

SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

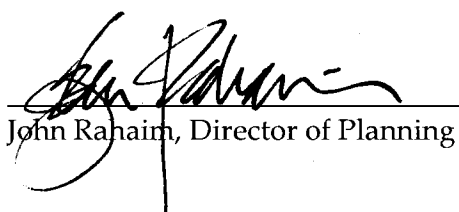
Date: May 28, 2015
Case No. Case No. 2015-004110GPR
Transbay Redevelopment Plan Amendment

Block/Lot No.: Transbay Redevelopment Project Area

Applicant: Office of Community Investment and Infrastructure
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Recommendation: Finding the project, on balance, is **in conformity** with the General Plan

Recommended By: 
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PROJECT DESCRIPTION

The project proposes a minor Amendment to the Redevelopment Plan for the Transbay Project Area (refer to the attached map). The purpose of the amendment is to provide technical clarifications to the Redevelopment Plan to denote the standards of the Sections of the Planning Code that apply to any commercial development in Zone One, specifically reflecting the intention of the Redevelopment Plan to allow for general office development in a small portion of Zone One. The Minor Amendment will only affect one currently undeveloped portion of Zone One, known as Block 5. The amendment would establish that the existing floor plate size controls permitted in Zone One, as set forth in Section 3.5.2 Height and Size of Buildings of the Redevelopment Plan would apply only to residential projects and would add a provision that the bulk controls for General Office Buildings in Zone One shall be consistent with bulk limits permitted by San Francisco Planning Code Sections 270 (Bulk Limits: Measurement) and 272 (Bulk Limits: Special Exceptions in C-3 Districts) for the C-3-O District (Downtown Office).

Amendment to the Redevelopment Plan for the Transbay Redevelopment Project

ENVIRONMENTAL REVIEW

On April 20, 2004, the former San Francisco Redevelopment Agency (Former Agency), certified the Final Environmental Impact Report for the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project (Final EIR). In a joint meeting held on April 22, 2004, the San Francisco Planning Commission and the Peninsula Corridor Joint Powers Board certified the Final EIR.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

As described below, the project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

Eight Priority Policies Findings

The subject project is found to be generally consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The proposed project would have no effect on the amount of neighborhood-serving retail uses anticipated for development within the Plan Area or future opportunities for residential employment and ownership of such uses. Future office development on Block 5 affected by the proposed project would contain neighborhood-serving retail uses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.

The proposed project will not affect existing housing and may enhance neighborhood character through conformity and alignment of building massing and design standards with the surrounding commercial development.

3. That the City's supply of affordable housing be preserved and enhanced.

The proposed project would have no direct adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

Amendment to the Redevelopment Plan for the Transbay Redevelopment Project

The proposed project would apply to future office development on Block 5, which is located very close to significant transit access, specifically within one block of the Transit Center and within three blocks of the Market Street transit corridor, and has its driveway entry and exit located to avoid impeding MUNI's transit service, overburdening the streets, or altering current neighborhood parking. The Block 5 development's ground floor and streetscape design will be required to support the overall Transbay Redevelopment Project Area Streetscape and Open Space Concept Plan.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for residential employment and ownership in these sectors be enhanced.

The proposed project would not displace existing industrial and service uses or change the existing economic base in this area beyond what was anticipated in the development and adoption of the Transbay Redevelopment Plan.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed project will have no impact on earthquake preparedness. Future Zone One office development facilitated by the project would be built to the current building code and seismic standards and otherwise will not affect the City's preparedness.

7. That landmarks and historic buildings be preserved.

The proposed project does not require the demolition of any landmarks or historic building.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The project would not significantly affect sunlight or vistas on current public open space beyond what was anticipated in the development and adoption of the Transbay Redevelopment Plan.

General Plan Findings

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

POLICY 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Discussion: The project will apply to the development of future commercial office uses within Zone One. Specifically, the project will affect the development of Block 5, which is anticipated to provide significant high-quality office space near major transit improvements fostering new jobs, sustainable commuting, and generally enhancing the quality of the downtown work and living environment. Having the bulk requirements for future office development in Zone One more directly match the downtown C-3-O requirements will provide office space that is more consistent with the existing stock to further attract economic activity.

DOWNTOWN PLAN

OBJECTIVE 2

MAINTAIN AND IMPROVE SAN FRANCISCO'S POSITION AS A PRIME LOCATION FOR FINANCIAL, ADMINISTRATIVE, CORPORATE, AND PROFESSIONAL ACTIVITY.

POLICY 2.2

Guide location of office development to maintain a compact downtown core and minimize displacement of other uses.

Discussion: The project supports the existing pattern of commercial development near the core of downtown building on and enhancing the existing use, importance, and identity of the district. It also promotes the ongoing investments in transit improvement by facilitating the development of office uses in close proximity to public transit. Changing the bulk requirements for office uses within Zone One will bring future development on Block 5 into closer conformity with the surrounding downtown commercial development further enhancing the compact core.

TRANSIT CENTER DISTRICT PLAN: A SUB-AREA PLAN OF THE DOWNTOWN PLAN

OBJECTIVE 1.3

CONTINUE TO FOSTER A MIX OF LAND USES TO REINFORCE THE 24-HOUR CHARACTER OF THE AREA.

Policy 1.2

Revise height and bulk limits in the Plan Area consistent with other Plan objectives and considerations

Discussion: The project will affect future office development on Block 5. As one of the only potential commercial office sites in Zone One, shaping Block 5's bulk with C-3-O controls more appropriately aligns development in this area with the Downtown Plan objectives.

RECOMMENDATION:

Finding the Project, on balance, in-conformity with the General Plan

LAND USE ZONES

Zone One: Transbay
Downtown Residential

Zone Two: Transbay C-3

Project Boundary



0 95 190 380 Feet

