

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - 542-550 Howard Street]

Ordinance amending the Planning Code and Zoning Map to rezone and reclassify a portion of the 542-550 Howard Street project site (Assessor's Parcel Block No. 3721, Lot Nos. 016, 135, 136, and 138, also known as Transbay Parcel F) and as shown on Figure 1 of the Transit Center District Plan, specifically to rezone a portion of the Project site from the P (Public) District to the C-3-O(SD) Downtown Office Special Development District and to reclassify the height and bulk district designations for a portion of the project site; waiving certain provisions of the Planning Code to allow the project to satisfy its affordable housing requirement through payment of an in-lieu affordable housing fee to the Office of Community Investment and Infrastructure for use within the Transbay Redevelopment Project Area, to modify timing for payment of fees, and to permit the footprint of the portion of the project site dedicated to dwellings to exceed 15,000 square feet; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

The Zoning Map N1 contains the zoning designation for properties in the Transit Center District Plan Area. Zoning Map HT1 contains the height and bulk districts within this same Area. Planning Code Sections 249.28(b)(6)(B) and (C) require that all affordable housing requirements in the Transbay C-3 (downtown) special use district be satisfied on-site and that payment of in-lieu fees or provision of an off-site alternative are not available. Planning Code Section 248(d) provides for an exception to requirements concerning the square footage ratio of commercial uses to dwelling units or other housing uses.

Amendments to Current Law

This ordinance would reclassify a portion of the 542-550 Howard Street project site (Assessor's Parcel Block No. 3721, Lots 016, 135, 136, and 138), also known as Transbay Parcel F, to remove the (Public) District and replace it with the C-3-O(SD) Downtown Office Special Development District and to reclassify the height and bulk district designations for a portion of the project site. The legislation would waive certain provisions of the Planning Code, as more specifically provided in companion legislation for a development agreement, to allow the project's required inclusionary affordable housing obligation to be addressed through payment of an in-lieu fee to the Office of Community Investment and Infrastructure for use within the Transbay Redevelopment Project Area, subject to certain conditions. This ordinance also would permit the footprint of the portion of the project site dedicated to

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dwellings to exceed 15,000 square feet. The ordinance would adopt findings under the California Environmental Quality Act; make findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1; and adopt findings of public necessity, convenience, and welfare under Planning Code Section 302.

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