

1 [General Plan Amendments - Transbay Block 4 Redevelopment Project]

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

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

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

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17 Section 1. Environmental Findings.

18 (a) On April 22, 2004, in Motion No. 16773, the Planning Commission certified as
 19 adequate and complete the final environmental impact statement/environmental impact report
 20 (“EIS/EIR”) for the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project
 21 (Planning Department Case No. 2000.048E) in accordance with the California Environmental
 22 Quality Act (California Public Resources Code Sections 21000 et seq.) and Administrative
 23 Code Chapter 31. Said Motion is on file with the Clerk of the Board of Supervisors in File No.
 24 040616 and is incorporated herein by reference.

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1 (b) On April 22, 2004, in Motion No. 16773, the Planning Commission adopted findings
2 under the California Environmental Quality Act (“CEQA Findings”) related to the Transbay
3 Terminal/Caltrain Downtown Extension/Redevelopment Project. The Board adopts these
4 CEQA Findings as its own. Said Motion and the CEQA Findings are on file with the Clerk of
5 the Board of Supervisors in File No. 040616 and are incorporated herein by reference.

6 (c) The Successor Agency to the Redevelopment Agency of the City and County of
7 San Francisco, also known as the Office of Community Investment and Infrastructure (“OCII”),
8 proposes to amend the Redevelopment Plan for the Transbay Redevelopment Project Area
9 (Redevelopment Plan) to facilitate a multi-part, mixed-use development project on Block 4 of
10 the Transbay Redevelopment Project Area (“Transbay Block 4 Development Project,” or
11 “Project”). The Transbay Block 4 Development Project would require an increase of the height
12 limit applicable to the Project site, along with other development controls provided in the
13 Transit Center District Plan, the Redevelopment Plan, and the Development Controls and
14 Design Guidelines (“DCDG”) for the Transbay Redevelopment Project. Other Transit Center
15 District Plan amendments presented below are needed to align with other policy revisions
16 associated with the Project.

17 (d) On July 28, 2022, the Planning Department determined that: the Project would not
18 cause new significant impacts that were not identified in the EIS/EIR, nor would the Project
19 cause significant impacts that were previously identified in the EIS/EIR to become
20 substantially more severe; no new mitigation measures would be necessary to reduce
21 significant impacts; no changes have occurred with respect to circumstances surrounding the
22 Project that would cause significant environmental impacts to which the Project would
23 contribute considerably; and no new information has become available that shows that the
24 Project would cause significant environmental impacts. For these reasons, the Planning
25 Department determined that no supplemental environmental review is required. This

1 determination is on file with the Clerk of the Board of Supervisors in File No. 220914 and is
2 incorporated herein by reference.

3 (d) This ordinance is companion legislation to other ordinances relating to the Project,
4 including Zoning Map amendments. The companion ordinances are on file with the Clerk of
5 the Board of Supervisors in File Nos. 220836 and 220858, respectively.

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7 Section 2. General Plan and Planning Code Section 340 Findings.

8 (a) Section 4.105 of the Charter provides that the Planning Commission shall
9 periodically recommend to the Board of Supervisors, for approval or rejection, proposed
10 amendments to the General Plan.

11 (b) Planning Code Section 340 provides that the Planning Commission may initiate an
12 amendment to the General Plan by a resolution of intention, which refers to, and incorporates
13 by reference, the proposed General Plan amendments. Section 340 further provides that the
14 Planning Commission shall adopt the proposed General Plan amendments after a public
15 hearing if it finds from the facts presented that the public necessity, convenience, and general
16 welfare require the proposed amendment or any part thereof. If adopted by the Commission
17 in whole or in part, the proposed amendments shall be presented to the Board of Supervisors,
18 which may approve or reject the amendments by a majority vote.

19 (c) After a duly noticed public hearing on June 23, 2022, in Motion No. 21133, the
20 Planning Commission initiated amendments to the General Plan. Said Motion is on file with
21 the Clerk of the Board of Supervisors in File No. 220914 and incorporated herein by
22 reference.

23 (d) On July 28, 2022, the Planning Commission, in Resolution No. 21153, adopted
24 findings regarding the City's General Plan, the eight priority policies of Planning Code Section
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1 101.1, and Planning Code Section 340. A copy of said Resolution is on file with the Clerk of
2 the Board of Supervisors in File No. 220914 and is incorporated herein by reference.

3 (e) Section 4.105 of the City Charter further provides that if the Board of Supervisors
4 fails to act within 90 days of receipt of the proposed General Plan amendments, then the
5 amendments shall be deemed approved.

6 (f) The Board of Supervisors finds that the General Plan amendments are, on balance,
7 in conformity with the General Plan, as it is proposed for amendment by this ordinance, and
8 the eight priority policies of Planning Code Section 101.1 for the reasons set forth in Planning
9 Commission Resolution No. 21153. The Board hereby adopts these Planning Commission
10 findings as its own.

11 (g) The Board of Supervisors finds, pursuant to Planning Code Section 340, that the
12 General Plan amendments set forth in this ordinance and in documents on file with the Clerk
13 of the Board in File No. 220914 will serve the public necessity, convenience, and general
14 welfare for the reasons set forth in Planning Commission Resolution No. 21153. The Board
15 hereby adopts these Planning Commission findings as its own.

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17 Section 3. The General Plan is hereby amended by revising the Transit Center District
18 Plan, as follows:

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20 **Figure 1. Proposed Height Limits:** Revise the indicated height limit for the Transbay
21 Block 4 site from 450 feet to 513 feet. Revise the indicated height limit for the Transbay Block
22 1 site from 50/85/300 feet to 400 feet.

23 * * * *

24 **Policy 4.36**
25 **Expand the Bicycle Network in the area.**

1 Create dedicated north-south bicycle facilities on ~~the following streets:~~any possible
2 combination of the Transit Center's north-south streets, which could include Main, Beale, and
3 Fremont Streets.

4 ~~Fremont Street (northbound)~~
5 ~~Beale Street (southbound)~~
6 ~~Main Street (northbound)~~

7 * * * *

8 Section 4. Effective Date. This ordinance shall become effective 30 days after
9 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
10 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
11 of Supervisors overrides the Mayor's veto of the ordinance.

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13 APPROVED AS TO FORM:
14 DAVID CHIU, City Attorney

15 By: /s/ Peter R. Miljanich
16 PETER R. MILJANICH
17 Deputy City Attorney

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