

LEGISLATIVE DIGEST

[Redevelopment Plan Amendment - Transbay Redevelopment Project Area]

Ordinance approving a minor amendment to the Redevelopment Plan for the Transbay Redevelopment Project Area to provide bulk limits for general office buildings in Zone One; and making findings under the California Environmental Quality Act, and 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”) by Ordinance Nos. 124-05 and No. 99-06. The Redevelopment Plan provides for the redevelopment of former freeway and Transbay Terminal parcels into a new mixed-use neighborhood south of Market Street in a portion of downtown San Francisco that will include the multi-modal Transit Center, over 3,800 housing units (with 36 percent affordable), more than 3 million square feet of commercial space, and open space. The Redevelopment Plan establishes the land use controls for the Transbay Redevelopment Project Area (“Project Area”) and divides the Project Area into two subareas: Zone One, in which the Redevelopment Plan defines the land uses, and Zone Two, in which the San Francisco Planning Code applies.

Amendments to Current Law

The ordinance would authorize a minor amendment to the Redevelopment Plan providing that the maximum floor plate sizes for general office buildings in Zone One of the Project Area shall be consistent with the bulk limits permitted by San Francisco Planning Code Sections 270 (Bulk Limits: Measurement) and 272 (Bulk Limits: Special Exceptions in C-3 Districts), as amended from time to time, for development within the C-3-O District (Downtown Office). The legislation also would adopt findings under the California Environmental Quality Act and findings of consistency with the City’s General Plan and the priority policies of Planning Code Section 101.1.

Background Information

The application of San Francisco Planning Code standards for bulk restrictions to general office development in Zone One of the Project Area will authorize an efficient and leasable general office building on Block 5, the only undeveloped area in Zone One where an office building is permitted. The Office of Community Investment and Infrastructure, as the Successor Agency to the former San Francisco Redevelopment Agency, has determined that a general office building consistent with the goals of the Redevelopment Plan is the preferred

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scenario on a portion of the publicly owned land on Block 5 of the Project Area. The Minor Plan Amendment will affect only Block 5. In all other respects, the land use controls of the Redevelopment Plan will remain in effect.

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