

REVISED LEGISLATIVE DIGEST

(4/19/2016, Amended in Board)

[Redevelopment Plan Amendment - Transbay Redevelopment Project Area - Zone One]

Ordinance approving an amendment to the Redevelopment Plan for the Transbay Redevelopment Project Area to increase the maximum height limit from 300 feet to 400 feet on Block 1 (Assessor's Block No. 3740, Lot Nos. 027, 029, 030, 031, and 032) within Zone One of the Transbay Redevelopment Project Area; and making environmental 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 Ordinances No. 124-05 (June 21, 2005) and No. 99-06 (May 9, 2006). The Redevelopment Plan provides for the redevelopment of former freeway and Transbay Terminal parcels into a new mixed-use neighborhood that will include the multi-modal Transit Center, over 3,200 housing units (with 35 percent affordable), approximately 2.6 million square feet of commercial space, and open space.

Amendments to Ordinance

The amendments to the Ordinance as originally submitted would revise the Ordinance to include the date of most recent copy of the Report to the Board of Supervisors on the Amendment to the Redevelopment Plan for the Transbay Redevelopment Project Area, dated January 19, 2016, as updated March 21, 2016. It would also amend Section 1, FINDINGS, subsection (r) to include in the Board of Supervisors' consideration of the written objections to the adoption of the proposed Plan Amendment received by the Clerk of Board and the written response prepared by the Office of Community Investment and Infrastructure ("OCII") to those objections, (the "Response"). The Ordinance, as Amended would also include a new section (g) in Section 5, FURTHER FINDINGS AND DETERMINATIONS UNDER COMMUNITY REDEVELOPMENT LAW, providing for the Board of Supervisors adoption as its findings, the Response as required under Section 33363 of the Health and Safety Code and incorporation of the Response, including the findings contained therein, by reference as though fully set forth in this Ordinance.

Amendments to Current Law

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. The Redevelopment Plan currently allows for a maximum

development height of 300 feet on Block 1 in Zone One of the Project Area. The ordinance would authorize an amendment to the Redevelopment Plan (“Plan Amendment”) to increase the maximum height limit for development on Block 1 from 300 feet to 400 feet, but does not otherwise change the land use controls for the Project Area.

Background Information

The Plan Amendment will facilitate the development of a 400-foot residential tower on Block 1 and allow the Office of Community Investment and Infrastructure (OCII), as the Successor Agency to the former San Francisco Redevelopment Agency, to consider approving a project with 391 units, of which 156 (40 %) would be affordable to low and moderate households. The proposed project is in Zone 1 of the Project Area and OCII maintains the land use review authority and the Redevelopment Plan and Development Controls and Design Guidelines define the land uses, which are predominantly residential. Under current zoning, a 300-foot development proposal would provide approximately 318 total residential units, of which 112 (35%) would be affordable to moderate income households. OCII has determined that the height increase will help achieve the Redevelopment Plan goals and objectives. The development of a 400-foot tower on Block 1 would complement the downtown skyline and allow for a more elegant design.

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