limits: Measurement) and 272 (Bulk Limits: Special Exceptions in C-3
9 Districts) of the Planning Code, as amended from time to time, for development within the C-
10 3-O (“Downtown Office”) District. Thus, the Minor Amendment makes no substantial change in
11 the authorized land uses under the Redevelopment Plan.

12 (m) In accordance with Sections 33352 and 33457.1 of the CRL, the Successor
13 Agency has prepared a Report to the Board and made it available to the public on or before
14 the date of the notice of the public hearing, held in accordance with Section 33452, on this
15 ordinance approving the Minor Plan Amendment; said hearing is referenced in subsection (o)
16 below.

17 (n) **General Plan and Planning Code Section 101.1 Findings.** The Successor
18 Agency transmitted the Plan Amendment to the Planning Department for the Planning
19 Department’s recommendation concerning the conformity of the Plan Amendment with the
20 General Plan. In a letter dated May 28, 2015, the Planning Department found that the Plan
21 Amendment is, on balance, consistent with the General Plan and in conformity with the priority
22 policies in Planning Code Section 101.1. A copy of this letter is on file with the Clerk of the
23 Board in File No. 150435 and incorporated herein by reference. This Board adopts as its own
24 the findings of the Planning Department that the Plan Amendment is, on balance, consistent
25 with the General Plan and in conformity with Planning Code Section 101.1.

1 (o) **Successor Agency Commission Action.** On April 7, 2015, after holding a duly
2 noticed public hearing in accordance with CRL Section 33452, the Successor Agency
3 Commission, in Resolution Nos. 18-2015 and 19-2015, approved the Report to the Board and
4 made certain findings. It determined, consistent with its authority under Redevelopment
5 Dissolution Law, that a minor amendment to the Redevelopment Plan providing that the
6 maximum floor plate sizes for general office buildings in Zone One be consistent with the bulk
7 limits permitted by Sections 270 (Bulk Limits: Measurement) and 272 (Bulk Limits: Special
8 Exceptions in C-3 Districts) of the Planning Code, as amended from time to time, for
9 development within the C-3-O District ("Downtown Office") is necessary and desirable for
10 implementation of the Redevelopment Plan. The Successor Agency also adopted the Minor
11 Plan Amendment. The Successor Agency has transmitted to the Board of Supervisors
12 certified copies of these Resolutions and attached its Report to Board. Copies of these
13 documents are on file with the Clerk of the Board in File No. 150435 and are incorporated
14 herein by reference.

15 (p) The Board of Supervisors held a public hearing on June 9, 2015, on the adoption of
16 the Minor Plan Amendment. The hearing has been closed. Notice of such hearing was
17 published in a newspaper of general circulation in the City once per week for three successive
18 weeks prior to the date of such hearing in accordance with Redevelopment Law Section
19 33452. At such hearing the Board considered the report and recommendations of the
20 Successor Agency Commission, the Planning Department's letter, the Final Environmental
21 Impact Statement/Environmental Impact Report for the Transbay Terminal/Caltrain Downtown
22 Extension/Redevelopment Project ("FEIS/EIR"), and all evidence and testimony regarding the
23 Plan Amendment. The Board hereby adopts findings to the extent required by the CRL as set
24 forth in this Section 1.

25 (q) **California Environmental Quality Act Findings.**

1 (1) The Board of Supervisors, in Motion No. 04-67, affirmed the certification
2 under the California Environmental Quality Act ("CEQA") of the FEIS/EIR. Subsequently, the
3 Board, in Resolution No. 612-04, adopted CEQA findings that various actions related to the
4 Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project complied with
5 CEQA. As part of this action, the Board imposed mitigation measures, rejected alternatives,
6 adopted a statement of overriding benefits, and approved a mitigation monitoring and
7 reporting program. Also, the Board, in Ordinance Nos. 124-05 and 99-06, adopted additional
8 CEQA findings. The FEIS/EIR expressly contemplated development of commercial office and
9 hotel uses within the Project Area, including up to 848,435 square feet of mixed-use office and
10 retail development on Block 5 of Zone One. The Board motion, resolution, and ordinances
11 are on file with the Clerk of the Board in File Nos. 040629, 041079, 050184, and 060347
12 respectively and are incorporated herein by reference.

13 (2) The Successor Agency has reviewed the FEIS/EIR and the Minor Plan
14 Amendment and determined that development resulting from the Minor Plan Amendment
15 requires no additional environmental review pursuant to State CEQA Guidelines Sections
16 15180, 15168, 15162, and 15163. All environmental effects of the Minor Plan Amendment
17 have been considered and analyzed in the prior FEIS/EIR and subsequent FEIS/EIR Addenda
18 Nos. 1-6. These documents and supporting administrative record data are on file with the
19 Successor Agency in its offices at 1 So. Van Ness Avenue, San Francisco, 94102, and are
20 incorporated herein by reference.

21 (3) The CEQA findings and statement of overriding considerations adopted in
22 accordance with CEQA by this Board as set forth above remain adequate, accurate, and
23 objective.

24 (4) The Board has reviewed and considered the CEQA findings that it
25 previously adopted. It also reviewed and considered the CEQA findings contained in

1 Successor Agency Resolution Nos. 18-2015 and 19-2015, and hereby adopts those additional
2 CEQA findings as its own. The Board additionally finds that : (A) implementation of the Plan
3 Amendment does not require revisions to the FEIS/EIR due to involvement of new significant
4 environmental effects or a substantial increase in the severity of previously identified
5 significant effects; (B) no substantial changes have occurred with respect to the
6 circumstances under which the project analyzed in the FEIS/EIR will be undertaken that would
7 require major revisions to the FEIS/EIR due to the involvement of new significant
8 environmental effects, or a substantial increase in the severity of effects identified in the
9 FEIS/EIR; and (C) no new information of substantial importance to the project analyzed in the
10 FEIS/EIR has become available that would indicate that (i) the Plan Amendment will have
11 significant effects not discussed in the FEIS/EIR; (ii) significant environmental effects will be
12 substantially more severe; (iii) mitigation measures or alternatives found not feasible that
13 would reduce one or more significant effects have become feasible; or (iv) mitigation
14 measures or alternatives that are considerably different from those in the FEIS/EIR will
15 substantially reduce one or more significant effects on the environment. Copies of the
16 abovementioned resolutions are on file with the Clerk of the Board in File No. 150435.
17

18 **Section 2. Purpose and Intent.** The purpose and intent of the Board of Supervisors
19 with respect to the Plan Amendment is to make general office development within Zone One
20 subject to bulk limits permitted by Sections 270 (Bulk Limits: Measurement) and 272 (Bulk
21 Limits: Special Exceptions in C-3 Districts) of the Planning Code, as amended from time to
22 time, for development within the C-3-O ("Downtown Office") Zoning District.
23
24
25

1 Section 3. **Plan Incorporation by Reference.** The Redevelopment Plan as amended
2 by this ordinance is incorporated in and made a part of this ordinance by this reference with
3 the same force and effect as though set forth fully in this ordinance.

4
5 Section 4. **Redevelopment Plan Amendment.**

6 (a) Section 3.5.2 of the Redevelopment Plan is hereby amended to read as follows:

7 The Zone One Plan Map and the table and text below illustrate the heights and floor
8 plate sizes permitted for *residential* buildings in Zone One.

9 Maximum Floor Plates for Residential Buildings

10

Building Height (feet)	Maximum Floor Plate Size (square feet)
85-250	7,500
251-300	10,000
301-350	10,500
351-400	11,000
401-450	11,500
451-500	12,000
501-550	13,000

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21 For *residential* towers above 500 feet in total height, the average floor plate size of the
22 portion of the tower above 350 feet must not exceed 12,000 square feet. Below 85 feet, no
23 bulk controls will apply.

24 The bulk controls for residential buildings prescribed in this section have been carefully
25 considered in relation to the objectives and policies for Zone One of the Project Area. The

1 maximum average floor plate size above 350 feet for residential towers with heights of 501-
2 550 feet has been written to conform to the San Francisco Downtown Area Plan. There may
3 be some exceptional cases in which the maximum average floor plate above 350 feet for
4 residential towers with heights of 501-550 feet could be permitted to be exceeded. The
5 ~~Successor~~ Agency Commission may approve exceptions to this control provided that the
6 project sponsors demonstrate that all of the design guidelines for residential towers in the
7 Development Controls and Design Guidelines are incorporated into the tower design. In no
8 case shall residential tower floor plates exceed 13,000 square feet.

9 For general office buildings in Zone One, the maximum floor plate sizes shall be consistent with
10 the bulk limits permitted by Sections 270 (Bulk Limits: Measurement) and 272 (Bulk Limits: Special
11 Exceptions in C-3 Districts) of the San Francisco Planning Code, as amended from time to time, for the
12 C-3-O District (Downtown Office).

14 Section 5. Further Findings and Determinations under Community

15 **Redevelopment Law.** The Board of Supervisors hereby makes the following findings,
16 determinations, and declarations, based on the record before it, including but not limited to
17 information contained in the Report to the Board.

18 (a) The purpose of the Plan Amendment is to facilitate on Block 5 of the Project Area,
19 general office use that is already permitted under the Redevelopment Plan and the
20 Development Controls.

21 (b) Although significant improvements have occurred in the Project Area since
22 adoption of the Redevelopment Plan, most of Block 5 remains an undeveloped and blighted
23 area currently used for surface parking and storage. The Plan Amendment will alleviate the
24 adverse physical and economic conditions on Block 5 by maximizing developable square feet,
25 creating an efficient and leasable general office building.

1 (c) The Plan Amendment will redevelop the Project Area as set forth in the Report to
2 the Board in conformity with Redevelopment Law and promote the public peace, health,
3 safety, and welfare.

4 (d) The adoption and carrying out of the Plan Amendment is economically sound and
5 feasible as described in the Report to the Board. Private enterprise will finance the
6 commercial development on Block 5. The Plan Amendment does not propose any new
7 Successor Agency capital expenditures, involve any new indebtedness or financial obligation
8 of the Successor Agency, or change the Successor Agency's overall method of financing the
9 redevelopment of the Project Area.

10 (e) For the reasons set forth in subsection (n) of Section 1 above, the Plan
11 Amendment is consistent with the General Plan of the City and County of San Francisco and
12 in conformity with the priority policies in City Planning Code Section 101.1.

13 (f) The Plan Amendment does not authorize the condemnation of real property.

14 (g) The Plan Amendment does not displace any occupants of housing in the Project
15 Area and thus no residential relocation plan is required.

16 (h) There are no non-contiguous areas in the Project Area.

17 (i) The Plan Amendment does not change the boundaries of the Project Area.

18 (j) The elimination of blight and redevelopment of the Project Area could not be
19 reasonably expected to be accomplished by private enterprise acting alone without the
20 application of the appropriate land use controls.

21 (k) The Project Area is predominantly urbanized, as defined by Redevelopment Law
22 Section 33320.1(b).

23 (l) The Plan Amendment changes neither the Redevelopment Plan's time limitation nor
24 its limitation on the number of dollars to be allocated to the Successor Agency.

25

1 Section 6. **Official Plan.** As required by Sections 33457.1 and 33367 of the CRL, the
2 Board of Supervisors hereby approves and adopts the Redevelopment Plan, as amended by
3 the Plan Amendment, as the official Redevelopment Plan for the Transbay Redevelopment
4 Project Area. A copy of the Plan is in Clerk of the Board File Nos. 050184, 060347. A copy of
5 the Plan Amendment is in Clerk of the Board File No. 150435. These documents are
6 incorporated herein by reference.

7
8 Section 7. **Continued Effect of Previous Ordinances as Amended.** Ordinance
9 Nos. 124-05 and 99-06 remain in full force and effect as amended by this ordinance.

10
11 Section 8. **Transmittal of Plan as Amended.** The Clerk of the Board of Supervisors
12 shall (a) transmit a copy of this ordinance to the Successor Agency, whereupon the
13 Successor Agency shall be vested with the responsibility for carrying out the Redevelopment
14 Plan as amended, and (b) record or ensure that the Successor Agency records a notice of the
15 approval and adoption of the Plan Amendment pursuant to this ordinance, containing a
16 statement that the proceedings for the redevelopment of the Project Area pursuant to the Plan
17 Amendment have been instituted under the CRL.

18
19 Section 9. **Ratification of Prior and Subsequent Acts.** All actions heretofore taken
20 by the officers and agents of the City and the Successor Agency Commission in preparing
21 and submitting the Plan Amendment to the Board of Supervisors for review and consideration,
22 as consistent with the documents herein and this ordinance, are hereby ratified and
23 confirmed, and the Board of Supervisors hereby authorizes all subsequent action to be taken
24 by City officials and the Successor Agency Commission consistent with this ordinance. Any
25 such actions are solely intended to further the purposes of the ordinance, and are subject in

1 all respects to the terms of the ordinance, and any such action cannot increase the risk to the
2 City, or require the City to spend any resources, and within 30 days of the documents
3 approved by this ordinance receiving final approvals, such final documents (showing marked
4 changes, if any) shall be provided to the Clerk of the Board, for inclusion in the official file,
5 together with a brief explanation of any changes from the date of the adoption of this
6 ordinance.

7
8 Section 10. **Effective Date.** In accordance with Sections 33378(b)(2) and 33450 of
9 the CRL, this Ordinance shall become effective 90 days after enactment. Enactment occurs
10 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
11 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
12 Mayor's veto of the ordinance.

13
14 APPROVED AS TO FORM:
15 DENNIS J. HERRERA, City Attorney

16 By: 

17 Heidi J. Gewertz
18 Deputy City Attorney

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LEGISLATIVE DIGEST

[Redevelopment Plan Amendment - Transbay Redevelopment Project Area]

Ordinance approving a minor amendment to the Redevelopment Plan for the Transbay Redevelopment Project Area to provide bulk limits for general office buildings in Zone One; and making findings under the California Environmental Quality Act, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

The Board of Supervisors approved the Redevelopment Plan for the Transbay Redevelopment Project Area ("Redevelopment Plan") by Ordinance Nos. 124-05 and No. 99-06. The Redevelopment Plan provides for the redevelopment of former freeway and Transbay Terminal parcels into a new mixed-use neighborhood south of Market Street in a portion of downtown San Francisco that will include the multi-modal Transit Center, over 3,800 housing units (with 36 percent affordable), more than 3 million square feet of commercial space, and open space. The Redevelopment Plan establishes the land use controls for the Transbay Redevelopment Project Area ("Project Area") and divides the Project Area into two subareas: Zone One, in which the Redevelopment Plan defines the land uses, and Zone Two, in which the San Francisco Planning Code applies.

Amendments to Current Law

The ordinance would authorize a minor amendment to the Redevelopment Plan providing that the maximum floor plate sizes for general office buildings in Zone One of the Project Area shall be consistent with the bulk limits permitted by San Francisco Planning Code Sections 270 (Bulk Limits: Measurement) and 272 (Bulk Limits: Special Exceptions in C-3 Districts), as amended from time to time, for development within the C-3-O District (Downtown Office). The legislation also would adopt findings under the California Environmental Quality Act and findings of consistency with the City's General Plan and the priority policies of Planning Code Section 101.1.

Background Information

The application of San Francisco Planning Code standards for bulk restrictions to general office development in Zone One of the Project Area will authorize an efficient and leasable general office building on Block 5, the only undeveloped area in Zone One where an office building is permitted. The Office of Community Investment and Infrastructure, as the Successor Agency to the former San Francisco Redevelopment Agency, has determined that a general office building consistent with the goals of the Redevelopment Plan is the preferred

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scenario on a portion of the publicly owned land on Block 5 of the Project Area. The Minor Plan Amendment will affect only Block 5. In all other respects, the land use controls of the Redevelopment Plan will remain in effect.

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EXHIBIT A

**REPORT TO THE BOARD OF SUPERVISORS
ON THE MINOR AMENDMENT TO
THE REDEVELOPMENT PLAN FOR THE
TRANSBAY REDEVELOPMENT PROJECT AREA**

Prepared By:

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

March 31, 2015

**REPORT TO THE BOARD OF SUPERVISORS
ON THE MINOR AMENDMENT
TO THE REDEVELOPMENT PLAN FOR THE
TRANSBAY REDEVELOPMENT PROJECT AREA**

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 (“Successor Agency” or “OCII”), has prepared this Report to the Board of Supervisors (“Report”) on the proposed Minor Amendment to the Redevelopment Plan for the Transbay Redevelopment Project Area (“Minor Amendment”).

The Redevelopment Plan for the Transbay Redevelopment Project Area (“Redevelopment Plan”) already authorizes the development of office uses on specific sites within Zone One of the Transbay Redevelopment Project Area (“Zone One”), but does not provide the appropriate bulk limits for office development. Instead, the bulk controls established in the Redevelopment Plan for Zone One are appropriate for residential buildings. Notably, the Development Controls and Design Guidelines for the Transbay Redevelopment Project (2005) (“Development Controls”), which were adopted by the Redevelopment Agency of the City and County of San Francisco (“Redevelopment Agency”) at the same time that it approved the Redevelopment Plan, provide the appropriate bulk limits for the Zone One office sites. The Minor Amendment would resolve the inconsistency between the Redevelopment Plan and the Development Controls by clarifying that the bulk controls for general office development in Zone One are those based on the C-3-O District (Downtown Office). The Minor Amendment thus makes no substantial change in the authorized land uses under the Redevelopment Plan and merely fulfills the intent of the Board of Supervisors in adopting the ordinances approving the Redevelopment Plan, Ordinance Nos. 124-05 (June 23, 2005) and 99-06 (May 19, 2006).

This Report has been prepared pursuant to the provisions of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq., “CRL”), which govern the land use authority of the Successor Agency under existing redevelopment plans. Section 33457.1 of the CRL describes the information that the Successor Agency must provide to the Board of Supervisors for its consideration of a minor amendment to a redevelopment plan:

“To the extent warranted by a proposed amendment to a redevelopment plan, (1) the ordinance adopting an amendment to a redevelopment plan shall contain the findings required by Section 33367 and (2) the reports and information required by Section 33352 shall be prepared and made available to the public prior to the hearing on such amendment.”

The Minor Amendment proposes technical clarifications that do not substantially change the Redevelopment Plan and therefore the CRL only requires a limited amount of information to be contained in this Report.

DESCRIPTION OF THE MINOR AMENDMENT

Background

The Redevelopment Plan establishes the land use controls for the Transbay Redevelopment Project Area (“Project Area”), and divides the Project Area into two subareas: Zone One, in which the Redevelopment Plan defines land uses, and Zone Two, in which the Planning Code applies. An agreement between the Successor Agency and the Planning Department provides that the Planning Department shall administer generally the Planning Code for development in Zone 2 and acknowledges the authority of the Successor Agency under the Redevelopment Plan to administer and enforce the land use requirements for property in Zone One. Delegation Agreement between the San Francisco Redevelopment Agency and the Planning Department for the Transbay Redevelopment Project Area (May 3, 2005). Zone One consists primarily of former state-owned parcels that the State of California, acting through its Department of Transportation, has transferred to the Transbay Joint Powers Authority (“TJPA”) or the City and County of San Francisco (“City”) under a Cooperative Agreement (July 11, 2003). Under an Option Agreement for the Purchase and Sale of Real Property by and between the City, TJPA, and the Redevelopment Agency (Jan. 31, 2008), the Successor Agency is obligated to acquire and convey parcels in Zone One for private and public development. Both the sales proceeds and future property tax revenues generated by private development in Zone One are committed to funding the Transbay Transit Center.

The Redevelopment Plan and ancillary land use controls, including the Development Controls, already authorize the development of general office uses on specific sites within Zone One. Specifically, Section 3.3.1 of the Redevelopment Plan expressly authorizes the development of general office uses within Zone One in areas (1) north of Howard Street, and (2) north of Folsom Street and west of Ecker Street. This comprises a small area of Zone One, limited to portions of two city blocks, i.e. Blocks 5 and 10, as shown in Figure 1. The Minor Amendment, however, will only affect Block 5. It will not have a practical effect on Block 10, which is located north of Folsom and west of Ecker. The Transbay Redevelopment Project Area Streetscape & Open Space Concept Plan (November 21, 2006) specifies that the western portion of Block 10, which is part of Assessor’s Block 3736, Lot 018, must be developed as open space. The eastern portion of Block 10, Assessor’s Block 3736, Lot 156, is already developed with an office use and has a height limit of 85 feet under the Redevelopment Plan.

The Development Controls (a companion document to the Redevelopment Plan providing detailed land use controls within Zone One) implement the Redevelopment Plan’s authorization for the development of office uses within Zone One and provide additional guidance for the development of Block 5. The Development Controls state that “In the event that the commercial land use alternative is applied to Block Five ... the development density for such development shall be that of the downtown commercial C-3-O district in the Planning Code.”¹ Unfortunately, the Redevelopment Plan contains language imposing inappropriate bulk limits on commercial development in Block 5.

¹ San Francisco Redevelopment Agency, *Development Controls and Design Guidelines for the Transbay Redevelopment Project*, 2005, pgs. 10 and 22.

Purpose of Minor Amendment

The Minor Amendment will update Section 3.5.2 of the Redevelopment Plan, which provides general building height and floor plate requirements. The Minor Amendment will provide that the maximum floor plate sizes for general office buildings in Zone One shall be consistent with the bulk limits permitted by San Francisco Planning Code Sections 270 (Bulk Limits: Measurement) and 272 (Bulk Limits: Special Exceptions in C-3 Districts), as amended from time to time, for development within the C-3-O District (Downtown Office). This Minor Amendment merely corrects the language of the existing Redevelopment Plan for consistency with the Development Controls. In all other respects, the land use controls of the Redevelopment Plan for Zone One will remain in effect.

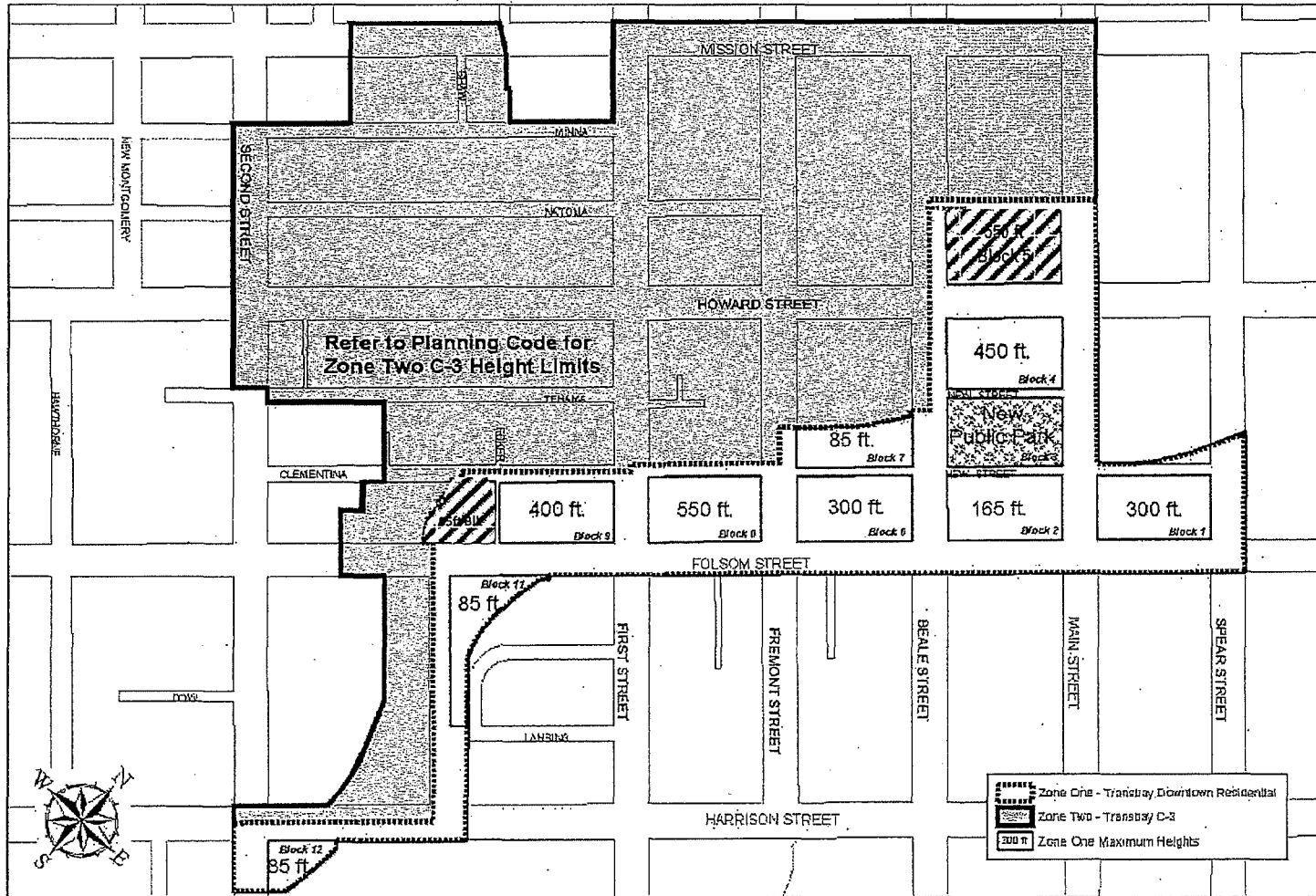
As described above, the entire block bounded by Natoma, Howard, Beale and Main Streets ("Block 5") is the only undeveloped block in Zone One that would be affected by the Minor Amendment; the other undeveloped blocks in Zone One are planned for residential, mixed-use, or open space. Refer to Figure 1 for the location of Block 5. The Development Controls include two alternative scenarios for Block 5, residential development or commercial development. The Development Controls further provide that the commercial development alternative may be exercised if the Successor Agency determines that economic conditions create a strong preference for commercial development over residential development. OCII has determined that a general office building consistent with the goals of the Redevelopment Plan is the preferred scenario on a portion of the publicly owned land on Block 5, with the required public open space to be built on publicly owned land near the general office building. Refer to Figure 2 for the locations of the general office building (Parcel N1) and the open space on publicly owned land (Parcels N3 and M1).

SCOPE OF THE REPORT

In accordance with Section 33457.1 of the CRL, this Report contains only the information required by Section 33352 of the CRL that is warranted by the Minor Amendment. Because the Minor Amendment as described above is limited to the clarification of bulk controls applicable to general office development in Zone One of the Project Area and affecting only one currently-undeveloped block, the contents of this Report are limited to the following:

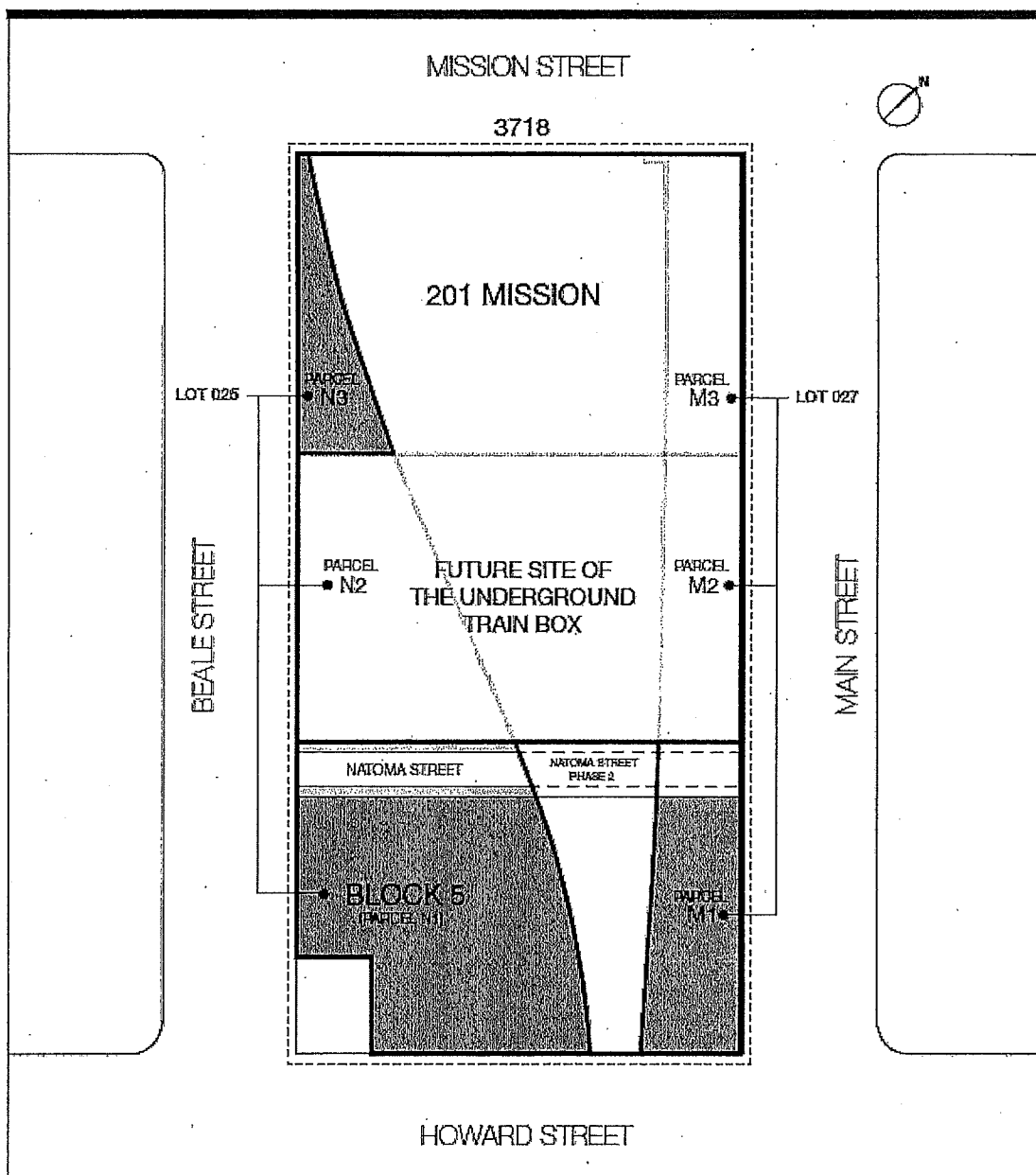
- The reason for the Minor Amendment (subsection (a) of Section 33352 of the CRL);
- Description of how the Minor Amendment will improve or alleviate blighting conditions (subsection (b) of Section 33352 of the CRL);
- The proposed method of financing the redevelopment of the Project Area as applicable to the Minor Amendment (subsection (e) of Section 33352 of the CRL);
- The Planning Department's determination regarding conformity of the Minor Amendment to the General Plan, as required by Section 4.105 of the San Francisco Charter;
- The report on the environmental review required by Section 21151 of the Public Resources Code as applicable to the Minor Amendment (subsection (k) of Section 33352 of the CRL); and
- The neighborhood impact report (subsection (m) of Section 33352 of the CRL).

FIGURE 1 – Blocks Authorized for Development of General Office Uses within Zone One



4829

Figure 2 – Transbay Block 5 (Assessor's Block 3718)



The Minor Amendment does not alter the Project Area boundaries, change financing limits, extend the Redevelopment Plan's duration or add significant projects. In approving the Redevelopment Plan in 2005 and 2006, the former Redevelopment Agency and the Board of Supervisors relied on information about the conditions of physical and economic blight within the Project Area, the need for tax increment financing to carry out redevelopment in the Project Area, and other factors justifying the establishment of the Project Area. The Minor Amendment does not alter the blight and financial determinations made at the time the Project Area was originally adopted, but rather provides an effective approach for alleviating blight and promoting the financial feasibility of the Redevelopment Plan.

Section 33385 of the CRL did not require the formation of a Project Area Committee ("PAC") prior to the adoption of the Redevelopment Plan because a substantial number of low- and moderate-income households did not reside in the Project Area and the Redevelopment Plan provided neither the public acquisition of residential property nor public projects that would displace a substantial number of low- and moderate- income persons. The Minor Amendment does not trigger the need for a PAC because it does not provide for the acquisition of, or the authorization of public projects on, property occupied by low- and moderate-income persons.

The Minor Amendment does not contemplate changes in the specific goals, objectives or expenditures of OCII for the Project Area.

THE REASON FOR THE MINOR AMENDMENT (CRL §33352(a))

The purpose of the Minor Amendment is to facilitate, on Block 5 of the Project Area, general office use that was already permitted under the Redevelopment Plan. See Section 3.3.1 of the Redevelopment Plan (permitting general office uses in Zone 1 north of Folsom Street). The following Redevelopment Project Objectives, as described in Section 2.1 of the Redevelopment Plan, would be furthered by the adoption of the Minor Amendment:

- A. Eliminating blighting influences;
- D. Replanning, redesigning and developing undeveloped and underdeveloped areas that are improperly utilized;
- E. Providing flexibility on the development of the Project Area to respond readily and appropriately to market conditions; and
- H. Strengthening the economic base of the Project Area and the community by strengthening commercial functions in the Project Area.

DESCRIPTION OF HOW THE MINOR AMENDMENT WILL IMPROVE OR ALLEVIATE BLIGHT (CRL §33352(b))

As originally described in the 2005 Report on the Redevelopment Plan for the Transbay Redevelopment Project, the Project Area exhibited substantial and prevalent blighting conditions as defined under the CRL. Although significant improvements have occurred in the Project Area, most of Block 5 remains undeveloped and is currently used for surface parking and storage. The

Minor Amendment will alleviate the adverse physical and economic conditions on Block 5 by maximizing developable square feet, creating an efficient and leasable general office building, and maintaining the desired neighborhood characteristics.

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

The Minor Amendment does not propose any new capital expenditures by OCII, involve any new indebtedness or financial obligation of OCII, or change OCII's overall method of financing the redevelopment of the Project Area. Rather, private enterprise will finance the commercial development on Block 5. Existing agreements require the TJPA to convey a portion of Block 5 to OCII for development and pledge the sales proceeds and future tax increment from the site to the TJPA's construction of the Transbay Transit Center. See the Option Agreement (2008) and Transbay Redevelopment Project Tax Increment Allocation and Sales Proceeds Pledge Agreement (2008) by and between the City and County of San Francisco, TJPA, and Redevelopment Agency. OCII will continue, however, to use tax increment revenue and funds from all other available sources to carry out its enforceable obligations to pay for the costs of public infrastructure in the Project Area. The change in bulk restrictions applicable to general office development is intended to maximize developable square feet and create an efficient and leasable general office building, which would generate more property taxes and consequently more tax increment than the existing, undeveloped conditions.

REPORT OF THE PLANNING COMMISSION/DEPARTMENT (CRL §33352(h))

Neither the CRL nor local law requires formal Planning Commission review for a minor, technical redevelopment plan amendment that is consistent with the General Plan. Cal. Health & Safety Code § 33453; San Francisco Administrative Code § 2A.53 (e). OCII has referred the Minor Amendment to the Planning Department for its report regarding conformity of the Minor Amendment with the General Plan in accordance with the requirements of Section 4.105 of the San Francisco Charter and Section 2A.53 of the Administrative Code. The Planning Department's determination regarding conformity of the Minor Amendment to the General Plan will be incorporated in a supplemental report to the Board of Supervisors upon receipt.

ENVIRONMENTAL REVIEW (CRL §33352(k))

The Board of Supervisors of the City and County of San Francisco affirmed, by Motion No. 04-67 (June 15, 2004), the certification of the Final Environmental Impact Statement/Environmental Impact Report ("FEIS/EIR") for the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project ("Project"), which included the Redevelopment Plan. Subsequently, the Board of Supervisors adopted, by Resolution No. 612-04 (Oct. 7, 2004), findings that various actions related to the Project complied with the California Environmental Quality Act. The FEIS/EIR expressly contemplated the development of commercial office and hotel uses within the Redevelopment Project Area, including up to 848,435 square feet of mixed-use office and retail development on Block 5 of Zone One.² With assistance from the Planning

² FEIS/EIR, pg. 2-47.

Department, OCII has reviewed the FEIS/EIR and the Minor Amendment and determined that development resulting from the Minor Amendment requires no additional environmental review pursuant to State CEQA Guidelines Sections 15180, 15168, 15162, and 15163. All environmental effects of the Minor Amendment have been considered and analyzed in the prior environmental FEIS/EIR, and FEIS/EIR Addenda Nos. 1 through 6.

NEIGHBORHOOD IMPACT REPORT (CRL §33352(m))

At the time of Redevelopment Plan adoption, the Project Area did not contain low- or moderate-income housing. Since then, the Successor Agency has started implementing the affordable housing requirements under Assembly Bill No. 812 (Chapter 99, Statutes of 2003, codified at California Public Resources Code Section 5027.1) (“AB 812”). These requirements are incorporated into existing enforceable obligations that survived the dissolution of the Redevelopment Agency. Under the obligation, at least 25 percent of all dwelling units developed within the Project Area shall be available at affordable housing cost to, and occupied by, persons and families whose incomes do not exceed 60 percent of the area median income, and an additional 10 percent of all dwelling units developed within the Project Area shall be available at affordable housing cost to, and occupied by, persons and families whose incomes do not exceed 120 percent of the area median income (the “Transbay Affordable Housing Obligation”).

The anticipated number of housing units to be built in the Project Area is approximately 3,849 units, of which 1,399 (or 36 percent) will be affordable. The means of financing the low- and moderate-income housing units are tax increment financing, revenue from the sales of public properties within the Project Area, and development fees.

Currently, one affordable housing project consisting of 120 units that the former Redevelopment Agency funded and approved, by Resolution No. 10-2011 (Feb. 15, 2011) has been completed and is now occupied by formerly homeless households at 25 Essex Street in the Project Area. The Minor Amendment, by facilitating office development at a site already designated for this use, will not adversely affect the physical and social quality of the neighborhood. The Minor Amendment 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.

Moreover, the office development will be subject to the Jobs-Housing Linkage Program, as described in Section 5.9.2 of the Redevelopment Plan and Section 413 of the Planning Code, and will provide significant funding for the development of affordable housing in the Project Area.

**REPORT TO THE BOARD OF SUPERVISORS
ON THE MINOR AMENDMENT
TO THE REDEVELOPMENT PLAN FOR THE
TRANSBAY REDEVELOPMENT PROJECT AREA**

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 (“Successor Agency” or “OCII”), has prepared this Report to the Board of Supervisors (“Report”) on the proposed Minor Amendment to the Redevelopment Plan for the Transbay Redevelopment Project Area (“Minor Amendment”).

The Redevelopment Plan for the Transbay Redevelopment Project Area (“Redevelopment Plan”) already authorizes the development of office uses on specific sites within Zone One of the Transbay Redevelopment Project Area (“Zone One”), but does not provide the appropriate bulk limits for office development. Instead, the bulk controls established in the Redevelopment Plan for Zone One are appropriate for residential buildings. Notably, the Development Controls and Design Guidelines for the Transbay Redevelopment Project (2005) (“Development Controls”), which were adopted by the Redevelopment Agency of the City and County of San Francisco (“Redevelopment Agency”) at the same time that it approved the Redevelopment Plan, provide the appropriate bulk limits for the Zone One office sites. The Minor Amendment would resolve the inconsistency between the Redevelopment Plan and the Development Controls by clarifying that the bulk controls for general office development in Zone One are those based on the C-3-O District (Downtown Office). The Minor Amendment thus makes no substantial change in the authorized land uses under the Redevelopment Plan and merely fulfills the intent of the Board of Supervisors in adopting the ordinances approving the Redevelopment Plan, Ordinance Nos. 124-05 (June 23, 2005) and 99-06 (May 19, 2006).

This Report has been prepared pursuant to the provisions of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq., “CRL”), which govern the land use authority of the Successor Agency under existing redevelopment plans. Section 33457.1 of the CRL describes the information that the Successor Agency must provide to the Board of Supervisors for its consideration of a minor amendment to a redevelopment plan:

“To the extent warranted by a proposed amendment to a redevelopment plan, (1) the ordinance adopting an amendment to a redevelopment plan shall contain the findings required by Section 33367 and (2) the reports and information required by Section 33352 shall be prepared and made available to the public prior to the hearing on such amendment.”

The Minor Amendment proposes technical clarifications that do not substantially change the Redevelopment Plan and therefore the CRL only requires a limited amount of information to be contained in this Report.

DESCRIPTION OF THE MINOR AMENDMENT

Background

The Redevelopment Plan establishes the land use controls for the Transbay Redevelopment Project Area (“Project Area”), and divides the Project Area into two subareas: Zone One, in which the Redevelopment Plan defines land uses, and Zone Two, in which the Planning Code applies. An agreement between the Successor Agency and the Planning Department provides that the Planning Department shall administer generally the Planning Code for development in Zone 2 and acknowledges the authority of the Successor Agency under the Redevelopment Plan to administer and enforce the land use requirements for property in Zone One. Delegation Agreement between the San Francisco Redevelopment Agency and the Planning Department for the Transbay Redevelopment Project Area (May 3, 2005). Zone One consists primarily of former state-owned parcels that the State of California, acting through its Department of Transportation, has transferred to the Transbay Joint Powers Authority (“TJPA”) or the City and County of San Francisco (“City”) under a Cooperative Agreement (July 11, 2003). Under an Option Agreement for the Purchase and Sale of Real Property by and between the City, TJPA, and the Redevelopment Agency (Jan. 31, 2008), the Successor Agency is obligated to acquire and convey parcels in Zone One for private and public development. Both the sales proceeds and future property tax revenues generated by private development in Zone One are committed to funding the Transbay Transit Center.

The Redevelopment Plan and ancillary land use controls, including the Development Controls, already authorize the development of general office uses on specific sites within Zone One. Specifically, Section 3.3.1 of the Redevelopment Plan expressly authorizes the development of general office uses within Zone One in areas (1) north of Howard Street, and (2) north of Folsom Street and west of Ecker Street. This comprises a small area of Zone One, limited to portions of two city blocks, i.e. Blocks 5 and 10, as shown in Figure 1. The Minor Amendment, however, will only affect Block 5. It will not have a practical effect on Block 10, which is located north of Folsom and west of Ecker. The Transbay Redevelopment Project Area Streetscape & Open Space Concept Plan (November 21, 2006) specifies that the western portion of Block 10, which is part of Assessor’s Block 3736, Lot 018, must be developed as open space. The eastern portion of Block 10, Assessor’s Block 3736, Lot 156, is already developed with an office use and has a height limit of 85 feet under the Redevelopment Plan.

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Purpose of Minor Amendment

The Minor Amendment will update Section 3.5.2 of the Redevelopment Plan, which provides general building height and floor plate requirements. The Minor Amendment will provide that the maximum floor plate sizes for general office buildings in Zone One shall be consistent with the bulk limits permitted by San Francisco Planning Code Sections 270 (Bulk Limits: Measurement) and 272 (Bulk Limits: Special Exceptions in C-3 Districts), as amended from time to time, for development within the C-3-O District (Downtown Office). This Minor Amendment merely corrects the language of the existing Redevelopment Plan for consistency with the Development Controls. In all other respects, the land use controls of the Redevelopment Plan for Zone One will remain in effect.

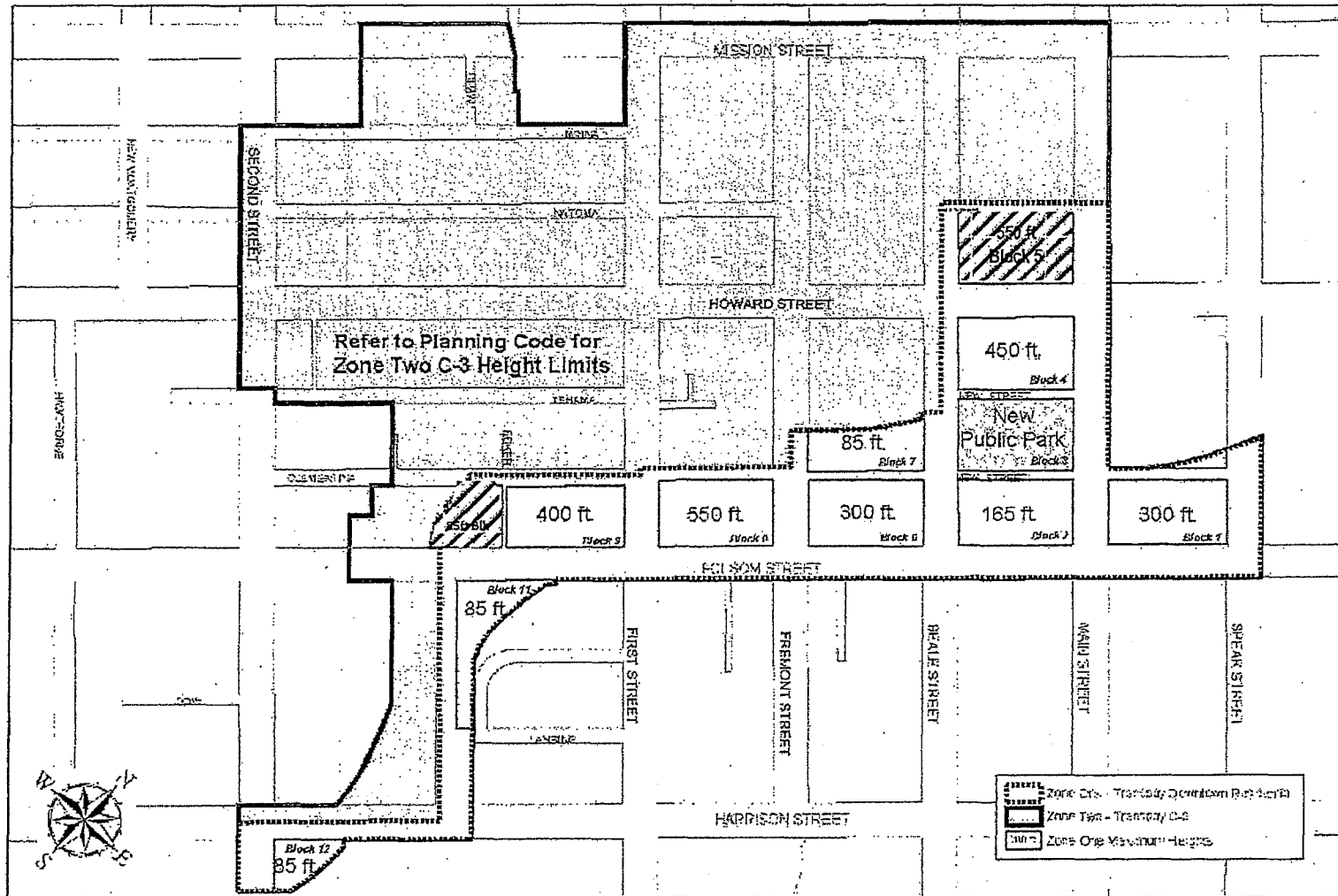
As described above, the entire block bounded by Natoma, Howard, Beale and Main Streets ("Block 5") is the only undeveloped block in Zone One that would be affected by the Minor Amendment; the other undeveloped blocks in Zone One are planned for residential, mixed-use, or open space. Refer to Figure 1 for the location of Block 5. The Development Controls include two alternative scenarios for Block 5, residential development or commercial development. The Development Controls further provide that the commercial development alternative may be exercised if the Successor Agency determines that economic conditions create a strong preference for commercial development over residential development. OCII has determined that a general office building consistent with the goals of the Redevelopment Plan is the preferred scenario on a portion of the publicly owned land on Block 5, with the required public open space to be built on publicly owned land near the general office building. Refer to Figure 2 for the locations of the general office building (Parcel N1) and the open space on publicly owned land (Parcels N3 and M1).

SCOPE OF THE REPORT

In accordance with Section 33457.1 of the CRL, this Report contains only the information required by Section 33352 of the CRL that is warranted by the Minor Amendment. Because the Minor Amendment as described above is limited to the clarification of bulk controls applicable to general office development in Zone One of the Project Area and affecting only one currently-undeveloped block, the contents of this Report are limited to the following:

- The reason for the Minor Amendment (subsection (a) of Section 33352 of the CRL);
- Description of how the Minor Amendment will improve or alleviate blighting conditions (subsection (b) of Section 33352 of the CRL);
- The proposed method of financing the redevelopment of the Project Area as applicable to the Minor Amendment (subsection (e) of Section 33352 of the CRL);
- The Planning Department's determination regarding conformity of the Minor Amendment to the General Plan, as required by Section 4.105 of the San Francisco Charter;
- The report on the environmental review required by Section 21151 of the Public Resources Code as applicable to the Minor Amendment (subsection (k) of Section 33352 of the CRL); and
- The neighborhood impact report (subsection (m) of Section 33352 of the CRL).

FIGURE 1 – Blocks Authorized for Development of General Office Uses within Zone One

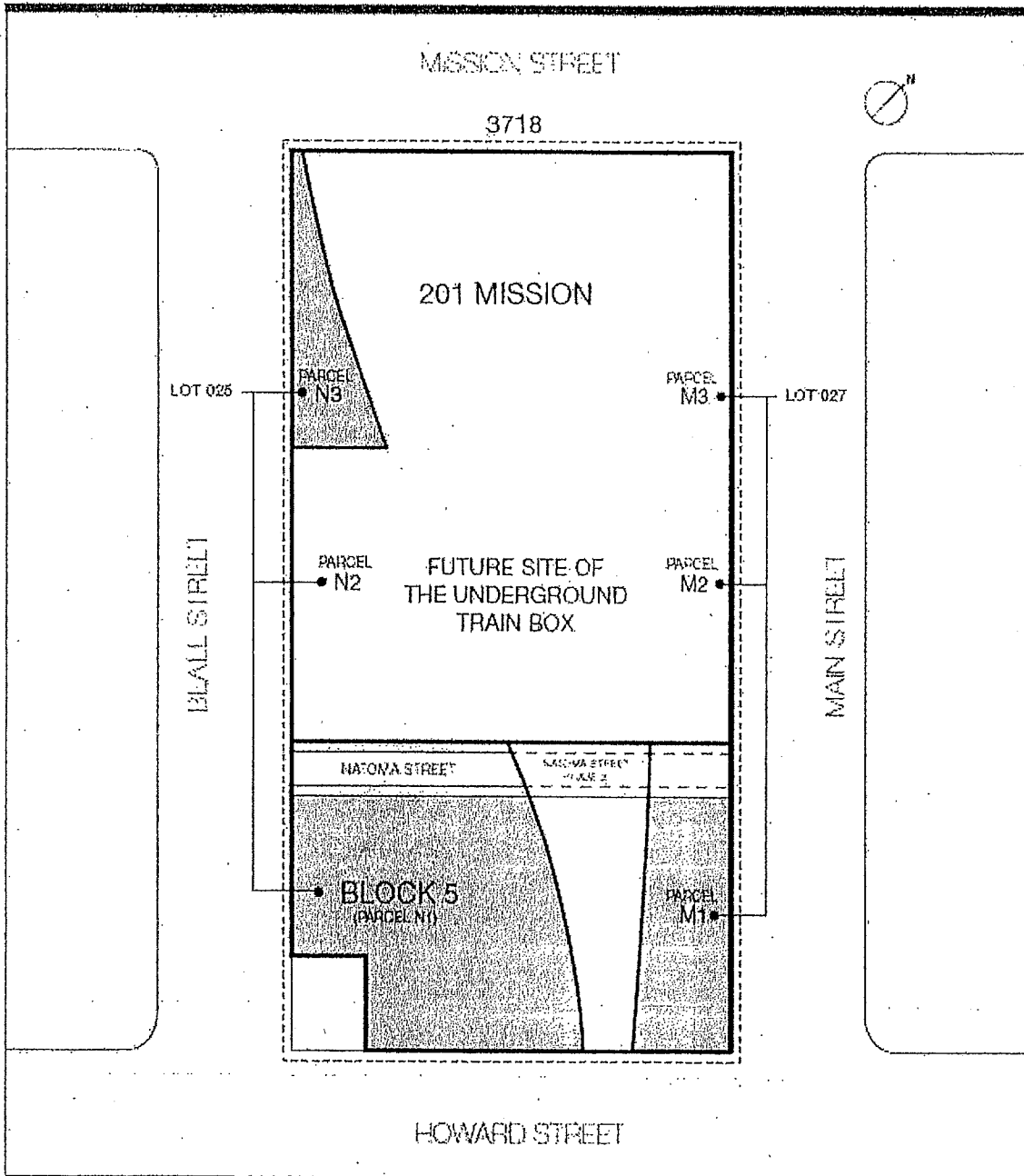


4837



Project Location

Figure 2 – Transbay Block 5 (Assessor's Block 3718)



The Minor Amendment does not alter the Project Area boundaries, change financing limits, extend the Redevelopment Plan's duration or add significant projects. In approving the Redevelopment Plan in 2005 and 2006, the former Redevelopment Agency and the Board of Supervisors relied on information about the conditions of physical and economic blight within the Project Area, the need for tax increment financing to carry out redevelopment in the Project Area, and other factors justifying the establishment of the Project Area. The Minor Amendment does not alter the blight and financial determinations made at the time the Project Area was originally adopted, but rather provides an effective approach for alleviating blight and promoting the financial feasibility of the Redevelopment Plan.

Section 33385 of the CRL did not require the formation of a Project Area Committee ("PAC") prior to the adoption of the Redevelopment Plan because a substantial number of low- and moderate-income households did not reside in the Project Area and the Redevelopment Plan provided neither the public acquisition of residential property nor public projects that would displace a substantial number of low- and moderate-income persons. The Minor Amendment does not trigger the need for a PAC because it does not provide for the acquisition of, or the authorization of public projects on, property occupied by low- and moderate-income persons.

The Minor Amendment does not contemplate changes in the specific goals, objectives or expenditures of OCII for the Project Area.

THE REASON FOR THE MINOR AMENDMENT (CRL §33352(a))

The purpose of the Minor Amendment is to facilitate, on Block 5 of the Project Area, general office use that was already permitted under the Redevelopment Plan. See Section 3.3.1 of the Redevelopment Plan (permitting general office uses in Zone 1 north of Folsom Street). The following Redevelopment Project Objectives, as described in Section 2.1 of the Redevelopment Plan, would be furthered by the adoption of the Minor Amendment:

- A. Eliminating blighting influences;
- D. Replanning, redesigning and developing undeveloped and underdeveloped areas that are improperly utilized;
- E. Providing flexibility on the development of the Project Area to respond readily and appropriately to market conditions; and
- H. Strengthening the economic base of the Project Area and the community by strengthening commercial functions in the Project Area.

DESCRIPTION OF HOW THE MINOR AMENDMENT WILL IMPROVE OR ALLEVIATE BLIGHT (CRL §33352(b))

As originally described in the 2005 Report on the Redevelopment Plan for the Transbay Redevelopment Project, the Project Area exhibited substantial and prevalent blighting conditions as defined under the CRL. Although significant improvements have occurred in the Project Area, most of Block 5 remains undeveloped and is currently used for surface parking and storage. The

Minor Amendment will alleviate the adverse physical and economic conditions on Block 5 by maximizing developable square feet, creating an efficient and leasable general office building, and maintaining the desired neighborhood characteristics.

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

The Minor Amendment does not propose any new capital expenditures by OCII, involve any new indebtedness or financial obligation of OCII, or change OCII's overall method of financing the redevelopment of the Project Area. Rather, private enterprise will finance the commercial development on Block 5. Existing agreements require the TJPA to convey a portion of Block 5 to OCII for development and pledge the sales proceeds and future tax increment from the site to the TJPA's construction of the Transbay Transit Center. See the Option Agreement (2008) and Transbay Redevelopment Project Tax Increment Allocation and Sales Proceeds Pledge Agreement (2008) by and between the City and County of San Francisco, TJPA, and Redevelopment Agency. OCII will continue, however, to use tax increment revenue and funds from all other available sources to carry out its enforceable obligations to pay for the costs of public infrastructure in the Project Area. The change in bulk restrictions applicable to general office development is intended to maximize developable square feet and create an efficient and leasable general office building, which would generate more property taxes and consequently more tax increment than the existing, undeveloped conditions.

REPORT OF THE PLANNING COMMISSION/DEPARTMENT (CRL §33352(h))

Neither the CRL nor local law requires formal Planning Commission review for a minor, technical redevelopment plan amendment that is consistent with the General Plan. Cal. Health & Safety Code § 33453; San Francisco Administrative Code § 2A.53 (e). OCII has referred the Minor Amendment to the Planning Department for its report regarding conformity of the Minor Amendment with the General Plan in accordance with the requirements of Section 4.105 of the San Francisco Charter and Section 2A.53 of the Administrative Code. The Planning Department's determination regarding conformity of the Minor Amendment to the General Plan will be incorporated in a supplemental report to the Board of Supervisors upon receipt.

ENVIRONMENTAL REVIEW (CRL §33352(k))

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Department, OCII has reviewed the FEIS/EIR and the Minor Amendment and determined that development resulting from the Minor Amendment requires no additional environmental review pursuant to State CEQA Guidelines Sections 15180, 15168, 15162, and 15163. All environmental effects of the Minor Amendment have been considered and analyzed in the prior environmental FEIS/EIR, and FEIS/EIR Addenda Nos. 1 through 6.

NEIGHBORHOOD IMPACT REPORT (CRL §33352(m))

At the time of Redevelopment Plan adoption, the Project Area did not contain low- or moderate-income housing. Since then, the Successor Agency has started implementing the affordable housing requirements under Assembly Bill No. 812 (Chapter 99, Statutes of 2003, codified at California Public Resources Code Section 5027.1) ("AB 812"). These requirements are incorporated into existing enforceable obligations that survived the dissolution of the Redevelopment Agency. Under the obligation, at least 25 percent of all dwelling units developed within the Project Area shall be available at affordable housing cost to, and occupied by, persons and families whose incomes do not exceed 60 percent of the area median income, and an additional 10 percent of all dwelling units developed within the Project Area shall be available at affordable housing cost to, and occupied by, persons and families whose incomes do not exceed 120 percent of the area median income (the "Transbay Affordable Housing Obligation").

The anticipated number of housing units to be built in the Project Area is approximately 3,849 units, of which 1,399 (or 36 percent) will be affordable. The means of financing the low- and moderate-income housing units are tax increment financing, revenue from the sales of public properties within the Project Area, and development fees.

Currently, one affordable housing project consisting of 120 units that the former Redevelopment Agency funded and approved, by Resolution No. 10-2011 (Feb. 15, 2011) has been completed and is now occupied by formerly homeless households at 25 Essex Street in the Project Area. The Minor Amendment, by facilitating office development at a site already designated for this use, will not adversely affect the physical and social quality of the neighborhood. The Minor Amendment 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.

Moreover, the office development will be subject to the Jobs-Housing Linkage Program, as described in Section 5.9.2 of the Redevelopment Plan and Section 413 of the Planning Code, and will provide significant funding for the development of affordable housing in the Project Area.

Department, OCII has reviewed the FEIS/EIR and the Minor Amendment and determined that development resulting from the Minor Amendment requires no additional environmental review pursuant to State CEQA Guidelines Sections 15180, 15168, 15162, and 15163. All environmental effects of the Minor Amendment have been considered and analyzed in the prior environmental FEIS/EIR, and FEIS/EIR Addenda Nos. 1 through 6.

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GOVERNMENT

NOTICE OF SPECIAL MEETING SAN FRANCISCO BOARD OF SUPERVISORS RULES COMMITTEE JUNE 8, 2015 - 11:30 AM CITY HALL, COMMITTEE ROOM 263 1 DR. CARLTON B. GOODLETT PLACE SAN FRANCISCO, CA 94102
The agenda packet and legislative files are available at www.sfbos.org, in Room 244 at the address listed above, or by calling (415) 554-5184.

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE JUNE 8, 2015 - 1:30 PM CITY HALL, LEGISLATIVE CHAMBER, RM 250 1 DR. CARLTON B. GOODLETT PL. SF CA 94102
The agenda packet and legislative files are available at www.sfbos.org, in Rm 244 at the address listed above, or by calling (415) 554-5184.

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE JUNE 15, 1:30 PM COMMITTEE 263, CITY HALL DR. CARLTON B. GOODLETT PLACE, SF, CA
NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: File No. 1505232. Resolution imposing interim zoning controls to regulate conditional use authorization for any residential merger, including mergers of both legal and illegal existing units; and making environmental findings, including findings of consistency with the eight priority policies of Planning Code, Section 101.1, in accordance with Administrative Code, Section 87.7.1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in the matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Tuesday, June 12, 2015, Angela Calvillo, Clerk of the Board

NOTICE OF PUBLIC HEARING TUESDAY, JUNE 23, 2015 - 1:30 PM CITY HALL, ROOM 400, 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA 94102, at a Regular Meeting of the San Francisco Public Utilities

Commission, the governing board of the publicly owned utility operations of the City and County of San Francisco: Public hearing, discussion and possible action to adopt rules related to an increase in the mandatory water use reduction on irrigation customers with interruptible water service as part of the 2015-2016 drought program. The water use reduction may be more stringent than the 25 percent imposed on irrigation customers with regular commercial, industrial, and general use service. Interruptible water service is available to approximately 1,600 irrigation accounts. The detailed agenda and related files will be available at least 72 hours before the scheduled meetings at the SFPUU website www.sfwater.org, or by calling (415) 554-3165.

OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE (OCII) ENVIRONMENTAL REVIEW NOTICE

Notice is hereby given to the general public of the following actions under the Environmental Review Process. Review of the documents concerning these projects can be arranged by calling (415) 575-9024 and asking for the staff person indicated.

OCII COMMISSION NOTICE OF HEARING ON DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE FOLLOWING:

- 1) **Event Center and Mixed-Use Development at Mission Bay Blocks 29-32**
OCII Case No.: 2013-04-319-27
Planning Department Case No. 2014.1441E
Notice is hereby given to the general public of the following: a) A Draft Subsequent Environmental Impact Report (SEIR) has been prepared by OCII in connection with the project. A copy of the report is available for public review and comment online at <http://seir.planning.org/sfsdseqds>. CDs and paper copies are also available at the Planning Information Center (PIC) at 1650 Mission Street, 1st Floor and a paper copy can be reviewed at OCII at 1 South Van Ness Avenue, 5th Floor. Referenced materials are available for review at the Planning Department's office at 1650 Mission Street, Suite 400, as part of Case File No. 2014.1441E.
- 2) The DEIR found that implementation of the project would result in the following significant environmental effects that could not be mitigated to a less than significant level: Transportation & Circulation; Noise, Air Quality, Wind, and Utility & Service Systems.
- 3) A public hearing on this DEIR and other matters will be held by the OCII Commission on Tuesday, June 30, 2015 in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco beginning at 1:00 p.m. or later.
- 4) Written comments will be accepted from June 5, 2015 to 5:00 p.m. on July 20, 2015. Written comments should be addressed to general written comments to OCII c/o Brett Bollinger, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or

by email to warrors@sfog.org. Comments received and in-writing will be responded to in a Comments and Responses document.

CIVIL

NOTICE IS HEREBY GIVEN THAT Renaissance Entrepreneurship Center Will accept sealed bids for a construction contract to furnish all labor, materials and related costs to: 1. Elevator Modernization Project at 275 5th Street, San Francisco 94103. Bid documents are available at 275 5th Street, San Francisco 94103. Inquiries regarding this invoice to bid should be directed to Robert Taylor Facilities and Operations Manager, at (415) 848-6224. rtaylor@recenter.org. Bids are due at or before June 26th, 2015, by 5:00 P.M.(Friday). A Mandatory walk through will be held at the site on 6/15/15 at 11:00 am. Bidders' attention is called to requirements relating to HUD, Federal and State Labor Standards and federal Affirmative Action/Equal Employment Opportunity. Rights are reserved to reject any/all bids.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CIV55959# EXAMINER - BOUTIQUE & VILLAGER
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CIV55959#
Superior Court of California, County of San Mateo
Hui-Hsin Chen for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Christopher Justin Davis filed a petition with this court for a decree changing names as follows: Christopher Justin Davis to Christopher Justin Davis-Grenbach.
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: 7/10/15, Time: 9 AM, Dept: P4, Room 2D
The address of the court is 400 County Center, Room 8, Redwood City, CA 94063. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this County: The Examiner Date: 6/22/15
Judge of the Superior Court 6/5, 6/12, 6/19, 6/26/15

NPEN-2759984# EXAMINER - BOUTIQUE & VILLAGER

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CIV55377#
Superior Court of California, County of San Mateo
Petitioner: Hui-Hsin Chen for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner filed a petition with this court for a decree changing names as follows: Hui-Hsin Chen to Hui-Hsin Sandra Chen.
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: 07/09/15, Time: 9 AM, Dept: P4, Room: 2D
The address of the court is 400 County Center, 1st Floor, Redwood City, CA 94063
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this County: The Examiner Date: 5/22/15
Judge of the Superior Court 6/5, 6/12, 6/19, 6/26/15
NPEN-2759984# EXAMINER - BOUTIQUE & VILLAGER

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CIV56950# EXAMINER - BOUTIQUE & VILLAGER
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CIV56950#
Superior Court of California, County of San Mateo
Justin Davis for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Christopher Justin Davis filed a petition with this court for a decree changing names as follows: Christopher Justin Davis to Christopher Justin Davis-Grenbach.
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: 7/10/15, Time: 9 AM, Dept: P4, Room: 2D
The address of the court is 400 County Center, Room 8, Redwood City, CA 94063. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this County: The Examiner Date: 6/22/15
Judge of the Superior Court 6/5, 6/12, 6/19, 6/26/15

SUMMONS (CITATION/JUDICIAL) CASE NUMBER (Número del Caso):

CCG 15-544138
NOTICE TO DEFENDANT AVISO AL DEMANDADO: Roue Yecopt, aka Roue R, Yecopt, an individual; Does 1 through 20, inclusive
YOU ARE BEING SUED BY PLAINTIFF (LO ESTA DEMANDANDO) EL DEMANDANTE; American Express Centurion Bank, a Utah state chartered bank. NOTICE: You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court clerk for a fee waiver form. If you do not file your response

on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not want an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You may also contact these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court clerk for a fee waiver form. The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

AVISIO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.
CALENDARIO después de que le entreguen esta citación y papeles legales con esta copia su respuesta por escrito en esta corte y hacer que se entregue una copia al demandado. Una vez en su llamada telefónica no lo protege. Su respuesta por escrito llega que estar en forma legal correcta. Si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y la información de la corte de Ayuda de las Cortes de California (www.suorte.ca.gov), en la biblioteca de su corte o en su oficina de la corte que le queda más cerca. Si no puede pagar la cuota de presentación, pida información de la corte de Ayuda de las Cortes de California. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.suorte.ca.gov) o pidiéndose en conjunto con la corte a un abogado local. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos antes de que se les devuelva un acuerdo sobre cualquier recuperación de \$10,000 o más de valor recibido mediante un acuerdo en un caso de derecho civil. Tiene que pagar el gravamen de la cuota de arrendamiento de la corte antes de que la corte pueda desear el caso. The name and address of the court is (El nombre

y dirección de la corte es: Superior Court of California, County of San Francisco, 400 McAllister Street, Room 103, San Francisco, CA 94102. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es: Lina M. Michael (Bar #237842), MICHAEL & ASSOCIATES, PC 955 ST. CHARLES DRIVE, Suite 204, Thousand Oaks, CA 91360; Phone No.: (805) 379-8505 Fax No.: (805) 379-8525 DATE (Fecha): Feb 13 2015 SAN FRANCISCO EXAMINER
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CIV55377#
Superior Court of California, County of San Mateo
Petitioner: Hui-Hsin Lin for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Hui-Hsin Lin filed a petition with this court for a decree changing names as follows: Hui-Hsin Lin to Evelyn Hui-Hsin Lin.
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: 05/28/15, Time: 9AM, Dept: P4, Room: 2D
The address of the court is 400 County Center, Redwood City, CA 94063-1055
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this County: The Examiner Date: 5/15/15
J.L. Grandeaert
Judge of the Superior Court 6/5, 6/12, 6/19, 6/26/15
NPEN-2757280# EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAMES

The following person(s) is (are) doing business as: BLUEWATER CONSTRUCTION, 420

Hobart Ave., San Mateo, CA 94402
is (are) hereby regulated by the following owner(s): Gregory Antichinos Merandino, 420 Hobart Ave., San Mateo, CA 94402
This business is conducted by an individual
The registrant commenced to transact business under the fictitious business name or names listed above on 05/18/2015.
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) S/Jorge Mora Corona
This statement was filed with the County Clerk of San Mateo County on May 11, 2015.
Mark Church, County Clerk
San Francisco County Clerk 5/28, 6/5, 6/12, 6/19/15
NPEN-275857# EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2655317
The following person(s) is (are) doing business as: FOGGY CLIMB PRODUCTIONS, 459 Galtier Blvd, Daly City, CA 94015, Office of San Mateo County Pablo Zorzoli, 459 Galtier Blvd, Daly City, CA 94015
This business is conducted by an individual
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) S/Pablo Zorzoli
This statement was filed with the County Clerk of San Mateo County on May 8, 2015
Mark Church, County Clerk
Glenn S. Changlin, Deputy Clerk 5/28, 6/5, 6/12, 6/19/15
NPEN-2756252# EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2652893
The following person(s) is (are) doing business as: 1. REITEY, 2. REITEY REAL ESTATE SERVICES, 3. REITEY REAL ESTATE BROKERAGE SERVICES, 4. REITEY REAL ESTATE CONSULTING, 5. REITEY RESIDENTIAL REAL ESTATE SERVICES, 951 Marners Island Blvd, 3rd Floor, Suite 300, San Mateo, CA 94404
Ryan Landis, 1507 Forge Road, San Mateo, CA 94402
This business is conducted by an individual
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 12/01/2014
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be

FICTITIOUS BUSINESS NAME STATEMENT
File No. 265379
The following person(s) is (are) doing business as: BLUEWATER CONSTRUCTION, 420

**SAN MATEO COUNTY: 650-556-1556
SAN FRANCISCO CALL: 415-314-1835**

Commission on Community Investment and Infrastructure

RESOLUTION NO. 18-2015

Adopted April 7, 2015

APPROVING THE REPORT TO THE BOARD OF SUPERVISORS ON THE MINOR AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE TRANSBAY REDEVELOPMENT PROJECT AREA TO PROVIDE BULK LIMITS FOR GENERAL OFFICE BUILDINGS IN ZONE ONE OF THE TRANSBAY REDEVELOPMENT PROJECT AREA AND AUTHORIZING TRANSMITTAL OF THE REPORT TO THE BOARD OF SUPERVISORS; TRANSBAY REDEVELOPMENT PROJECT AREA

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 to adopt a minor Redevelopment Plan Amendment for the Redevelopment Plan for the Transbay Redevelopment Project Area (“Minor Amendment”); and,

WHEREAS, The Board of Supervisors of the City and County of San Francisco (“Board of Supervisors”) approved the Redevelopment Plan for the Transbay Redevelopment Project Area (“Redevelopment Plan”) by Ordinance No. 124-05, adopted on June 21, 2005 and by Ordinance No. 99-06, adopted on May 9, 2006; and,

WHEREAS, The Redevelopment Plan establishes the land use controls for the Transbay Redevelopment Project Area (“Project Area”) and divides the Project Area into two subareas: Zone One, in which the Redevelopment Plan defines the land uses, and Zone Two, in which the Planning Code applies. Zone One is intended to be developed with predominantly residential uses; however, general office uses are authorized on specific sites within Zone One by the Redevelopment Plan and supporting documents including the Development Controls and Design Guidelines for the Transbay Redevelopment Project (“Development Controls”); and,

WHEREAS, The Development Controls implement the Redevelopment Plan’s authorization for the development of office uses within Zone One and provide additional guidance for the development of Block 5. The Development Controls state that “In the event that the commercial land use alternative is applied to Block Five ... the development density for such development shall be that of the downtown commercial C-3-O district in the Planning Code.” Unfortunately, the Redevelopment Plan contains language imposing inappropriate bulk limits on commercial development in Block 5; and,

WHEREAS, OCII is recommending a minor amendment to the Redevelopment Plan (“Minor Amendment”) to resolve the inconsistency between the Redevelopment Plan and the Development Controls by clarifying that the bulk controls for general office

development in Zone One are those based on the C-3-O District (Downtown Office). The Minor Amendment makes no substantial change in the authorized land uses under the Redevelopment Plan; and,

WHEREAS, Pursuant to Section 33352 of the CRL, a proposed amendment to a redevelopment plan requires the preparation and public availability of reports and information that would otherwise be required for a redevelopment plan adoption "to the extent warranted" by the proposed amendment. OCII staff has prepared the Report to the Board of Supervisors on the Minor Amendment to the Redevelopment Plan for the Transbay Redevelopment Project Area ("Report to the Board of Supervisors"). The Report to the Board of Supervisors conforms to the requirements of the CRL; and,

WHEREAS, The Board of Supervisors of the City and County of San Francisco affirmed, by Motion No. 04-67 (June 15, 2004), the certification under the California Environmental Quality Act ("CEQA") of the Final Environmental Impact Statement/Environmental Impact Report ("FEIS/EIR") for the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project ("Project"), which included the Redevelopment Plan. Subsequently, the Board of Supervisors adopted, by Resolution No. 612-04 (Oct. 7, 2004), findings that various actions related to the Project complied with CEQA. The FEIS/EIR expressly contemplated the development of commercial office and hotel uses within the Project Area, including up to 848,435 square feet of mixed-use office and retail development on Block 5 of Zone One; and,

WHEREAS, The Successor Agency Commission finds that the Report to the Board of Supervisors is part of the Project for purposes of compliance with CEQA and that the Minor Amendment requires no additional environmental review pursuant to State CEQA Guidelines Sections 15180, 15168, 15162, and 15163. All environmental effects of the Minor Amendment have been considered and analyzed in the prior environmental FEIS/EIR; now, therefore, be it

RESOLVED, That the Successor Agency Commission hereby approves the Report to the Board of Supervisors, which is attached to this Resolution as Exhibit A; and, be it further

RESOLVED, That the Executive Director is hereby authorized to transmit said Report to the Board of Supervisors for its background and information in considering the proposed Minor Amendment.

I hereby certify that the foregoing resolution was adopted by the Successor Agency Commission at its meeting of April 7, 2015.

Exhibit A: Report to the Board of Supervisors on the Minor Amendment to the Redevelopment Plan for the Transbay Redevelopment Project Area

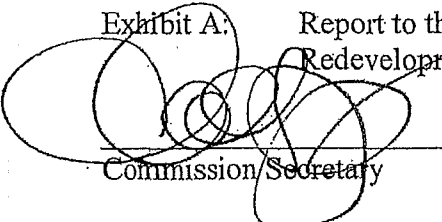

Commission Secretary

EXHIBIT A

**REPORT TO THE BOARD OF SUPERVISORS
ON THE MINOR AMENDMENT TO
THE REDEVELOPMENT PLAN FOR THE
TRANSBAY REDEVELOPMENT PROJECT AREA**

Prepared By:

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

March 31, 2015

Commission on Community Investment and Infrastructure

RESOLUTION NO. 19-2015

Adopted April 7, 2015

ADOPTING ENVIRONMENTAL REVIEW FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING THE MINOR AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE TRANSBAY REDEVELOPMENT PROJECT AREA TO PROVIDE BULK LIMITS FOR GENERAL OFFICE BUILDINGS IN ZONE ONE OF THE TRANSBAY REDEVELOPMENT PROJECT AREA; RECOMMENDING ADOPTION OF THE MINOR REDEVELOPMENT PLAN AMENDMENT BY THE BOARD OF SUPERVISORS; AND SUBMITTING THE RECOMMENDATION, INCLUDING THE MINOR REDEVELOPMENT PLAN AMENDMENT, TO THE BOARD OF SUPERVISORS; TRANSBAY REDEVELOPMENT PROJECT AREA

WHEREAS, The Board of Supervisors of the City and County of San Francisco affirmed, by Motion No. 04-67 (June 15, 2004), the certification under the California Environmental Quality Act ("CEQA") of the Final Environmental Impact Statement/Environmental Impact Report ("FEIS/EIR") for the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project ("Project"), which included the Redevelopment Plan. Subsequently, the Board of Supervisors adopted, by Resolution No. 612-04 (October 7, 2004), findings that various actions related to the Project complied with CEQA. The FEIS/EIR expressly contemplated the development of commercial office and hotel uses within the Redevelopment Project Area, including up to 848,435 square feet of mixed-use office and retail development on Block 5 of Zone One; and,

WHEREAS, The Board of Supervisors approved the Redevelopment Plan by Ordinance No. 124-05, adopted on June 21, 2005 and by Ordinance No. 99-06, adopted on May 9, 2006; and,

WHEREAS, On February 1, 2012, the Former San Francisco Redevelopment Agency (Former Agency) was dissolved pursuant to the provisions of California State Assembly Bill No. 1X 26 (Chapter 5, Statutes of 2011-12, First Extraordinary Session) ("AB 26"), codified in relevant part in California's Health and Safety Code Sections 34161 – 34168 and upheld by the California Supreme Court in California Redevelopment Assoc. v. Matosantos, No. S194861 (Dec. 29, 2011). On June 27, 2012, AB 26 was amended in part by California State Assembly Bill No. 1484 (Chapter 26, Statutes of 2011-12) ("AB 1484"). (Together, AB 26 and AB 1484 are primarily codified in sections 34161 et seq. of the California Health and Safety Code, which sections, as amended from time to time, are referred to as the "Redevelopment Dissolution Law"); and,

WHEREAS, Pursuant to the Redevelopment Dissolution Law, all of the Former Agency's

assets (other than housing assets) and obligations were transferred to the Office of Community Investment and Infrastructure ("OCII"), as Successor Agency to the Former Agency. Some of the Former Agency's housing assets were transferred to the City, acting by and through the Mayor's Office of Housing and Community Development; and,

WHEREAS, Subsequent to the adoption of AB 1484, on October 2, 2012, the Board of Supervisors, acting as the legislative body of the Successor Agency, adopted Ordinance No. 215-12, which was signed by the Mayor on October 4, 2012, and which, among other matters, delegated to the Successor Agency Commission, commonly known as the Commission on Community Investment and Infrastructure ("Commission"), the authority to (i) act in the place of the Redevelopment Commission to, among other matters, implement, modify, enforce and complete the Former Agency's enforceable obligations; (ii) approve all contracts and actions related to the assets transferred to or retained by OCII, including, without limitation, the authority to exercise land use, development, and design approval, consistent with the applicable enforceable obligations; and (iii) take any action that the Redevelopment Dissolution Law requires or authorizes on behalf of the Successor Agency and any other action that the Commission deems appropriate, consistent with the Redevelopment Dissolution Law, to comply with such obligations; and,

WHEREAS, The Board of Supervisors' delegation to the Commission, includes authority to grant approvals under specified land use controls for the Transbay Redevelopment Project Area ("Project Area") consistent with the approved Redevelopment Plan and enforceable obligations, including amending the Redevelopment Plan as allowed under the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) ("CRL"); and,

WHEREAS, The Redevelopment Plan establishes the land use controls for the Project Area and divides the Project Area into two subareas: Zone One, in which the Redevelopment Plan defines the land uses, and Zone Two, in which the Planning Code applies. Zone One is intended to be developed with predominantly residential uses; however, general office uses are authorized on specific sites within Zone One by the Redevelopment Plan; and,

WHEREAS, The Redevelopment Plan and ancillary land use controls, including the Development Controls and Design Guidelines for the Transbay Redevelopment Project ("Development Controls"), already authorize the development of general office uses on specific sites within Zone One. Specifically, Section 3.3.1 of the Redevelopment Plan expressly authorizes the development of general office uses within Zone One in areas (1) north of Howard Street, and (2) north of Folsom Street and west of Ecker Street; and,

WHEREAS, The Development Controls implement the Redevelopment Plan's authorization for the development of office uses within Zone One and provide additional guidance for the development of Block 5. The Development Controls state that

"In the event that the commercial land use alternative is applied to Block Five ... the development density for such development shall be that of the downtown commercial C-3-O district in the Planning Code." Unfortunately, the Redevelopment Plan contains language imposing inappropriate bulk limits on commercial development in Block 5; and,

WHEREAS, OCII is recommending a minor amendment to the Redevelopment Plan ("Minor Amendment") to resolve the inconsistency between the Redevelopment Plan and the Development Controls by clarifying that the bulk controls for general office development in Zone One are those based on the C-3-O District (Downtown Office). The Minor Amendment thus makes no substantial change in the authorized land uses under the Redevelopment Plan; and,

WHEREAS, The Minor Amendment would provide that the maximum floor plate sizes for general office buildings in Zone One of the Project Area shall be consistent with the bulk limits permitted by Sections 270 (Bulk Limits: Measurement) and 272 (Bulk Limits: Special Exceptions in C-3 Districts) of the San Francisco Planning Code, as amended from time to time, for development within the C-3-O District (Downtown Office); and,

WHEREAS, For minor plan amendments, Sections 33450-33458 of the CRL sets forth a simplified amendment process. This process includes a publicly noticed hearing of the redevelopment agency; environmental review to the extent required, and adoption of the amendment by the redevelopment agency after the public hearing; preparation of the report to the legislative body, referral of the amendment to the planning commission if warranted; a publicly noticed hearing of the legislative body, and legislative body consideration after its hearing. CRL §33352 further requires the preparation of a report to the legislative body regarding the plan amendment in order to provide relevant background information in support of the need, purpose and impacts of the plan amendment; and,

WHEREAS, Pursuant to Section 33352 of the CRL, the OCII staff has prepared the Report to the Board of Supervisors on the Minor Amendment to the Redevelopment Plan for the Transbay Redevelopment Project Area ("Report to the Board of Supervisors"); and,

WHEREAS, The Commission opened a public hearing on April 7, 2015, on the adoption of the Minor Amendment, notice of which was duly and regularly published in a newspaper of general circulation in the City and County of San Francisco once a week for three successive weeks beginning 21 days prior to the date of the hearing, and a copy of the notice and affidavit of publication are on file with OCII; and,

WHEREAS, 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 as shown on the last equalized assessment roll of the City; and,

- WHEREAS, Copies of the notice of public hearing were mailed by first-class mail to all residential and business occupants in the Project Area; and,
- WHEREAS, 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,
- WHEREAS, The Commission 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 Minor Amendment; and,
- WHEREAS, OCII has reviewed the FEIS/EIR and the Minor Amendment and determined that development resulting from the Minor Amendment requires no additional environmental review pursuant to State CEQA Guidelines Sections 15180, 15168, 15162, and 15163. All environmental effects of the Minor Amendment have been considered and analyzed in the prior environmental FEIS/EIR, and FEIS/EIR Addenda Nos. 1 through 6; and
- WHEREAS, The Final EIS/EIR findings and statement of overriding considerations adopted in accordance with CEQA by the Agency Commission by Resolution No. 11-2005 dated January 25, 2005 were and remain adequate, accurate and objective and are incorporated herein by reference as applicable; and,
- WHEREAS, OCII staff has reviewed the Minor Amendment, and finds it acceptable and recommends approval thereof; now, therefore, be it
- RESOLVED, The Commission finds and determines that the Minor Amendment is within the scope of the project analyzed by the Final EIS/EIR and addenda, and requires no additional environmental review pursuant to State CEQA Guidelines Sections 15180, 15168, 15162, and 15163;
- RESOLVED, That the Commission approves the Minor Amendment and recommends forwarding the Minor Amendment to the San Francisco Board of Supervisors for its approval.

EXHIBIT A: Minor Amendment to the Redevelopment Plan for the Transbay Redevelopment Project Area (Existing Redevelopment Plan available at www.sfocii.org)

I hereby certify that the foregoing resolution was adopted by the Successor Agency Commission at its meeting of April 7, 2015.

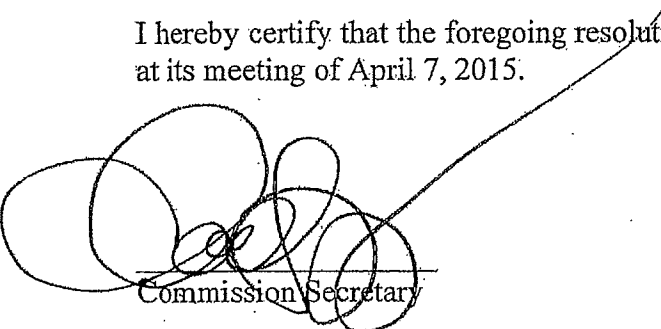

Commission Secretary

EXHIBIT A

**REPORT TO THE BOARD OF SUPERVISORS
ON THE MINOR AMENDMENT TO
THE REDEVELOPMENT PLAN FOR THE
TRANSBAY REDEVELOPMENT PROJECT AREA**

Prepared By:

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

March 31, 2015

**REPORT TO THE BOARD OF SUPERVISORS
ON THE MINOR AMENDMENT
TO THE REDEVELOPMENT PLAN FOR THE
TRANSBAY REDEVELOPMENT PROJECT AREA**

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 (“Successor Agency” or “OCIF”), has prepared this Report to the Board of Supervisors (“Report”) on the proposed Minor Amendment to the Redevelopment Plan for the Transbay Redevelopment Project Area (“Minor Amendment”).

The Redevelopment Plan for the Transbay Redevelopment Project Area (“Redevelopment Plan”) already authorizes the development of office uses on specific sites within Zone One of the Transbay Redevelopment Project Area (“Zone One”), but does not provide the appropriate bulk limits for office development. Instead, the bulk controls established in the Redevelopment Plan for Zone One are appropriate for residential buildings. Notably, the Development Controls and Design Guidelines for the Transbay Redevelopment Project (2005) (“Development Controls”), which were adopted by the Redevelopment Agency of the City and County of San Francisco (“Redevelopment Agency”) at the same time that it approved the Redevelopment Plan, provide the appropriate bulk limits for the Zone One office sites. The Minor Amendment would resolve the inconsistency between the Redevelopment Plan and the Development Controls by clarifying that the bulk controls for general office development in Zone One are those based on the C-3-O District (Downtown Office). The Minor Amendment thus makes no substantial change in the authorized land uses under the Redevelopment Plan and merely fulfills the intent of the Board of Supervisors in adopting the ordinances approving the Redevelopment Plan, Ordinance Nos. 124-05 (June 23, 2005) and 99-06 (May 19, 2006).

This Report has been prepared pursuant to the provisions of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq., “CRL”), which govern the land use authority of the Successor Agency under existing redevelopment plans. Section 33457.1 of the CRL describes the information that the Successor Agency must provide to the Board of Supervisors for its consideration of a minor amendment to a redevelopment plan:

“To the extent warranted by a proposed amendment to a redevelopment plan, (1) the ordinance adopting an amendment to a redevelopment plan shall contain the findings required by Section 33367 and (2) the reports and information required by Section 33352 shall be prepared and made available to the public prior to the hearing on such amendment.”

The Minor Amendment proposes technical clarifications that do not substantially change the Redevelopment Plan and therefore the CRL only requires a limited amount of information to be contained in this Report.

DESCRIPTION OF THE MINOR AMENDMENT

Background

The Redevelopment Plan establishes the land use controls for the Transbay Redevelopment Project Area ("Project Area"), and divides the Project Area into two subareas: Zone One, in which the Redevelopment Plan defines land uses, and Zone Two, in which the Planning Code applies. An agreement between the Successor Agency and the Planning Department provides that the Planning Department shall administer generally the Planning Code for development in Zone 2 and acknowledges the authority of the Successor Agency under the Redevelopment Plan to administer and enforce the land use requirements for property in Zone One. Delegation Agreement between the San Francisco Redevelopment Agency and the Planning Department for the Transbay Redevelopment Project Area (May 3, 2005). Zone One consists primarily of former state-owned parcels that the State of California, acting through its Department of Transportation, has transferred to the Transbay Joint Powers Authority ("TJPA") or the City and County of San Francisco ("City") under a Cooperative Agreement (July 11, 2003). Under an Option Agreement for the Purchase and Sale of Real Property by and between the City, TJPA, and the Redevelopment Agency (Jan. 31, 2008), the Successor Agency is obligated to acquire and convey parcels in Zone One for private and public development. Both the sales proceeds and future property tax revenues generated by private development in Zone One are committed to funding the Transbay Transit Center.

The Redevelopment Plan and ancillary land use controls, including the Development Controls, already authorize the development of general office uses on specific sites within Zone One. Specifically, Section 3.3.1 of the Redevelopment Plan expressly authorizes the development of general office uses within Zone One in areas (1) north of Howard Street, and (2) north of Folsom Street and west of Ecker Street. This comprises a small area of Zone One, limited to portions of two city blocks, i.e. Blocks 5 and 10, as shown in Figure 1. The Minor Amendment, however, will only affect Block 5. It will not have a practical effect on Block 10, which is located north of Folsom and west of Ecker. The Transbay Redevelopment Project Area Streetscape & Open Space Concept Plan (November 21, 2006) specifies that the western portion of Block 10, which is part of Assessor's Block 3736, Lot 018, must be developed as open space. The eastern portion of Block 10, Assessor's Block 3736, Lot 156, is already developed with an office use and has a height limit of 85 feet under the Redevelopment Plan.

The Development Controls (a companion document to the Redevelopment Plan providing detailed land use controls within Zone One) implement the Redevelopment Plan's authorization for the development of office uses within Zone One and provide additional guidance for the development of Block 5. The Development Controls state that "In the event that the commercial land use alternative is applied to Block Five ... the development density for such development shall be that of the downtown commercial C-3-O district in the Planning Code."¹ Unfortunately, the Redevelopment Plan contains language imposing inappropriate bulk limits on commercial development in Block 5.

¹ San Francisco Redevelopment Agency, *Development Controls and Design Guidelines for the Transbay Redevelopment Project*, 2005, pgs. 10 and 22.

Purpose of Minor Amendment

The Minor Amendment will update Section 3.5.2 of the Redevelopment Plan, which provides general building height and floor plate requirements. The Minor Amendment will provide that the maximum floor plate sizes for general office buildings in Zone One shall be consistent with the bulk limits permitted by San Francisco Planning Code Sections 270 (Bulk Limits: Measurement) and 272 (Bulk Limits: Special Exceptions in C-3 Districts), as amended from time to time, for development within the C-3-O District (Downtown Office). This Minor Amendment merely corrects the language of the existing Redevelopment Plan for consistency with the Development Controls. In all other respects, the land use controls of the Redevelopment Plan for Zone One will remain in effect.

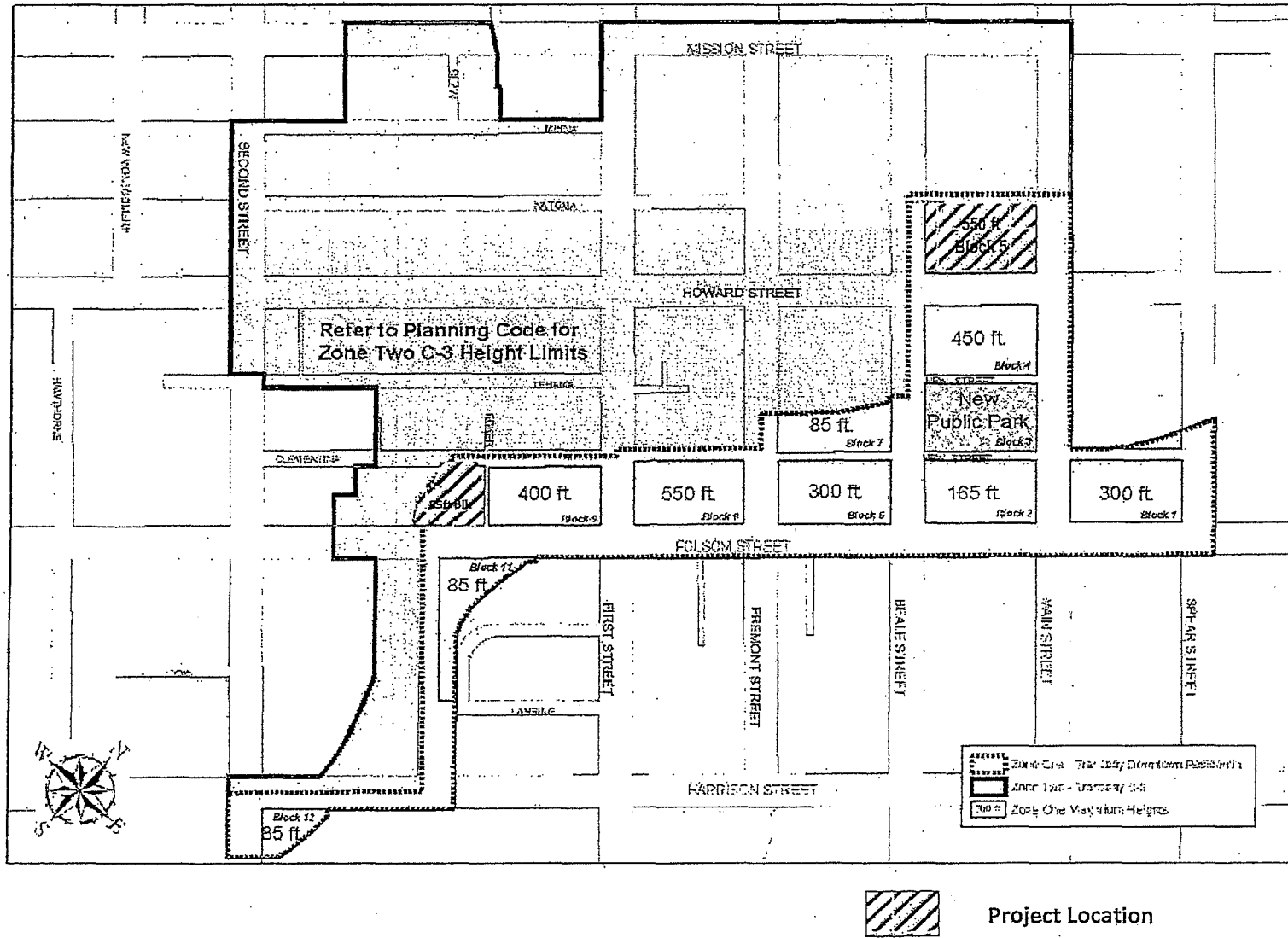
As described above, the entire block bounded by Natoma, Howard, Beale and Main Streets ("Block 5") is the only undeveloped block in Zone One that would be affected by the Minor Amendment; the other undeveloped blocks in Zone One are planned for residential, mixed-use, or open space. Refer to Figure 1 for the location of Block 5. The Development Controls include two alternative scenarios for Block 5, residential development or commercial development. The Development Controls further provide that the commercial development alternative may be exercised if the Successor Agency determines that economic conditions create a strong preference for commercial development over residential development. OCII has determined that a general office building consistent with the goals of the Redevelopment Plan is the preferred scenario on a portion of the publicly owned land on Block 5, with the required public open space to be built on publicly owned land near the general office building. Refer to Figure 2 for the locations of the general office building (Parcel N1) and the open space on publicly owned land (Parcels N3 and M1).

SCOPE OF THE REPORT

In accordance with Section 33457.1 of the CRL, this Report contains only the information required by Section 33352 of the CRL that is warranted by the Minor Amendment. Because the Minor Amendment as described above is limited to the clarification of bulk controls applicable to general office development in Zone One of the Project Area and affecting only one currently-undeveloped block, the contents of this Report are limited to the following:

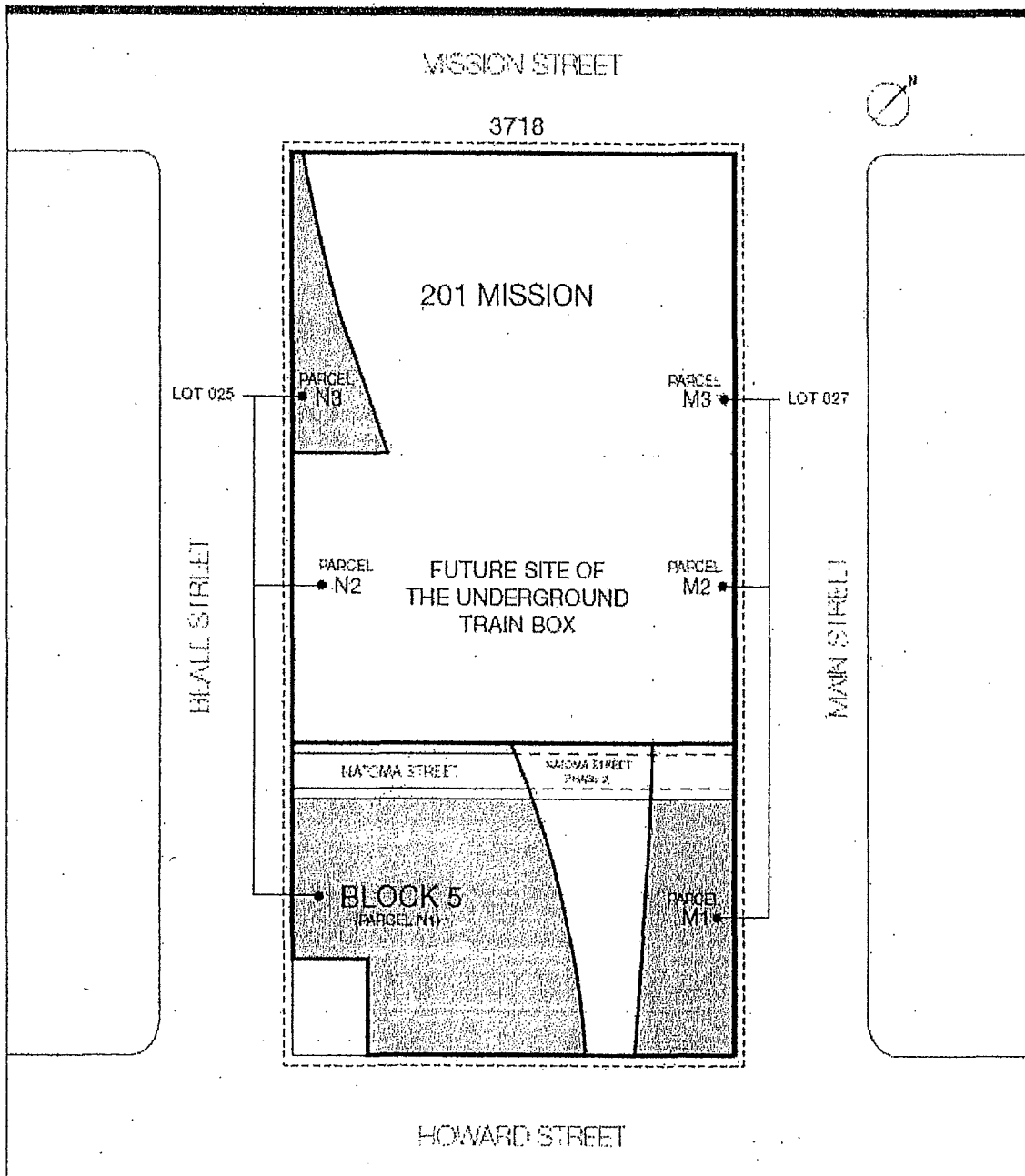
- The reason for the Minor Amendment (subsection (a) of Section 33352 of the CRL);
- Description of how the Minor Amendment will improve or alleviate blighting conditions (subsection (b) of Section 33352 of the CRL);
- The proposed method of financing the redevelopment of the Project Area as applicable to the Minor Amendment (subsection (e) of Section 33352 of the CRL);
- The Planning Department's determination regarding conformity of the Minor Amendment to the General Plan, as required by Section 4.105 of the San Francisco Charter;
- The report on the environmental review required by Section 21151 of the Public Resources Code as applicable to the Minor Amendment (subsection (k) of Section 33352 of the CRL); and
- The neighborhood impact report (subsection (m) of Section 33352 of the CRL).

FIGURE 1 – Blocks Authorized for Development of General Office Uses within Zone One



4855

Figure 2 – Transbay Block 5 (Assessor's Block 3718)



The Minor Amendment does not alter the Project Area boundaries, change financing limits, extend the Redevelopment Plan's duration or add significant projects. In approving the Redevelopment Plan in 2005 and 2006, the former Redevelopment Agency and the Board of Supervisors relied on information about the conditions of physical and economic blight within the Project Area, the need for tax increment financing to carry out redevelopment in the Project Area, and other factors justifying the establishment of the Project Area. The Minor Amendment does not alter the blight and financial determinations made at the time the Project Area was originally adopted, but rather provides an effective approach for alleviating blight and promoting the financial feasibility of the Redevelopment Plan.

Section 33385 of the CRL did not require the formation of a Project Area Committee ("PAC") prior to the adoption of the Redevelopment Plan because a substantial number of low- and moderate-income households did not reside in the Project Area and the Redevelopment Plan provided neither the public acquisition of residential property nor public projects that would displace a substantial number of low- and moderate- income persons. The Minor Amendment does not trigger the need for a PAC because it does not provide for the acquisition of, or the authorization of public projects on, property occupied by low- and moderate-income persons.

The Minor Amendment does not contemplate changes in the specific goals, objectives or expenditures of OCII for the Project Area.

THE REASON FOR THE MINOR AMENDMENT (CRL §33352(a))

The purpose of the Minor Amendment is to facilitate, on Block 5 of the Project Area, general office use that was already permitted under the Redevelopment Plan. See Section 3.3.1 of the Redevelopment Plan (permitting general office uses in Zone 1 north of Folsom Street). The following Redevelopment Project Objectives, as described in Section 2.1 of the Redevelopment Plan, would be furthered by the adoption of the Minor Amendment:

- A. Eliminating blighting influences;
- D. Replanning, redesigning and developing undeveloped and underdeveloped areas that are improperly utilized;
- E. Providing flexibility on the development of the Project Area to respond readily and appropriately to market conditions; and
- H. Strengthening the economic base of the Project Area and the community by strengthening commercial functions in the Project Area.

DESCRIPTION OF HOW THE MINOR AMENDMENT WILL IMPROVE OR ALLEVIATE BLIGHT (CRL §33352(b))

As originally described in the 2005 Report on the Redevelopment Plan for the Transbay Redevelopment Project, the Project Area exhibited substantial and prevalent blighting conditions as defined under the CRL. Although significant improvements have occurred in the Project Area, most of Block 5 remains undeveloped and is currently used for surface parking and storage. The

Minor Amendment will alleviate the adverse physical and economic conditions on Block 5 by maximizing developable square feet, creating an efficient and leasable general office building, and maintaining the desired neighborhood characteristics.

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

The Minor Amendment does not propose any new capital expenditures by OCII, involve any new indebtedness or financial obligation of OCII, or change OCII's overall method of financing the redevelopment of the Project Area. Rather, private enterprise will finance the commercial development on Block 5. Existing agreements require the TJPA to convey a portion of Block 5 to OCII for development and pledge the sales proceeds and future tax increment from the site to the TJPA's construction of the Transbay Transit Center. See the Option Agreement (2008) and Transbay Redevelopment Project Tax Increment Allocation and Sales Proceeds Pledge Agreement (2008) by and between the City and County of San Francisco, TJPA, and Redevelopment Agency. OCII will continue, however, to use tax increment revenue and funds from all other available sources to carry out its enforceable obligations to pay for the costs of public infrastructure in the Project Area. The change in bulk restrictions applicable to general office development is intended to maximize developable square feet and create an efficient and leasable general office building, which would generate more property taxes and consequently more tax increment than the existing, undeveloped conditions.

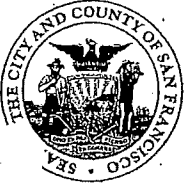
REPORT OF THE PLANNING COMMISSION/DEPARTMENT (CRL §33352(h))

Neither the CRL nor local law requires formal Planning Commission review for a minor, technical redevelopment plan amendment that is consistent with the General Plan. Cal. Health & Safety Code § 33453; San Francisco Administrative Code § 2A.53 (e). OCII has referred the Minor Amendment to the Planning Department for its report regarding conformity of the Minor Amendment with the General Plan in accordance with the requirements of Section 4.105 of the San Francisco Charter and Section 2A.53 of the Administrative Code. The Planning Department's determination regarding conformity of the Minor Amendment to the General Plan will be incorporated in a supplemental report to the Board of Supervisors upon receipt.

ENVIRONMENTAL REVIEW (CRL §33352(k))

The Board of Supervisors of the City and County of San Francisco affirmed, by Motion No. 04-67 (June 15, 2004), the certification of the Final Environmental Impact Statement/Environmental Impact Report ("FEIS/EIR") for the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project ("Project"), which included the Redevelopment Plan. Subsequently, the Board of Supervisors adopted, by Resolution No. 612-04 (Oct. 7, 2004), findings that various actions related to the Project complied with the California Environmental Quality Act. The FEIS/EIR expressly contemplated the development of commercial office and hotel uses within the Redevelopment Project Area, including up to 848,435 square feet of mixed-use office and retail development on Block 5 of Zone One.² With assistance from the Planning

² FEIS/EIR, pg. 2-47.



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

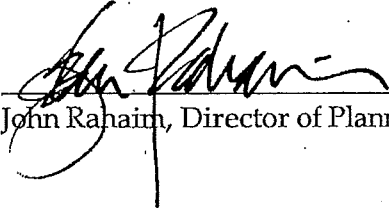
Date: May 28, 2015
Case No. Case No. 2015-004110GPR
Transbay Redevelopment Plan Amendment

Block/Lot No.: Transbay Redevelopment Project Area

Applicant: Office of Community Investment and Infrastructure
Tiffany Bohee, Executive Director
One South Van Ness Avenue, Fifth Floor
San Francisco, CA 94103

Staff Contact: Maia Small – (415) 575-9160
maia.small@sfgov.org

Recommendation: Finding the project, on balance, is in conformity
with the General Plan

Recommended By: 
John Rahaim, Director of Planning

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project proposes a minor Amendment to the Redevelopment Plan for the Transbay Project Area (refer to the attached map). The purpose of the amendment is to provide technical clarifications to the Redevelopment Plan to denote the standards of the Sections of the Planning Code that apply to any commercial development in Zone One, specifically reflecting the intention of the Redevelopment Plan to allow for general office development in a small portion of Zone One. The Minor Amendment will only affect one currently undeveloped portion of Zone One, known as Block 5. The amendment would establish that the existing floor plate size controls permitted in Zone One, as set forth in Section 3.5.2 Height and Size of Buildings of the Redevelopment Plan would apply only to residential projects and would add a provision that the bulk controls for General Office Buildings in Zone One shall be consistent with bulk limits permitted by San Francisco Planning Code Sections 270 (Bulk Limits: Measurement) and 272 (Bulk Limits: Special Exceptions in C-3 Districts) for the C-3-O District (Downtown Office).

Amendment to the Redevelopment Plan for the Transbay Redevelopment Project

ENVIRONMENTAL REVIEW

On April 20, 2004, the former San Francisco Redevelopment Agency (Former Agency), certified the Final Environmental Impact Report for the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project (Final EIR). In a joint meeting held on April 22, 2004, the San Francisco Planning Commission and the Peninsula Corridor Joint Powers Board certified the Final EIR.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

As described below, the project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

Eight Priority Policies Findings

The subject project is found to be generally consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The proposed project would have no effect on the amount of neighborhood-serving retail uses anticipated for development within the Plan Area or future opportunities for residential employment and ownership of such uses. Future office development on Block 5 affected by the proposed project would contain neighborhood-serving retail uses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.

The proposed project will not affect existing housing and may enhance neighborhood character through conformity and alignment of building massing and design standards with the surrounding commercial development.

3. That the City's supply of affordable housing be preserved and enhanced.

The proposed project would have no direct adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

Amendment to the Redevelopment Plan for the Transbay Redevelopment Project

The proposed project would apply to future office development on Block 5, which is located very close to significant transit access, specifically within one block of the Transit Center and within three blocks of the Market Street transit corridor, and has its driveway entry and exit located to avoid impeding MUNI's transit service, overburdening the streets, or altering current neighborhood parking. The Block 5 development's ground floor and streetscape design will be required to support the overall Transbay Redevelopment Project Area Streetscape and Open Space Concept Plan.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for residential employment and ownership in these sectors be enhanced.

The proposed project would not displace existing industrial and service uses or change the existing economic base in this area beyond what was anticipated in the development and adoption of the Transbay Redevelopment Plan.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed project will have no impact on earthquake preparedness. Future Zone One office development facilitated by the project would be built to the current building code and seismic standards and otherwise will not affect the City's preparedness.

7. That landmarks and historic buildings be preserved.

The proposed project does not require the demolition of any landmarks or historic building.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The project would not significantly affect sunlight or vistas on current public open space beyond what was anticipated in the development and adoption of the Transbay Redevelopment Plan.

Amendment to the Redevelopment Plan for the Transbay Redevelopment Project

General Plan Findings

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

POLICY 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Discussion: The project will apply to the development of future commercial office uses within Zone One. Specifically, the project will affect the development of Block 5, which is anticipated to provide significant high-quality office space near major transit improvements fostering new jobs, sustainable commuting, and generally enhancing the quality of the downtown work and living environment. Having the bulk requirements for future office development in Zone One more directly match the downtown C-3-O requirements will provide office space that is more consistent with the existing stock to further attract economic activity.

DOWNTOWN PLAN

OBJECTIVE 2

MAINTAIN AND IMPROVE SAN FRANCISCO'S POSITION AS A PRIME LOCATION FOR FINANCIAL, ADMINISTRATIVE, CORPORATE, AND PROFESSIONAL ACTIVITY.

POLICY 2.2

Guide location of office development to maintain a compact downtown core and minimize displacement of other uses.

Discussion: The project supports the existing pattern of commercial development near the core of downtown building on and enhancing the existing use, importance, and identity of the district. It also promotes the ongoing investments in transit improvement by facilitating the development of office uses in close proximity to public transit. Changing the bulk requirements for office uses within Zone One will bring future development on Block 5 into closer conformity with the surrounding downtown commercial development further enhancing the compact core.

TRANSIT CENTER DISTRICT PLAN: A SUB-AREA PLAN OF THE DOWNTOWN PLAN

OBJECTIVE 1.3

CONTINUE TO FOSTER A MIX OF LAND USES TO REINFORCE THE 24-HOUR CHARACTER OF THE AREA.

Policy 1.2

Revise height and bulk limits in the Plan Area consistent with other Plan objectives and considerations

Discussion: The project will affect future office development on Block 5. As one of the only potential commercial office sites in Zone One, shaping Block 5's bulk with C-3-O controls more appropriately aligns development in this area with the Downtown Plan objectives.




RECOMMENDATION:

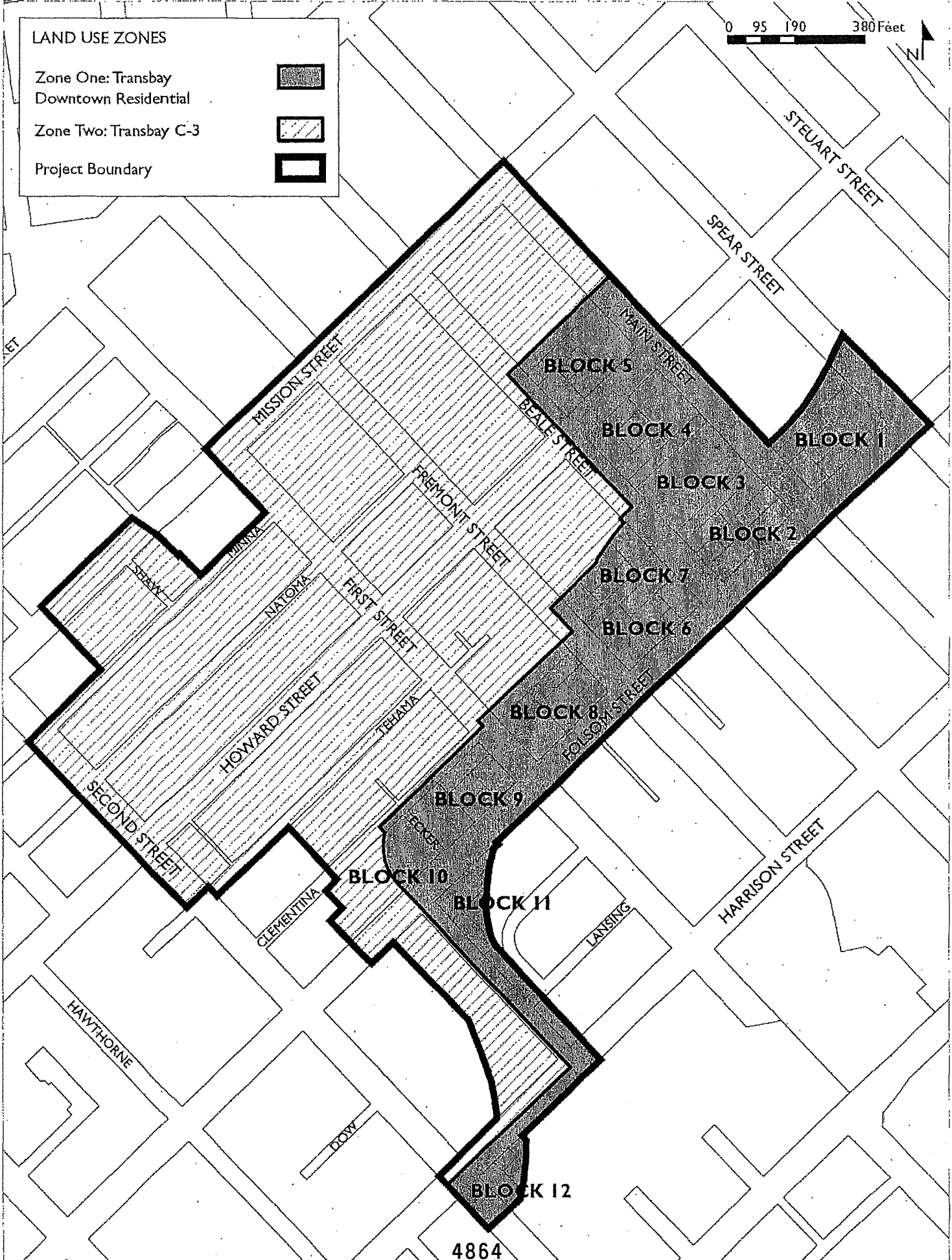
Finding the Project, on balance, in-conformity with the General Plan

0 95 190 380 Feet



LAND USE ZONES

- Zone One: Transbay
Downtown Residential 
- Zone Two: Transbay C-3 
- Project Boundary 



BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: John Rahaim, Director, Planning Department
Tiffany Bohee, Executive Director, Community Investment & Infrastructure
Todd Rufo, Director, Office of Economic Workforce Development

FROM: Andrea Ausberry, Assistant Clerk, Land Use and Transportation Committee,
Board of Supervisors

DATE: May 22, 2015

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, introduced by the Supervisor Jane Kim on April 28, 2015:

File No. 150435

Ordinance approving a minor amendment to the Redevelopment Plan for the Transbay Redevelopment Project Area to provide bulk limits for general office buildings in Zone One; and making findings under the California Environmental Quality Act, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

If you have any additional comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: AnMarie Rodgers, Planning Department
Aaron Starr, Planning Department
Scott Sanchez, Zoning Administrator
Sarah Jones, Acting Environmental Review Officer
Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning
Claudia Guerra, Executive Assistant
Natasha Jones, Commission Secretary
Ken Rich, Director of Development

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2015 JUN - 2 PM 1:28

Time stamp
or meeting date

Introduction Form

By a Member of the Board of Supervisors or the Mayor

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. [150423] ⁴³⁵
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

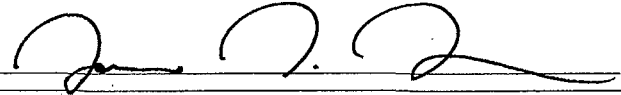
Supervisor Kim

Subject:

Redevelopment Plan Amendment - Transbay Redevelopment Project Area

The text is listed below or attached:

See attached.

Signature of Sponsoring Supervisor: 

For Clerk's Use Only:

Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

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2018 APR 28 11:55
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or meeting date

BJ

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
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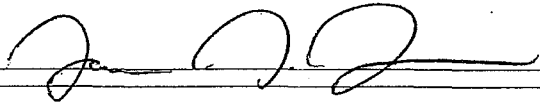
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Sponsor(s):

Subject:

The text is listed below or attached:

Signature of Sponsoring Supervisor: 

For Clerk's Use Only:

150435

