



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 19549

HEARING DATE: JAN 14, 2016

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Project Name: **Initiation of General Plan Amendment for Map 5 of the Downtown Plan**

Case Number: 2016-000003GPA

Initiated by: Planning Commission

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Recommendation: **Initiate the General Plan Amendment and Adopt the Draft Resolution**

MOTION OF INTENT TO INITIATE AN AMENDMENT 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 ASSESSOR'S BLOCK 5 3740, LOTS 027, 029, 030, 031, AND 032 (TRANSBAY BLOCK 1) AND ASSESSOR'S BLOCK 3739, LOT 004 WITHIN THE TRANS BAY 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 1 01.1.

PREAMBLE

WHEREAS, The Transbay Redevelopment Plan ("Plan") adopted in 2005 and amended in 2006 laid out development controls for parts of downtown adjacent to the Transbay Terminal within two major zones: Zone 1 and Zone 2. The Plan changed the development controls, including height limits, on several parcels within Zone 1 of the Plan area. Zone 1 consists of primarily publicly-owned parcels along Folsom Street that formerly housed the now-demolished Embarcadero Freeway; and

WHEREAS, The Final Environmental Impact Report for the Transbay Redevelopment Plan was certified by the Planning Commission Motion No. 16733 on April 22, 2004.

WHEREAS, The Ordinances adopting the Redevelopment Plan in 2006 included relevant General Plan Amendments that reflected the height and zoning changes. Map 5 of the Downtown Plan, which identified recommended height and bulk limits in the Downtown, was amended with a notation: 'Remove 80-x label from freeway lands in Transbay and replace with notation that says "See Redevelopment Plan Development Controls.'" This amendment appears to have inadvertently excluded Zone 1 blocks that are within the 200' District in Map 5: 3740/029-31 and 3739/004 (collectively referred to in the Redevelopment Plan as "Block 1"), leaving the General Plan out of synch with the adopted Redevelopment Plan. While

the Redevelopment Plan changed the allowable height of these blocks to 300', the added notation in Map 5 does not reference the Redevelopment Plan.

WHEREAS, The proposed amendment would correct Map 5 of the Downtown Plan to reflect that the block is subject to the controls of the Transbay Redevelopment Plan. It would add another notation to this Map that would capture the aforementioned parcels that were missed in the General Plan Amendments in 2006.

MOVED, That pursuant to Planning Code Section 340, the Commission Adopts a Motion of Intent to Initiate amendments to the General Plan;

AND BE IT FURTHER MOVED, That pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced General Plan amendment contained in the draft Ordinance, approved as to form by the City Attorney in **Exhibit B**, to be considered at a publicly noticed hearing.

I hereby certify that the foregoing RESOLUTION was ADOPTED by the San Francisco Planning Commission on Jan 14, 2016.

Jonas Ionin
Commission Secretary

AYES: Antonini, Fong, Hillis, Johnson, Richards,

NOES: Moore, Wu

ABSENT: