

LEGISLATIVE DIGEST

[Planning Code - Transit Center District Plan

Ordinance: 1) amending the San Francisco Planning Code by amending and adding sections consistent with the Transit Center District Plan, including the establishment of the Transit Center District Plan open space and transportation fees and the expansion and renaming of the New Montgomery-Mission-Second Street Conservation District, and 2) making findings, including environmental findings and findings of consistency with the General Plan, as proposed for amendment, and Planning Code Section 101.1.

Existing Law

The Planning Code governs project activities through zoning controls applicable to development in San Francisco, including in the Downtown Plan area, a neighborhood plan of the City's General Plan. Separate legislation would establish the Transit Center District Plan as a sub-area plan of the Downtown Plan. The area subject to the Plan is centered on the new Transbay Transit Center, and is bounded generally by Market, Steuart, and Folsom Streets, and a line east of Third Street.

Amendments to Current Law

This legislation would make a variety of changes to the Planning Code that affect the Transit Center District Plan area, including, but not limited to, new planning policies and controls for land use; height and bulk, density, open space, parking, and historic preservation. The Ordinance would modify and expand the Downtown Office Special Development District, referred to as C-3-O(SD), and establish a Transit Center C-3-O(SD) Commercial Special Use District. The legislation would make related revisions to the Planning Code necessary to implement the Transit Center District Plan, including expansion and renaming of the New Montgomery-Mission-Second Street Conservation District, special tower design and bulk controls for buildings in excess of 550 feet and additional controls for those in excess of 650 feet. For purposes of funding various public improvements in and around the Transit Center District, the legislation would establish certain financial mechanisms including the creation of the following fees: Open Space Impact Fee, Transportation and Street Improvement Fee, Transit Delay Mitigation Fee, and an in-lieu fee for on-site open space. The Ordinance would adopt environmental findings and findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.

Background Information

This Ordinance is part of companion legislation concerning the Transit Center District Plan, a sub-area plan of the Downtown Plan which is neighborhood area plan in the City's General Plan.