

LEGISLATIVE DIGEST

[General Plan Amendments - Transbay Block 4 Redevelopment Project]

Ordinance amending the General Plan to revise the Transit Center District Plan, a Sub-Area Plan of the Downtown Plan, to facilitate development of the Transbay Block 4 Redevelopment Project by revising height limits and bicycle network policy; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and general welfare findings under Planning Code, Section 340.

Existing Law

The General Plan includes various elements, goals, objectives, policies, and maps that address City land use matters. The General Plan also contains Plan Areas and Subarea Plans, which are sometimes referred to as neighborhood plan areas, that are more specifically focused on geographic areas of the City. The Downtown Area Plan and its Transit Center District Sub-Area Plan cover a portion of the South of Market neighborhood. The Redevelopment Plan for the Transbay Redevelopment Project Area (“Redevelopment Plan”) establishes, among other things, the land use controls for the Transbay Redevelopment Plan Area (the “Plan Area”), including the height and bulk limits for development within the Plan Area.

Amendments to Current Law

The ordinance would amend the Transit Center District Sub-Area Plan to increase the height limit for the Transbay Block 4 site (Assessor’s Parcel Block 3739, Lot 010) to facilitate construction of a mixed-use development (“Transbay Block 4 Redevelopment Project”). Specifically, the ordinance would amend the Transit Center District Subarea Plan to increase the maximum height limit from 450 feet to 513 feet. The ordinance would also amend Transit Center District Subarea Plan Policy 4.36 to reflect changes in bike routing on Fremont Street and Beale Street. The ordinance would also amend the Transit Center District Subarea Plan to increase the allowed height on Transbay Block 1 from 50/85/300 feet to 400 feet, in conformance with prior actions by the Board of Supervisors to increase the height limit for this parcel.

Background Information

These amendments to the Transit Center District Sub-Area Plan would facilitate development of the Transbay Block 4 Redevelopment Project, a mixed used development project containing a 47-story tower with six-story townhome adjunct, a 16-story mid-rise building, and one-story podium with underground facilities, with 681 total residential units, including 155

market-rate condominium units in the upper portion of the tower and townhome adjunct, 324 rental units in the lower portion of the tower (including 105 below market rate units affordable to moderate income households), and 202 rental units in the mid-rise building (including 201 units affordable to low- to moderate-income households), underground parking, ground floor retail, and open space and streetscape improvements.

This ordinance is related to two companion ordinances that would facilitate development of the Transbay Block 4 Redevelopment Project: (1) an amendment to the Redevelopment Plan that would increase the height limit for Block 4 from 450 feet to 513 feet (the “Plan Amendment”); and (2) an amendment to the Zoning Map to similarly increase the height limit for Block 4.

The Commission on Community Investment and Infrastructure, as the Successor Agency to the former San Francisco Redevelopment Agency, recommended approval of the Plan Amendment and took various approval actions related to the Transbay Block 4 Redevelopment Project in Resolution Nos. 18-2020, 19-2020, and 20-2020, which it adopted on June 21, 2022.

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