



August 18, 2022

Ms. Angela Calvillo, Clerk  
Honorable Supervisor Dorsey  
Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Re: Transmittal of Planning Department Case Number 2018-015785GPR GPA MAP  
Transbay Block 4 – 200 Main Street – General Plan Amendment, Zoning Map Amendment, General Plan Consistency  
Findings for Transbay Redevelopment Plan Amendments  
Board File No. 220836 (Map Amendment)

**Planning Commission Recommendation: Approval**

Dear Ms. Calvillo and Supervisor Dorsey,

On July 28, 2022, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider several actions that would enable a Project at 200 Main Street, otherwise referred to as Transbay Block 4. The Transbay Block 4 Project includes a 681-unit project of which 306 units (45%) would be affordable. Block 4 is within Zone 1 of the Transbay Redevelopment Project Area, for which the Office of Community Investment and Infrastructure (OCII) has general jurisdiction over approval of development projects.

The Ordinances on which the Commission acted are as follows:

- 1. General Plan Amendments** -- Recommending to the Board of Supervisors approval of General Plan Amendments by amending Figure 1 of the TCDP by changing the height limit on Transbay Block 4 from 450 feet to 513 feet. Staff is also recommending two additional amendments to bring the TCDP into alignment with other previously implemented policy changes subsequent to adoption of that plan. These proposed amendments include: (1) amending Figure 1 by changing the allowed height on Transbay Block 1 from 50/85/300 feet to 400 feet<sup>1</sup>; and (2) amending Policy 4.36 to reflect changes in bike routing on Fremont Street and Beale Street. This was initiated by the Planning Commission on June 23 by Resolution No. 21133.
- 2. Zoning Map Amendment** -- Recommending to the Board of Supervisors approval of Planning Code Map Amendments by amending Planning Code Height and Bulk Map No. HT-01 by changing the Height and Bulk Designation on Block 4 from 50/85/450-TB to 513-TB. This was initiated by Supervisor Dorsey on July 12, 2022.

Relatedly, the Commission made General Plan Consistency Findings for proposed Amendments to the Transbay Redevelopment Plan, which is also now before the Board of Supervisors pursuant to a transmittal provided by OCII.

**3. Transbay Redevelopment Plan Amendment** -- Making General Plan Consistency findings that find the Redevelopment Plan Amendment to be consistent with the General Plan and Planning Code Section 101.1. The proposed Redevelopment Plan Amendment – like the amendments to Figure 1 and Planning Code Height Map No. HT-01 -- would change the height limit on Transbay Block 4 from 450 feet to 513 feet. In addition to the height increase, the Redevelopment Plan Amendment allows greater bulk by increasing the floor plate limits for the tower portion of the Project from 13,000 square feet to 15,200 square feet for the lower portion of the tower (between heights of 85 feet and 122 feet); and increases the floor plate limit for the mid-rise portion of the Project from 7,500 to 13,500 square feet for portions of the building(s) above 85 feet in height.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,



Aaron D. Starr  
*Manager of Legislative Affairs*

cc: Peter Miljanich, Deputy City Attorney  
Madison Tam, Aide to Supervisor Dorsey  
Erica Major, Office of the Clerk of the Board  
Jose Campos, OCII

**Attachments :**

Proposed Ordinances  
Legislative Digest  
Planning Commission Resolutions No. 21152, 21153 and 21154  
Planning Department Executive Summary

1 [Zoning Map - Transbay Block 4 Redevelopment Project]

2

3 **Ordinance amending the Zoning Map of the Planning Code to facilitate development of**  
 4 **the Transbay Block 4 Redevelopment Project (located on the south side of Howard**  
 5 **Street between Beale and Main Streets) by increasing height limits; adopting findings**  
 6 **under the California Environmental Quality Act; making findings of consistency with**  
 7 **the General Plan, and the eight priority policies of Planning Code, Section 101.1; and**  
 8 **making public necessity, convenience, and general welfare findings under Planning**  
 9 **Code, Section 302.**

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.

14

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

16

17 Section 1. General Findings.

18 (a) The proposed project on Block 4 of the Transbay Redevelopment Project Area  
 19 (Assessor's Parcel Block No. 3739, Lot 010) (the "Project") consists of a multi-part, mixed-  
 20 use, mixed income residential development. Transbay Block 4 is an approximately 45,375  
 21 square foot site along the south side of Howard Street between Beale Street and Main Street.  
 22 The tower portion of the Project would extend to a height of 513 feet.

23 (b) The Project is within Zone One of the Redevelopment Plan for the Transbay  
 24 Redevelopment Project Area ("Redevelopment Plan"). Within Zone One, the land use  
 25 regulations of the Redevelopment Plan are applicable.

1 (c) This ordinance is related to two companion ordinances: (1) an amendment to the  
2 Redevelopment Plan that would increase the height limit for Block 4 from 450 feet to 513 feet  
3 to accommodate the proposed Project (the “Plan Amendment”); and (2) an amendment to the  
4 Transit Center District Plan, a Sub-Area Plan of the Downtown Plan, to modify the Transit  
5 Center District height map to accommodate the proposed Project (the “General Plan  
6 Amendment”). The companion ordinances are on file with the Clerk of the Board of  
7 Supervisors in File Nos. \_\_\_\_\_ and \_\_\_\_\_, respectively.

8 (d) This ordinance would amend the Zoning Map to conform the Zoning Map with  
9 the height limit specified in the Redevelopment Plan Amendment and the General Plan  
10 Amendment.

11  
12 Section 2. Environmental and Planning Code Findings.

13 (a) On April 22, 2004, after a duly noticed joint public hearing with the Peninsula  
14 Corridor Joint Powers Board (the “JPB”), in Motion No. 16773, the Planning Commission  
15 certified as adequate and complete the final Environmental Impact Statement/Environmental  
16 Impact Report (“EIS/EIR”) for the Transbay Terminal/Caltrain Downtown  
17 Extension/Redevelopment Project (Planning Department Case No. 2000.048E) in accordance  
18 with the California Environmental Quality Act (California Public Resources Code Sections  
19 21000 et seq.), the CEQA Guidelines (Cal. Code of Regulations Title 14, sections 15000 et  
20 seq.), and Chapter 31 of the San Francisco Administrative Code. Said Motion is on file with  
21 the Clerk of the Board of Supervisors in File No. 041079 and is incorporated herein by  
22 reference.

23 (b) On April 20, 2004, in Resolution No. 45-2004, the former San Francisco  
24 Redevelopment Agency (“Former Agency”), at a duly noticed public hearing, also certified the  
25

1 Final EIR and made findings similar to those of the Commission and JPB in regard to CEQA  
2 and the CEQA Guidelines.

3 (c) In Resolution No. 612-04, effective October 7, 2004, the Board of Supervisors  
4 adopted findings that various actions related to the Transbay Terminal/Caltrain Downtown  
5 Extension/Redevelopment Project complied with CEQA. Said Resolution and the CEQA  
6 Findings are on file with the Clerk of the Board of Supervisors in File No. 041079 and are  
7 incorporated herein by reference.

8 (d) Subsequent to the State of California's dissolution of the Former Agency and the  
9 transfer of certain of the Former Agency's assets and obligations to the Successor Agency to  
10 the Redevelopment Agency of the City and County of San Francisco ("Successor Agency,"  
11 commonly known as the Office of Community Investment and Infrastructure), the Board of  
12 Supervisors, acting as the legislative body of the Successor Agency, established the  
13 Successor Agency Commission ("OCII Commission") and delegated to it the authority to  
14 approve all actions related to the Successor Agency's assets, including the authority to  
15 exercise land use and development approval.

16 (e) The Successor Agency, as lead agency under CEQA and in consultation with the  
17 Planning Department, prepared Addendum No. 9 to the FEIS/EIR, dated June 13, 2022  
18 ("Addendum"). The Addendum evaluates the environmental effects of the Project.

19 (f) On June 21, 2022, after a duly noticed public hearing, the OCII Commission  
20 considered various approvals related to the Project, and by Resolution No. 18-2022,  
21 determined that: the Project would not cause new significant impacts that were not identified  
22 in the EIS/EIR; the Project would not cause significant impacts that were previously identified  
23 in the EIS/EIR to become substantially more severe; no new mitigation measures would be  
24 necessary to reduce significant impacts; no changes have occurred with respect to  
25 circumstances surrounding the Project that would cause significant environmental impacts to

1 which the Project would contribute considerably; and no new information has become  
2 available that shows that the Project would cause significant environmental impacts. For these  
3 reasons, no supplemental environmental review is required. This determination is on file with  
4 the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is incorporated herein by  
5 reference.

6 (g) Also on June 21, 2022, the OCII Commission, by Resolution Nos. 19-2022 and 20-  
7 2022, referred the Plan Amendment to the Planning Commission for its report and  
8 recommendation on the Plan Amendment and its conformance to the General Plan; found and  
9 determined that the Plan Amendment is within the scope of the project analyzed by the  
10 EIS/EIR and the Addendum; approved the Plan Amendment; and recommended the Plan  
11 Amendment to the Board of Supervisors for its approval. Copies of the Plan Amendment and  
12 OCII Commission Resolution Nos. 18-2022, 19-2022, and 20-2022 are on file with the Clerk of  
13 the Board of Supervisors in File No. \_\_\_\_\_, and are incorporated herein by reference.

14 (h) The Board of Supervisors, acting in its capacity as a responsible agency under  
15 CEQA, has reviewed and considered the EIS/EIR and the Addendum, and hereby adopts the  
16 CEQA findings set forth in Successor Agency Commission Resolution Nos. 18-2022, 19-2022,  
17 and 20-2022 and Planning Commission Motion No. \_\_\_\_\_ and hereby incorporates such  
18 findings by reference as though fully set forth in this ordinance.

19 (i) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_,  
20 adopted findings that the actions contemplated in this ordinance are consistent, on balance,  
21 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The  
22 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of  
23 the Board of Supervisors in File No. \_\_\_\_\_, and is incorporated herein by reference.

24 (j) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_,  
25 adopted findings that the actions contemplated in this ordinance will serve the public

1 necessity, convenience, and welfare. The Board adopts these findings as its own. A copy of  
2 said Resolution is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_,  
3 and is incorporated herein by reference.

4  
5 Section 3. The Planning Code is hereby amended by amending Height and Bulk  
6 District Map HT01 of the Zoning Map as follows:

7

<u>Assessor's Block</u>	<u>Lot</u>	<u>Height and Bulk</u> <u>District to be</u> <u>Superseded</u>	<u>Height and Bulk</u> <u>District to be Hereby</u> <u>Approved</u>
3739	010	50/85/450-TB	513-TB

8  
9  
10  
11  
12  
13 Section 4. Effective Date. This ordinance shall become effective 30 days after  
14 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
15 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
16 of Supervisors overrides the Mayor's veto of the ordinance.

17  
18 APPROVED AS TO FORM:  
19 DAVID CHIU, City Attorney

20 By: Peter R. Miljanich  
21 PETER R. MILJANICH  
22 Deputy City Attorney

23  
24  
25  
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FILE NO.

## LEGISLATIVE DIGEST

[Zoning Map - Transbay Block 4 Redevelopment Project]

**Ordinance amending the Zoning Map of the Planning Code to facilitate development of the Transbay Block 4 Redevelopment Project (located on the south side of Howard Street between Beale and Main Streets) by increasing height limits; 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 302.**

### Existing Law

The Planning Code and Zoning Map limit the height and bulk of buildings in the City.

### Amendments to Current Law

This legislation would increase the height limit applicable to Assessor's Block 3739, Lot 010 to accommodate development of the Transbay Block 4 development project.

### Background Information

The Transbay Block 4 development project is a proposed mixed-use residential development project generally consisting of a 513-foot tall residential tower, a townhouse adjunct, a 163-foot tall affordable residential building, an underground shared parking facility, and public open space and streetscape improvements within and surrounding the site. This ordinance is related to two companion ordinances that would also facilitate development of the Transbay Block 4 development project: (1) an amendment to the Transbay Redevelopment Plan that would increase the height limit for the project site from 450 feet to 513 feet; and (2) an amendment to the Transit Center District Plan, a Sub-Area Plan of the Downtown Plan, to similarly modify the Transit Center District height map.

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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.**

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15 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
16 subsections or parts of tables.

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

18

19 Section 1. Environmental Findings.

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

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

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

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

1 Department determined that no supplemental environmental review is required. This  
2 determination is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_  
3 and is incorporated herein by reference.

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

7

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

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

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

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

24 (d) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_,  
25 adopted findings regarding the City's General Plan, the eight priority policies of Planning Code

1 Section 101.1, and Planning Code Section 340. A copy of said Resolution is on file with the  
2 Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is incorporated herein by  
3 reference.

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

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

12 (g) The Board of Supervisors finds, pursuant to Planning Code Section 340, that the  
13 General Plan amendments set forth in this ordinance and in documents on file with the Clerk  
14 of the Board in File No. \_\_\_\_\_ will serve the public necessity, convenience, and  
15 general welfare for the reasons set forth in Planning Commission Resolution No.  
16 \_\_\_\_\_. The Board hereby adopts these Planning Commission findings as its own.  
17

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

20 \* \* \* \*

21 **Figure 1. Proposed Height Limits:** Revise the indicated height limit for the Transbay  
22 Block 4 site from 450 feet to 513 feet. Revise the indicated height limit for the Transbay Block  
23 1 site from 50/85/300 feet to 400 feet.

24 \* \* \* \*

25 **Policy 4.36**

1 **Expand the Bicycle Network in the area.**

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

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

8 \* \* \* \*

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

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

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

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