FILE NO. 250764

LEGISLATIVE DIGEST

[General Plan - 530 Sansome Street and Fire Station 13 Development Project]

Ordinance amending the General Plan to revise the Urban Design Element, Downtown Area Plan, and Land Use Index to facilitate the 530 Sansome Street and Fire Station 13 Development Project; 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 findings of public necessity, convenience, and welfare under Planning Code, Section 340.

Existing Law

State law requires cities and counties to prepare and adopt a comprehensive, long-term General Plan for development. The General Plan may address any subjects that, in the judgment of the Board of Supervisors, relate to the physical development of the City. The City's General Plan contains various elements, including Housing, Recreation and Open Space, and Transportation Elements. It also contains several area plans, including the Downtown Area Plan, which provide land use controls and proposed community improvements in those areas of the City. The Board of Supervisors amends these elements and plans from time to time to reflect changed circumstances. Under Charter Section 4.105 and Planning Code Section 340, any amendments to the General Plan shall first be considered by the Planning Commission and recommended for approval or rejection by the Board of Supervisors.

The Downtown Area Plan and Urban Design Element contain maps setting forth height and bulk limits for development projects. The Land Use Index provides references to the land use policies that are contained in the various elements and area plans of the General Plan.

Amendments to Current Law

This ordinance would amend various maps setting forth height and bulk limits in the Downtown Area Plan and Urban Design Element, in order to facilitate the 530 Sansome Mixed-Use Tower and Fire Station 13 Development Project. This ordinance would also make corresponding revisions to the Land Use Index.

Background Information

This ordinance is intended to facilitate the development of the project contemplated in the Development Agreement associated with the 530 Sansome Mixed-Use Tower and Fire Station 13 Development Project (also known as the 530 Sansome and 447 Battery Street Development Project). EQX Jackson SQ Holdco LLC ("Developer") proposes to build a mixed-use high-rise building at 530 Sansome (currently owned by the City and occupied by Fire Station No. 13) and parcels that it owns at 425 Washington Street and 439-445

Washington Street. Through an affiliate, Developer also has the right to purchase the real property located at 447 Battery Street. Pursuant to the development agreement, Developer would acquire the 530 Sansome property from the City, and in exchange, would convey fee title to the 447 Battery Street, where Developer would build a new fire station for the City at Developer's expense. In companion legislation, the Board of Supervisors will consider adoption of the development agreement and amendments to the Planning Code.

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