

## **LEGISLATIVE DIGEST**

[General Plan Amendment - Downtown Area Plan Map 5 - Portions of Transbay Redevelopment Plan Blocks 1 and 2]

**Ordinance amending the General Plan by revising Map 5 of the Downtown Area Plan to include a note stating that the proposed Height and Bulk Districts on Block 1 (Assessor's Parcel Block No. 3740, Lot Nos. 027, 029, 030, 031, and 032), on Folsom Street between Main and Spear Streets, and a portion of Block 2 (Assessor's Parcel Block No. 3739, Lot No. 004), on Folsom and Main Streets, of the Transbay Redevelopment Project Area shall be consistent with those provided in the Transbay Redevelopment Plan Development Controls; and making findings, including 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 Downtown Area Plan is a subplan within the City's General Plan. Map 5 of the Downtown Plan shows various height and bulk districts. The City adopted legislation in 2005 and 2006 to establish the Transbay Redevelopment Plan Area. The Transbay Redevelopment Plan consisted of two Zones, Zone 1 where the Successor Agency to the Redevelopment Agency (known as the Office of Community Investment and Infrastructure) retains land use authority and Zone 2 where the Planning Commission/Department retains land use authority. The Redevelopment Plan legislation amended the Downtown Plan so that Map 5 would reference the Transbay Redevelopment Plan Development Controls for purposes of height and bulk districts in Zone 1 of the Transbay Redevelopment Plan. The previous legislation inadvertently excluded six lots (five lots on Transbay Block 1 and one lot on Transbay Block 2) within Zone 1 from the Redevelopment Plan Development Controls reference.

### Amendments to Current Law

This legislation would amend the General Plan by revising Map 5 of the Downtown Area Plan so that the height and bulk districts on the 6 lots in Transbay Redevelopment Plan Zone 1 mentioned above reference the Transbay Redevelopment Plan Development Controls instead of the currently listed height and bulk districts. The ordinance would make findings under the California Environmental Quality Act and findings of consistency with the General Plan as proposed for amendment and the eight priority policies of Planning Code Section 101.1.