

LEGISLATIVE DIGEST

[Redevelopment Plan Amendment - Transbay Redevelopment Project Area - Zone One, Block 2]

Ordinance approving an amendment to the Redevelopment Plan for the Transbay Redevelopment Project Area to increase bulk limits on Block 2 of Zone One of the Transbay Redevelopment Project Area (Assessor's Parcel Block No. 3739, Lot No. 014, located on the north side of Folsom Street between Beale and Main Streets), by increasing certain maximum floor plate sizes; making findings under the California Community Redevelopment Law; making findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

The Board of Supervisors approved the Redevelopment Plan for the Transbay Redevelopment Project Area ("Redevelopment Plan") in 2005 and 2006, and approved amendments to the Redevelopment Plan in 2015 and 2016. The Redevelopment Plan establishes, among other things, the land use controls for the Transbay Redevelopment Plan Area (the "Plan Area"), including the bulk limits for development within the Plan Area.

Amendments to Current Law

The ordinance would amend the Redevelopment Plan to increase certain bulk limits for the Transbay Block 2 site (Assessor's Block 3739, Lot 014), to facilitate construction of an affordable residential project ("Transbay Block 2 Project"). Specifically, the ordinance would amend the Redevelopment Plan by increasing the maximum building floor plate size applicable to Block 2 from 7,500 square feet to 11,100 square feet for the portion of buildings over 85 feet but no more than 144 feet in height, and to 9,200 square feet for the portion of buildings over 144 feet but no more than 165 feet in height ("Plan Amendment").

Background Information

The Plan Amendment would facilitate development of the Transbay Block 2 Project, consisting of two affordable, mixed-use buildings collectively containing a total of 335 affordable residential units restricted to households with incomes ranging from 15% to 70% of Area Median Income. The building to be located on the eastern half of Block 2 includes 184 family rental units, and retail space and a childcare facility at the ground floor. The building to be located on the western half of the block includes 151 senior units and ground-floor retail space. Both buildings include open space and streetscape improvements. The Successor Agency Commission, as the Successor Agency to the former Redevelopment Agency of the City and County of San Francisco, recommended approval of the Plan Amendment and took

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various approval actions related to the Transbay Block 2 Project on November 1, 2022, adopting Commission Resolution Nos. 39-2022 through 44-2022, inclusive.

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