



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary General Plan Amendment Initiation

HEARING DATE: OCTOBER 17, 2019

Record No.: 2016-013312GPA
Project Address: 542-550 Howard Street (Transbay Parcel F)
Existing Zoning: C-3-O(SD) Downtown-Office (Special Development) and P (Public) Zoning Districts
750-S-2 and 450-S Height and Bulk Districts
Transit Center C-3-O(SD) Commercial and Transbay C-3 Special Use Districts
Downtown, Transbay Zone 2, and Transit Center District Plan Areas
Block/Lot: 3721/016, 135, 136, and 138
Project Sponsor: F4 Transbay Partners, LLC
101 California Street, Suite 1000
San Francisco, CA 94111
Property Owner: Parcel F Owner, LLC
101 California Street, Suite 1000
San Francisco, CA 94111
Staff Contact: Nicholas Foster, AICP, LEED GA
nicholas.foster@sfgov.org, (415) 575-9167
Recommendation: **Initiate General Plan Amendment**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposed project ("Project") includes the construction of a new 61-story mixed-use building reaching a height of 749'-10" tall (800' inclusive of rooftop screening/mechanical equipment). The Project would include 165 dwelling units, 189 hotel rooms, approximately 274,000 square feet of office use floor area, approximately 79,000 square feet of floor area devoted to shared amenity space, approximately 9,000 square feet of retail space, approximately 20,000 square feet of open space, 177 Class 1 and 39 Class 2 bicycle parking spaces, and four below-grade levels that would accommodate up to 183 vehicle parking spaces provided for the residential, hotel, and office uses. The Project also would construct a pedestrian bridge providing public access to Salesforce Park located on the roof of the Transbay Transit Center.

SITE DESCRIPTION AND PRESENT USE

The Project Site ("Site") consists of four contiguous lots (Lots 016, 135, 136, and 137) within Assessor's Block 3721, totaling 32,229 square feet (0.74 acres) in area. The site, bounded by Howard Street to the south and Natoma Street to the north, is undeveloped at-grade and served as a construction staging area for the adjacent Salesforce Transit Center during its construction. A below-grade "Train Box" is located within the northwest corner of the Site, occupying approximately 12,000 square feet of the Site. The Train Box consists of a two-story structure that will allow Caltrain—and eventually High-Speed Rail—trains to enter and exit the adjacent Salesforce Transit Center below-grade. Because the Train Box can only support a very

limited structural load above-grade, the proposed mixed-use building is purposely set back from the northwest corner of the Site (along the Natoma Street frontage), towards the southeast corner of the Site (along the Howard Street frontage). The Project responds to the unique site constraint by cantilevering the building podium over the area of the Train Box, thereby shifting the majority of the tower's mass onto Lots 016 and 135, away from the area of the Train Box.

PROPOSED AMENDMENTS

The proposed amendments would achieve two goals. First, the amendments effectively result in a height and bulk swap between Lots 016 and 136 with Lot 138 on Assessor's Block 3721. 1,310 square feet of Lot 016 and 190 square feet of Lot 136 would be rezoned to increase the allowable height from 450' to 750'. Correspondingly, 5,850 square feet of Lot 138 would be rezoned to decrease the allowable height from 750' to 450' (a difference of 4,350 square feet). Second, the amendments would rezone the western edges of Lots 135 and 138 on Assessor's Block 3721 (an area of approximately 2,000 square feet) from "P" to "C-3-O(SD)," thereby eliminating the existing split zoning on Lots 135 and 138. This action would create a single, uniform zoning district for both Lots 135, 138, and more broadly, for the Site. The western edges of the Site, along with the abutting lots to the west (Lots 134 and 137), are currently zoned "P" because those parcels were located underneath above-grade bus ramps accessing the former Transbay Terminal. Those parcels were under State ownership (now Transbay Joint Powers Authority), hence the "P" zoning district designation.

More specifically, the amendments would:

1. Modify Figure 1 of the Transit Center District Subarea Plan to reclassify the height limits for the western 15 feet of Assessor's Block 3721, Lot 016 from 450' to 750', a 3'-5" wide area located 111'-7" west of the eastern edge of Assessor's Parcel Block No. 3721, Lot 136 from 450' to 750', and an area measuring 109' by 69' of the northwest corner of Assessor's Parcel Block No. 3721, Lot 138 from 750' to 450'.
2. Modify Map 5 of the Downtown Area Plan to reclassify the height and bulk designations for the western 15 feet of Assessor's Block 3721, Lot 016 from 450-S to 750-S2, a 3'-5" wide area located 111'-7" west of the eastern edge of Assessor's Parcel Block No. 3721, Lot 136 from 450-S to 750-S2, and an area measuring 109' by 69' of the northwest corner of Assessor's Parcel Block No. 3721, Lot 138 from 750-S2 to 450-S.
3. Modify Map 1 of the Downtown Area Plan to reclassify the land use designations for Assessor's Block 3721, Lots 016, 135, 136, and 138 from "Downtown Service (C-3-O(SD))" and "P" to "Downtown Service (C-3-O(SD))."

ISSUES AND OTHER CONSIDERATIONS

In addition to the zoning changes described above, the Project would require additional Commission action on the following items (to heard at a future hearing date, currently scheduled for November 21, 2019):

- **Downtown Project Authorization**, pursuant to Planning Code section 309, with exceptions to the requirements for "Streetwall Base" and "Tower Separation" pursuant to section 132.1; "Rear Yard" pursuant to section 134; "Reduction of Ground-Level Wind Currents" in C-3 Districts pursuant to section 148; "Off-Street Freight Loading" per sections 152.1 and 161; "Loading Driveway Access from Bicycle Route Street" per section 155 (r)(4); "Off-street Tour Bus Loading" per section 162;

“Upper Tower Extensions” per section 263.7; “Bulk Controls” per Section 270 and 272; and “Dwelling Unit Exposure” per Section 140;

- **Conditional Use Authorization** to establish a Hotel Use per Sections 210.2 and 303;
- Zoning Administrator consideration of **Variance** for Parking and Loading Entrance Width per Section 145, Active Street Frontages per Section 145.1, and Vehicular Ingress and Egress on Natoma Street per Section 155; and location of Bicycle Parking per Section 155.1.
- **Office Allocation** per Section 321;
- **General Plan Amendment** to amend Maps 1 and 5 of the Downtown Plan and Figure 1 of the Transit Center District Plan;
- **Planning Code Text and Map Amendments** to amend San Francisco Zoning Maps ZN-01 and HT-01 for height and bulk classification and zoning designation; Uncodified Legislative Amendments for: the residential footprint requirement per Section 248(d)(2); and authorization of off-site inclusionary affordable dwelling units per Section 249.28(b)(6)(B)(C) (recommendation to Board of Supervisors); and
- **Adoption of Shadow Findings**, upon the recommendation of the Recreation and Park Commission, that shadow would not adversely affect public open spaces under Recreation and Park Commission jurisdiction (Section 295).

ENVIRONMENTAL REVIEW

The requested General Plan Amendment Initiation would not, in and of itself, result in a physical change to the environment. Therefore, this action is statutorily exempt under the California Environmental Quality Act (Section 15060(c)(2)).

On August 27, 2019, the Department determined that the proposed project did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Transit Center District Plan and was encompassed within the analysis contained in the Transit Center District Plan FEIR. Since the Transit Center District Plan FEIR was finalized, there have been no substantial changes to the Transit Center District Plan and no substantial changes in circumstances that would require major revisions to the FEIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the FEIR. The file for this Project, including the Transit Center District Plan FEIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

REQUIRED COMMISSION ACTION

In order for the General Plan Amendments to proceed, the Commission must first approve a Resolution of Intent to initiate the General Plan amendments. Should the Commission initiate the General Plan Amendments, the Commission would make a formal recommendation to the Board of Supervisors at a

future public hearing (currently scheduled for November 21, 2019). The Project will require other additional approvals by the Planning Commission and Board of Supervisors, which will be considered at future public hearings. Initiation of the General Plan Amendments does not constitute a recommendation that the Board of Supervisors approve the Amendment, nor does it constitute an approval of the projects associated with the Amendment.

BASIS FOR RECOMMENDATION

- The initiation will enable the General Plan Amendments and other project approvals associated with the Transbay Parcel F Mixed-Use Project to proceed.
- This Project implements the vision of the Downtown and Transit Center District Plans through the construction of 165 dwelling units, 189 hotel rooms, and approximately 274,000 square feet of office space located directly across from the Salesforce Transit Center, and within walking distance of the Downtown Core.
- The project will add 165 dwelling units to the city's housing supply and provide employment opportunities within an intense, walkable urban context.
- The proposed ground-floor commercial retail spaces located along both the Howard Street and Natoma Street frontages, along with the commercial retail space located on Level 5 (connected to the adjacent Salesforce Park via a pedestrian bridge), will expand the spectrum of retail goods and services available in the area, and will activate the street frontages at-grade and Salesforce Park located above-grade.
- The project is necessary and desirable, is compatible with the surrounding neighborhood, and would not be detrimental to persons or adjacent properties in the vicinity.
- The Project is, on balance, consistent with the Goals, Policies, and Objectives of the General Plan.

ATTACHMENTS:

- Draft Resolution
- Draft General Plan Amendment Ordinance
- Figure 1 of the Transit Center District Subarea Plan (including proposed changes)
- Maps 1 and 5 of the Downtown Area Plan (including proposed changes)
- Plans (for reference)

**DRAFT
RESOLUTION**



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

HEARING DATE OCTOBER 17, 2019

Record Number: 2016-013312GPA
Project Address: 542-550 Howard Street (Transbay Parcel F)
Initiated by: Planning Commission
Staff Contact: Nicholas Foster, AICP, LEED GA
nicholas.foster@sfgov.org, (415) 575-9167
Reviewed by: Aaron D. Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, (415) 558-6362
Recommendation: **Initiate and Schedule for Adoption on or After November 17, 2019**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

RESOLUTION TO INITIATE AN AMENDMENT TO THE GENERAL PLAN, PURSUANT TO PLANNING CODE 340, INCLUDING REVISIONS TO FIGURE 1 OF THE TRANSIT CENTER DISTRICT SUBAREA PLAN AND MAP 1 AND MAP 5 OF THE DOWNTOWN AREA PLAN.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco mandates that the Planning Commission shall periodically recommend to the Board of Supervisors for approval or rejection proposed amendments to the General Plan; and

WHEREAS, The General Plan consists of goals, policies and programs for the future physical development of the City and County of San Francisco that take into consideration social, economic and environmental factors; and

WHEREAS, The General Plan shall be periodically amended in response to changing physical, social, economic, environmental or legislative conditions; and

WHEREAS, Section 340 of the Planning Code of the City and County of San Francisco provides that an amendment to the General Plan may be initiated by the Planning Commission upon an application by one or more property owners, residents or commercial lessees, or their authorized agents; and

WHEREAS, Parcel F Owner, LLC ("Project Sponsor") has filed an application requesting amendments to the General Plan, Planning Code, and Zoning Maps to facilitate the construction of a mixed-use project known as the Transbay Parcel F Mixed-Use Project ("Project"); and

WHEREAS, the Project is located on approximately 0.74 acres of land (Assessor's Block 3721, Lots 016, 135, 136, and 138); and

WHEREAS, the Project helps implement the vision of the Downtown and Transit Center District Plans through the construction of 165 dwelling units, 189 hotel rooms, and approximately 274,000 square feet of

office space located directly across from the Salesforce Transit Center, and within walking distance of the Downtown Core; and

WHEREAS, the Project Site is encumbered by the placement of an underground train box that will facilitate future rail service at the adjacent Salesforce Transit Center, current zoning does not accommodate the Project at the height and density required for the creation of new housing or job opportunities. The Project Sponsor proposes to address the impediment of this site constraint through companion legislation addressing Planning Code Text and Map Amendments for the Project Site; and

WHEREAS, the proposed Ordinance is intended to resolve the aforementioned issues by amending Figure 1 of the of the Transit Center District Subarea Plan and Map 1 and Map 5 of the Downtown Area Plan to facilitate the Project; and

WHEREAS, a Proposed Ordinance has been drafted in order to make the necessary amendments to the General Plan to implement the Project. The Office of the City Attorney has approved the Proposed Ordinance as to form; and

WHEREAS, this General Plan Amendment Initiation is covered by San Francisco Planning Commission Motion No. 18628, Final Environmental Impact Report certification for the Transit Center District Plan ("FEIR") and the August 27, 2019 Planning Department issuance of a Community Plan Evaluation ("CPE") determining that the environmental effects of the Project, including the actions contemplated herein, were adequately analyzed in the FEIR and that no further environmental review is required in accordance with the California Environmental Quality Act ("CEQA", California Public Resources Code Sections 21000 et seq.) and Administrative Code Chapter 31; and

WHEREAS, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Planning Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Planning Department Commission Secretary as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

NOW, THEREFORE BE IT RESOLVED, that pursuant to Planning Code Section 340, the Planning Commission adopts a Resolution to initiate an amendment to the General Plan of the City and County of San Francisco, in order to implement the proposed Project; and

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 306.3, the Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced General Plan amendments contained in the draft ordinance, approved as to form by the City Attorney in Exhibit A, to be considered at a publicly noticed hearing on or after November 17, 2019.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on October 17, 2019.

Draft Motion
Hearing Date: October 17, 2019

Record No. 2016-013312GPA
542-550 Howard Street (Transbay Parcel F)

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED:

**DRAFT
ORDINANCE**

1 [General Plan Amendments – 542-550 Howard Street/Transbay Parcel F Project]

2

3 **Ordinance amending the General Plan by revising the height and bulk designations for**
 4 **portions of the 542-550 Howard Street project site, Assessor’s Parcel Block No. 3721,**
 5 **Lots 016, 135, 136, and 138, also known as Transbay Parcel F, as shown on Figure 1 of**
 6 **the Transit Center District Subarea Plan, and revising the use designations on Map 1**
 7 **and height and bulk designations on Map 5 of the Downtown Area Plan; adopting**
 8 **findings under the California Environmental Quality Act; making findings of**
 9 **consistency with the General Plan, as proposed for amendment, and the eight priority**
 10 **policies of Planning Code, Section 101.1; and adopting findings of public necessity,**
 11 **convenience, and welfare under Planning Code, Section 340.**

12 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
 13 **Additions to Codes** are in *single-underline italics Times New Roman font*.
 14 **Deletions to Codes** are in ~~*italics Times New Roman font*~~.
 15 **Board amendment additions** are in Arial font.
 16 **Board amendment deletions** are in ~~Arial font~~.
 17 **Asterisks (* * * *)** indicate the omission of unchanged Code
 18 subsections or parts of tables.

19 Be it ordained by the People of the City and County of San Francisco:

20 Section 1. Findings and Environmental Findings.

21 (a) The 542-550 Howard Street project, also known as Transbay Parcel F (Assessor’s
 22 Parcel Block No. 3721, Lots 16, 135, 136, and 138), referred to herein as the (“Project”), is
 23 planned for an approximately 0.74 acre site along the north side of Howard Street extending
 24 to the south side of Natoma Street between First and Second Streets in the Transit Center
 25 District Plan Area. The Project site includes an underground train box to accommodate future
 rail service to the Transbay Transit Center. The Project sponsor acquired the site from the

1 Transbay Joint Powers Authority with the land sales proceeds used to support completion of
2 the Transbay Transit Center.

3 (b) The Project would construct a new 61-story, mixed-use high-rise tower with
4 approximately 240,000 gross square feet (gsf) of hotel uses (189 tourist guest rooms);
5 approximately 434,000 gsf of residential uses (165 dwelling units); approximately 274,000 gsf
6 of office uses; approximately 8,700 gsf of retail space; approximately 20,000 gsf of open
7 space; and four below-grade levels that would accommodate up to 183 vehicle parking
8 spaces. The Project also would construct a pedestrian bridge providing public access to
9 Salesforce Park located on the roof of the Transbay Transit Center.

10 (c) The Planning Commission, in Motion No. 18628, certified the Final Environmental
11 Impact Report for the Transit Center District Plan (“FEIR”) and related actions as in comply
12 with the California Environmental Quality Act (Public Resources Code Sections 21000 et
13 seq.). A copy of said Motion is on file with the Clerk of the Board of Supervisors in File No.
14 120665 and is incorporated herein by reference.

15 (d) On May 24, 2012, the Planning Commission conducted a duly noticed public
16 hearing and, by Motion No. 18629, adopted findings pursuant to the California Environmental
17 Quality Act for the Transit Center District Plan and related actions. A copy of Planning
18 Commission Resolution No. 18629, including its attachment and mitigation monitoring and
19 reporting program, is on file with the Clerk of the Board of Supervisors in File No. 120665 and
20 is incorporated herein by reference. The Board of Supervisors hereby adopts the Planning
21 Commission's environmental findings as its own.

22 (e) On August 27, 2019, the Planning Department issued a Community Plan
23 Exemption Determination (“CPE”) determining that the environmental effects of the Project,
24 including the actions contemplated herein, were adequately analyzed in the FEIR and that no
25 further environmental review is required in accordance with the California Environmental

1 Quality Act (“CEQA”, California Public Resources Code Sections 21000 et seq.) and
2 Administrative Code Chapter 31. The CPE is found in Planning Case No. 2016-013312ENV.
3 A copy of the CPE and related documents, including applicable mitigation measures, are on
4 file with the Clerk of the Board of Supervisors in File No. _____ and are
5 incorporated herein by reference. In addition, other documents, reports, and records related
6 to the CPE and Project approvals are on file with the Planning Department custodian of
7 records, and located at 1650 Mission Street, Fourth Floor, San Francisco, California, 94103.
8 The Board of Supervisors treats these additional Planning Department records as part of its
9 own administrative record and incorporates such materials by reference herein.

10 (f) In accordance with the actions contemplated herein, this Board has reviewed the
11 CPE and concurs with the Planning Department’s determination that the environmental effects
12 of the Project were adequately analyzed in the FEIR and CPE and that no further
13 environmental review is required.

14 (g) This ordinance is companion legislation to legislation that amends the Planning
15 Code to modify Zoning Map ZN1 to rezone a portion of the Project site from the P (Public)
16 district to the C-3-O(SD) Downtown Office Special Development District, to modify Zoning
17 Map HT1 to reclassify the height and bulk district designations for a portion of the project site;
18 to modify the application of Planning Code Section 248(d)(2) to permit the footprint of the
19 portion of the project site dedicated to dwellings to exceed 15,000 square feet; and to modify
20 the application of Planning Code Section 249.28(b)(6)(B) to permit the project’s required
21 inclusionary affordable housing units to be provided off-site within the Transbay
22 Redevelopment Project Area subject to specified conditions. This legislation is on file with the
23 Clerk of the Board of Supervisors in File No. _____.

24
25 Section 2. General Plan and Planning Code Section 340 Findings.

1 (a) Section 4.105 of the Charter provides that the Planning Commission shall
2 periodically recommend to the Board of Supervisors, for approval or rejection, proposed
3 amendments to the General Plan.

4 (b) Planning Code Section 340 provides that the Planning Commission may initiate an
5 amendment to the General Plan by a resolution of intention, which refers to, and incorporates
6 by reference, the proposed General Plan amendments. Section 340 further provides that the
7 Planning Commission shall adopt the proposed General Plan amendments after a public
8 hearing if it finds from the facts presented that the public necessity, convenience, and general
9 welfare require the proposed amendment or any part thereof. If adopted by the Commission
10 in whole or in part, the proposed amendments shall be presented to the Board of Supervisors,
11 which may approve or reject the amendments by a majority vote.

12 (c) After a duly noticed public hearing on October 17, 2019 in Motion No.
13 _____, the Planning Commission initiated amendments to the General Plan (“Plan
14 Amendments”). Said Motion is on file with the Clerk of the Board of Supervisors in File No.
15 _____ and incorporated herein by reference.

16 (d) On _____, the Planning Commission, in Resolution No. _____,
17 adopted findings regarding the City’s General Plan, eight priority policies of Planning Code
18 Section 101.1, and Planning Code Section 340. A copy of said Resolution is on file with the
19 Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by
20 reference.

21 (e) Section 4.105 of the City Charter further provides that if the Board of Supervisors
22 fails to Act within 90 days of receipt of the proposed Plan Amendments, then the Plan
23 Amendments shall be deemed approved.

24 (f) The Board of Supervisors finds that the Plan Amendments are, on balance, in
25 conformity with the General Plan, as it is amended by this ordinance, and the eight priority

1 policies of Planning Code Section 101.1 for the reasons set forth in Planning Commission
2 Resolution No. _____. The Board hereby adopts these Planning Commission
3 findings as its own.

4 (g) The Board of Supervisors finds, pursuant to Planning Code Section 340, that the
5 Plan Amendments set forth in this ordinance and in documents on file with the Clerk of the
6 Board in File No. _____ will serve the public necessity, convenience and general
7 welfare for the reasons set forth in Planning Commission Resolution No. _____.
8 The Board hereby adopts these Planning Commission findings as its own.

9

10 Section 3. The General Plan is hereby amended by revising the Transit Center District
11 Subarea Plan as follows:

12 Revise Figure 1 to reclassify the height limits for the western 15 feet of Assessor's
13 Block 3721, Lot 016 from 450' to 750', a 3'-5" wide area located 111'-7" west of the eastern
14 edge of Assessor's Parcel Block No. 3721, Lot 136 from 450' to 750', and an area measuring
15 109' by 69' of the northwest corner of Assessor's Parcel Block No. 3721, Lot 138 from 750' to
16 450', as described below:

17

18

19

20

21

22

23

24

25

| Description of Property | Height Districts to be Superseded |
|---|--|
| Assessor's Parcel Block No. 3721, Lot 016 (western 15 feet) | 450' |
| Assessor's Parcel Block No. 3721, Lot 136 (3'-5" wide area located 111'-7" west of the eastern edge of Lot 136) | 450' |

| | | |
|---|---|------|
| 1 | Assessor's Parcel Block No. 3721, Lot | 750' |
| 2 | 138, (area measuring 109' by 69' of the | |
| 3 | northwest corner of Lot 138) | |
| 4 | | |

| 6 | Description of Property | Height Districts Hereby Approved |
|----|--|----------------------------------|
| 8 | Assessor's Parcel Block No. 3721, Lot 016 | 750' |
| 9 | (western 15 feet) | |
| 11 | Assessor's Parcel Block No. 3721, Lot 136 | 750' |
| 12 | (3'-5" wide area located 111'-7" west of the | |
| 13 | eastern edge of Lot 136) | |
| 15 | Assessor's Parcel Block No. 3721, Lot | 450' |
| 16 | 138, (area measuring 109' by 69' of the | |
| 17 | northwest corner of Lot 138) | |
| 18 | | |

19

20 Section 4. The General Plan is hereby amended by revising the Downtown Area Plan

21 Map 1 to reclassify the land use designation of the Assessor's Block and Lots as described

22 below:

23

24

25

| Description of Property | Land Use Designation to be Superseded |
|---|--|
| Assessor's Parcel Block No. 3721, Lots 016, 135, 136, and 138 | Downtown Service C-3-O(SD); and unzoned |

| Description of Property | Land Use Designation Hereby Approved |
|---|---|
| Assessor's Parcel Block No. 3721, Lots 016, 135, 136, and 138 | Downtown Office C-3-O(SD) |

Section 5. The General Plan is hereby amended by revising height and bulk designations on Map 5 of the Downtown Area Plan as follows:

Revise Map 5 to reclassify the height and bulk designations for the western 15 feet of Assessor's Block 3721, Lot 016 from 450-S to 750-S2, a 3'-5" wide area located 111'-7" west of the eastern edge of Assessor's Parcel Block No. 3721, Lot 136 from 450-S to 750-S2, and an area measuring 109' by 69' of the northwest corner of Assessor's Parcel Block No. 3721, Lot 138 from 750-S2 to 450-S, as described below:

| Description of Property | Height and Bulk Districts to be Superseded |
|--|---|
| Assessor's Parcel Block No. 3721, Lot 16 (western 15 feet) | 450-S |

| | | |
|---|---|--------|
| 1 | Assessor's Parcel Block No. 3721, Lot 136 (3'-5" wide area located 111'-7" west of the eastern edge of Lot 136) | 450-S |
| 2 | | |
| 3 | Assessor's Parcel Block No. 3721, Lot 138, (area measuring 109' by 69' of the northwest corner of Lot 138) | 750-S2 |
| 4 | | |
| 5 | | |

| | | |
|----|---|--|
| 6 | | |
| 7 | Description of Property | Height and Bulk Districts Hereby Approved |
| 8 | | |
| 9 | | |
| 10 | Assessor's Parcel Block No. 3721, Lot 16 (western 15 feet) | 750-S2 |
| 11 | | |
| 12 | | |
| 13 | Assessor's Parcel Block No. 3721, Lot 136 (3'-5" wide area located 111'-7" west of the eastern edge of Lot 136) | 750-S2 |
| 14 | | |
| 15 | | |
| 16 | | |
| 17 | Assessor's Parcel Block No. 3721, Lot 138, (area measuring 109' by 69' of the northwest corner of Lot 138) | 450-S |
| 18 | | |
| 19 | | |
| 20 | | |

21

22 Section 6. Effective Date and Operative Date.

23 (a) This ordinance shall become effective 30 days after enactment. Enactment occurs
24 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
25

1 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
2 Mayor's veto of the ordinance.

3 (b) This ordinance shall become operative only on (and no rights or duties are affected
4 until) the later of (1) its effective date, as stated in subsection (a) above, or (2) the effective
5 date of the companion ordinance approving the Planning Code Amendments for the Project.
6 A copy of said ordinance is on file with the Clerk of the Board of Supervisors in File No.
7 _____.

8
9 Section 7. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
10 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
11 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the General
12 Plan that are explicitly shown in this ordinance as additions, deletions, Board amendment
13 additions, and Board amendment deletions in accordance with the "Note" that appears under
14 the official title of the ordinance.

15
16
17 APPROVED AS TO FORM:
18 DENNIS J. HERRERA, City Attorney

19 By: _____
20 JOHN D. MALAMUT
21 Deputy City Attorney

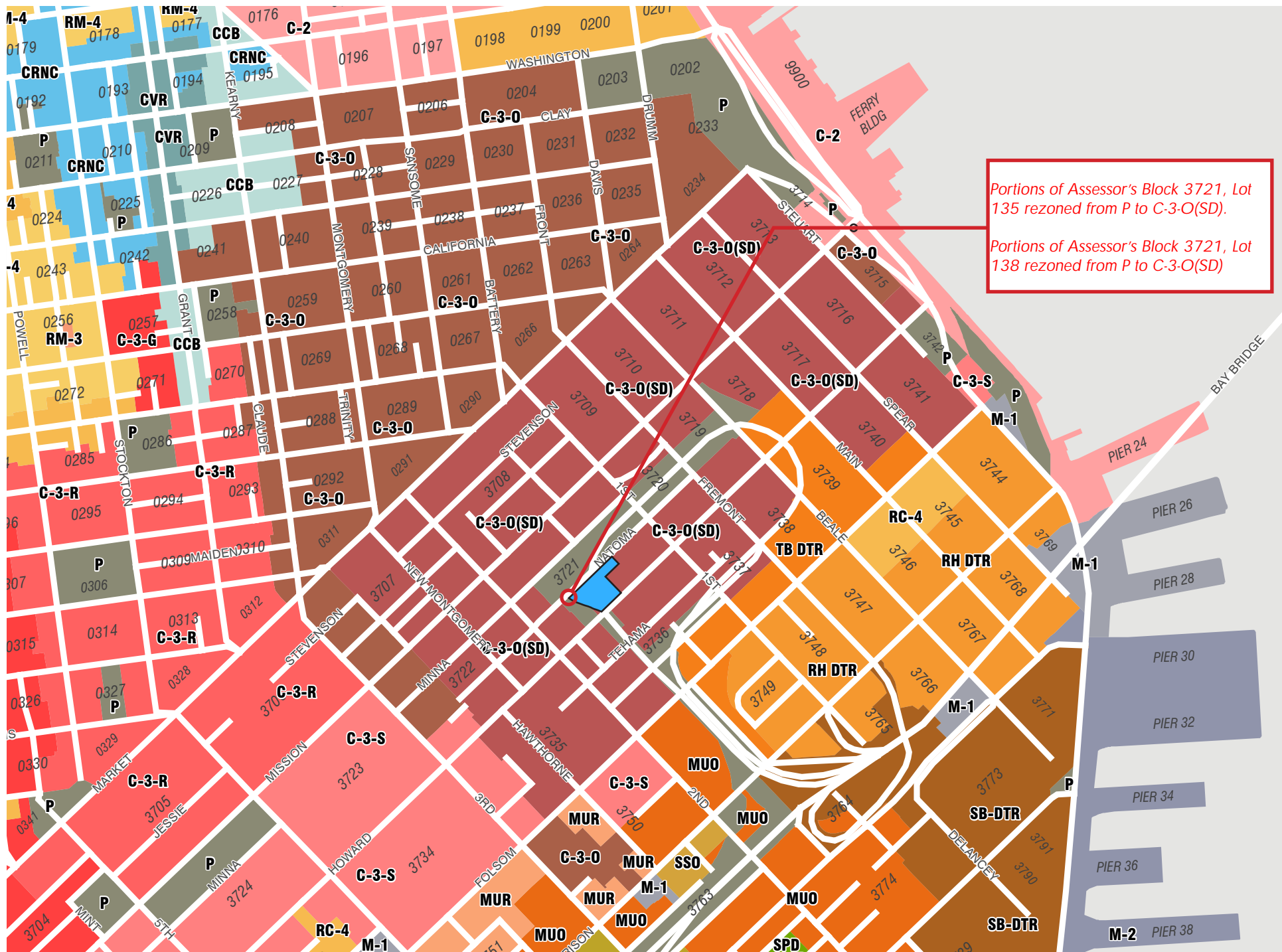
22 n:\legana\as2018\1900166\01312301.docx

23
24
25

**PROPOSED
MAP
CHANGES**



TRANSIT CENTER DISTRICT SUBAREA PLAN FIGURE 1



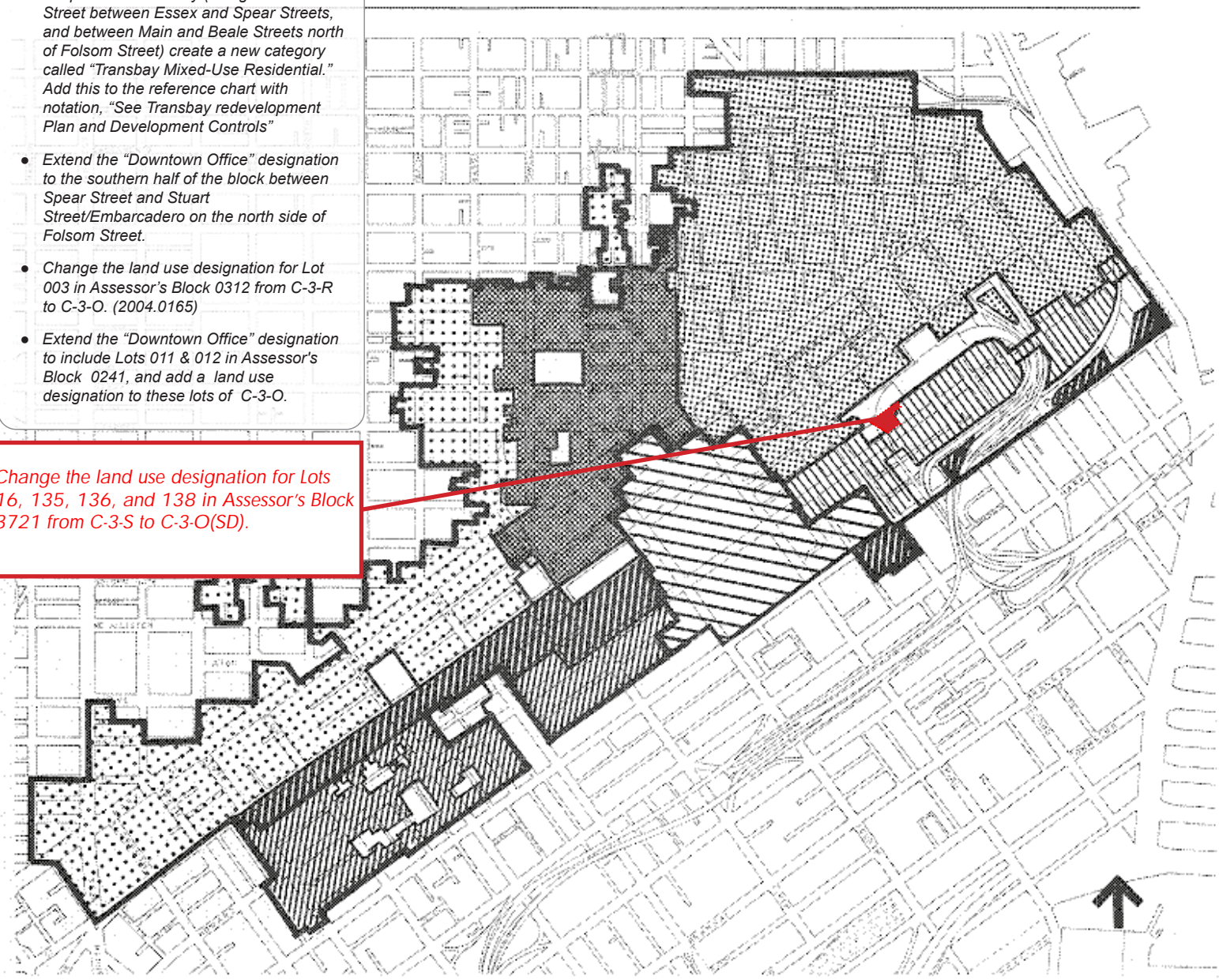
Portions of Assessor's Block 3721, Lot 135 rezoned from P to C-3-O(SD).
Portions of Assessor's Block 3721, Lot 138 rezoned from P to C-3-O(SD)

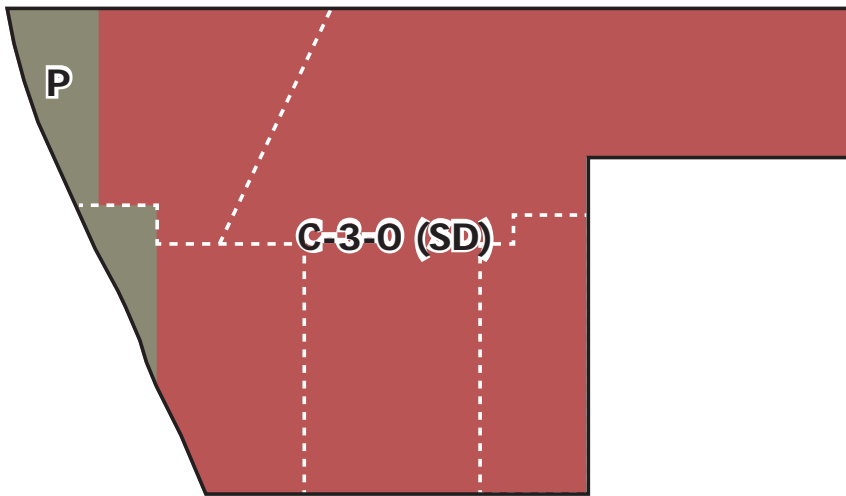
ZONING DISTRICT MAP (SHEET ZN01)

MAP TO BE EDITED

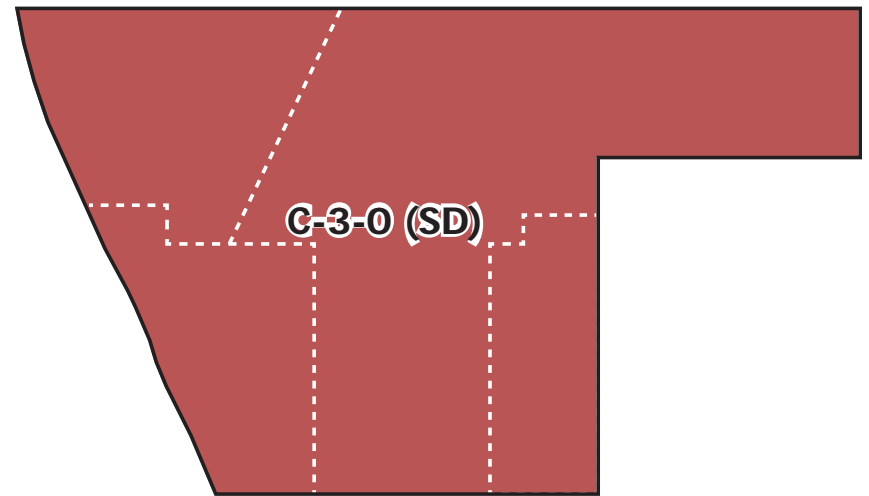
- For public parcels on former freeway ramps in the Transbay (along Folsom Street between Essex and Spear Streets, and between Main and Beale Streets north of Folsom Street) create a new category called "Transbay Mixed-Use Residential." Add this to the reference chart with notation, "See Transbay redevelopment Plan and Development Controls"
- Extend the "Downtown Office" designation to the southern half of the block between Spear Street and Stuart Street/Embarcadero on the north side of Folsom Street.
- Change the land use designation for Lot 003 in Assessor's Block 0312 from C-3-R to C-3-O. (2004.0165)
- Extend the "Downtown Office" designation to include Lots 011 & 012 in Assessor's Block 0241, and add a land use designation to these lots of C-3-O.

Change the land use designation for Lots 16, 135, 136, and 138 in Assessor's Block 3721 from C-3-S to C-3-O(SD).







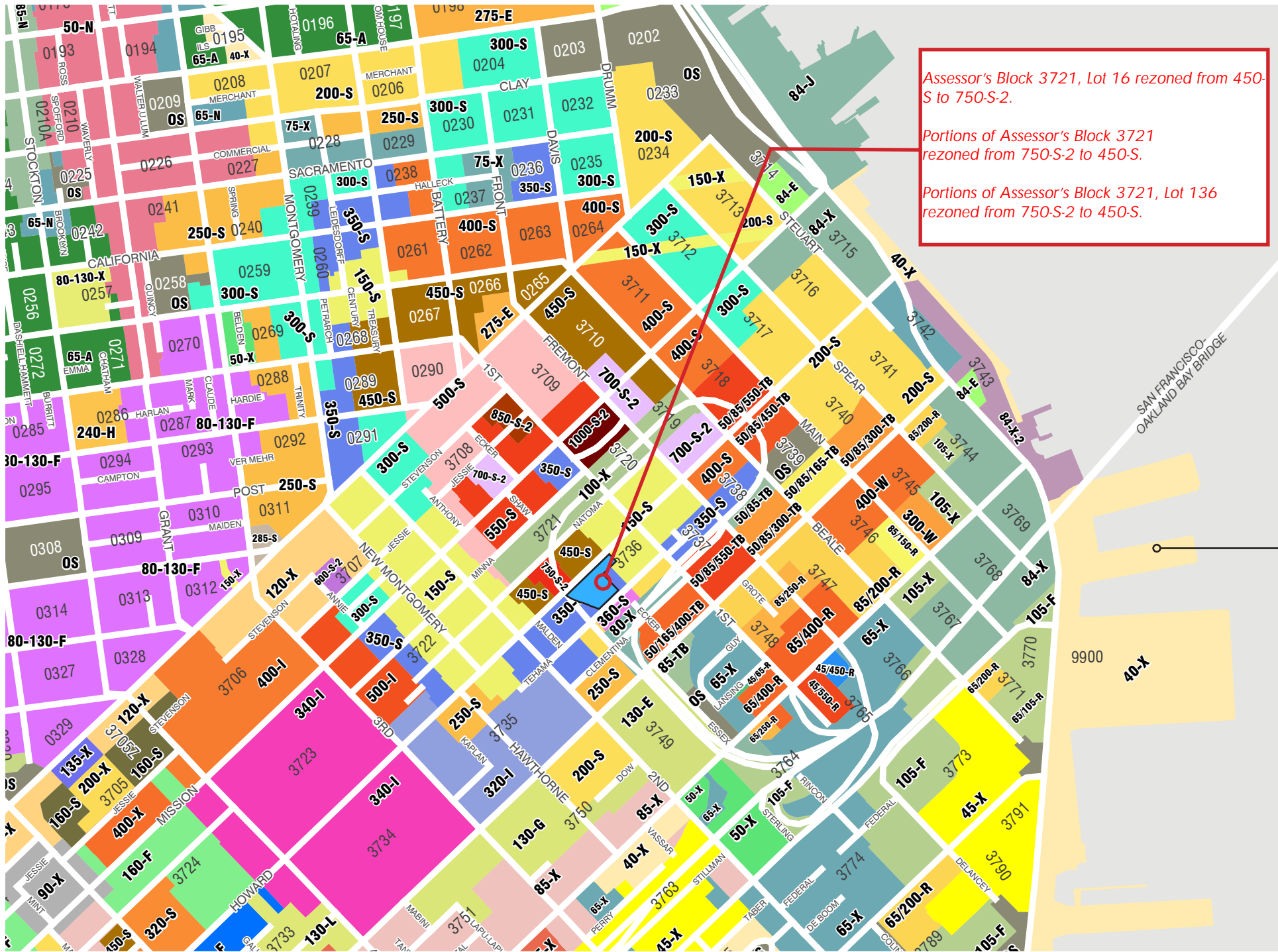
EXISTING ZONING DISTRICTS



PROPOSED ZONING DISTRICT

-  P
-  C-3-0 (SD)

SUMMARY OF ZONING REVISIONS

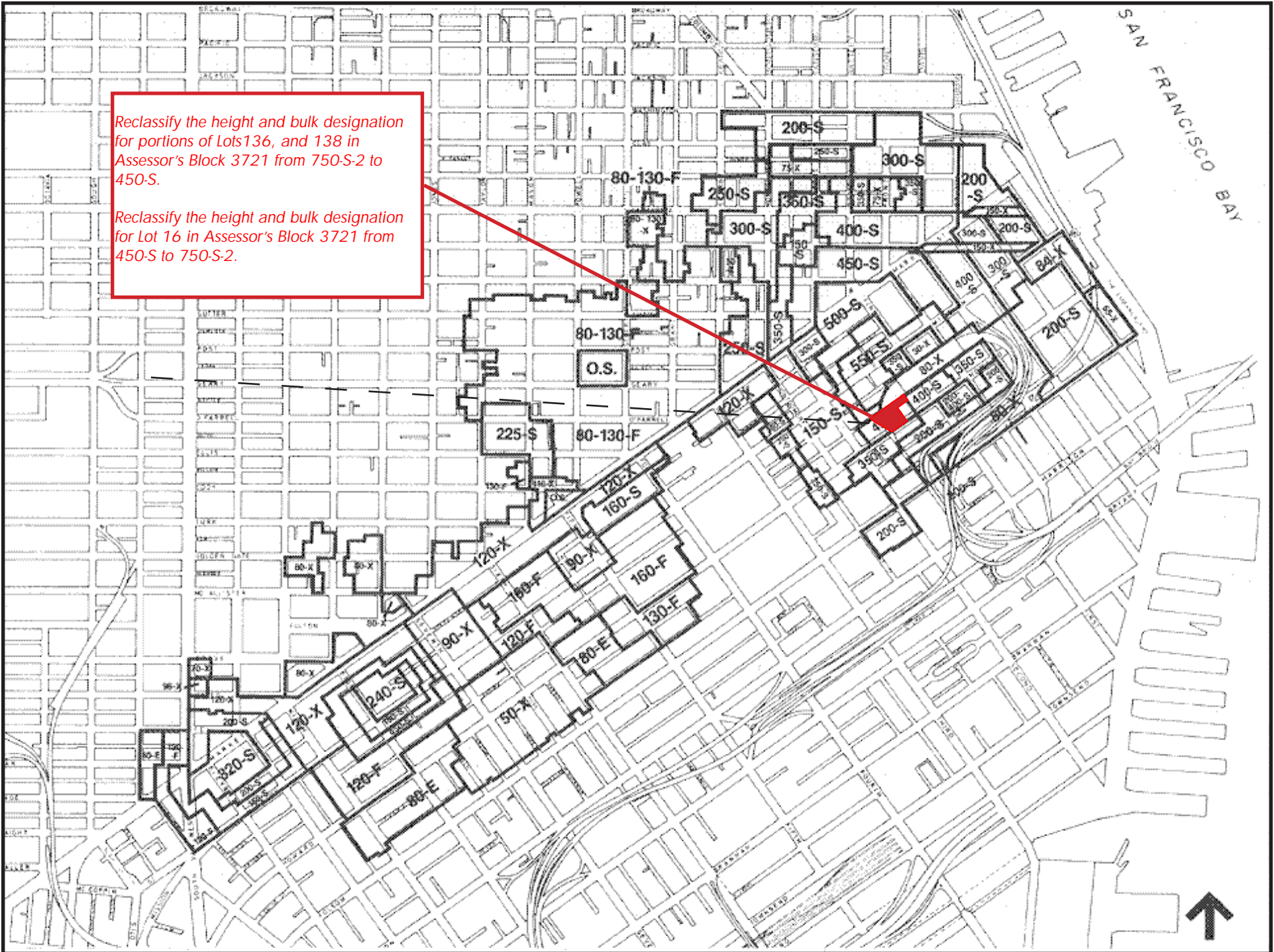


Assessor's Block 3721, Lot 16 rezoned from 450-S to 750-S-2.

Portions of Assessor's Block 3721 rezoned from 750-S-2 to 450-S.

Portions of Assessor's Block 3721, Lot 136 rezoned from 750-S-2 to 450-S.

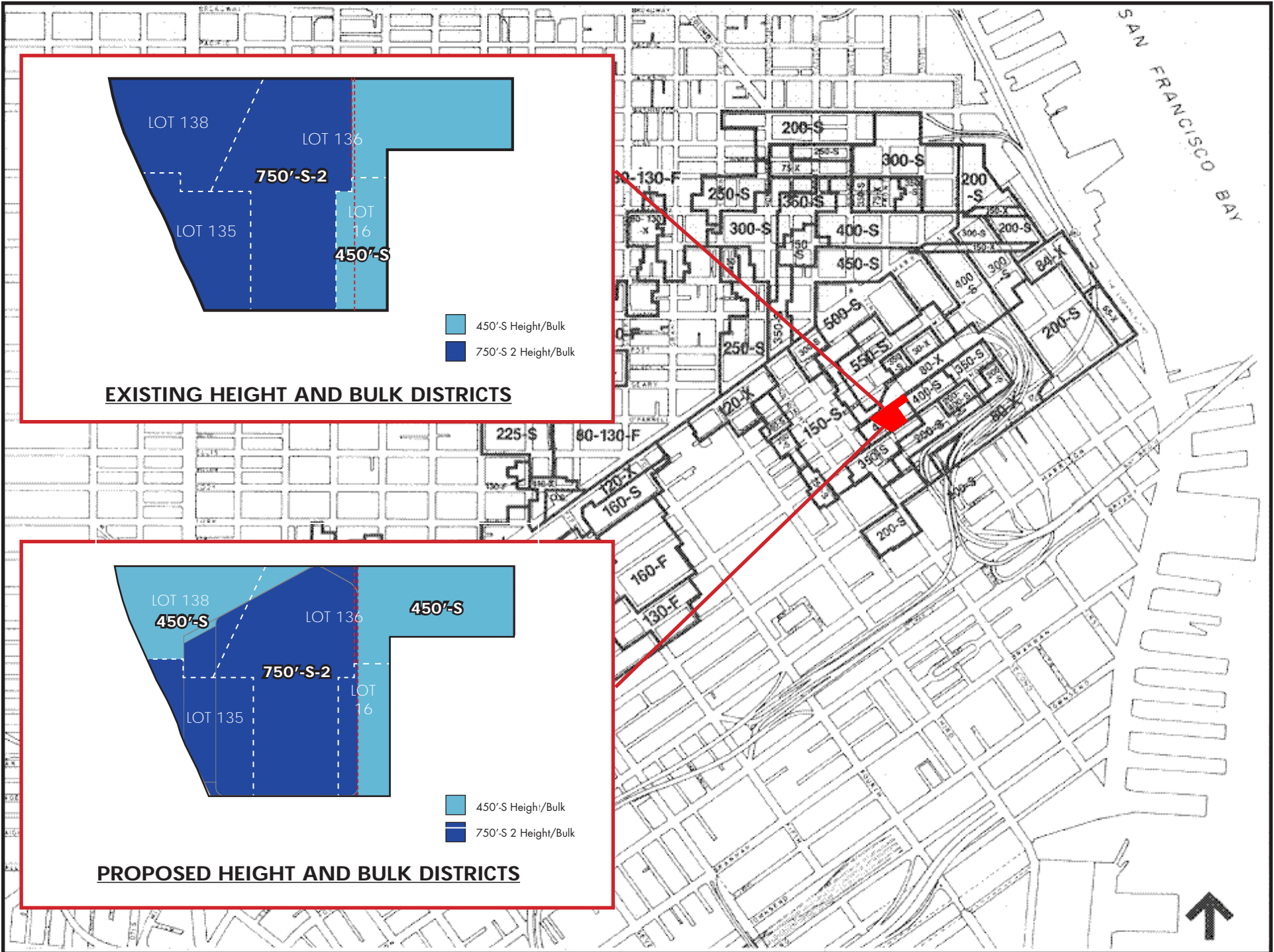
ZONING DISTRICT MAP (SHEET HT01)



Reclassify the height and bulk designation for portions of Lots 136, and 138 in Assessor's Block 3721 from 750-S-2 to 450-S.

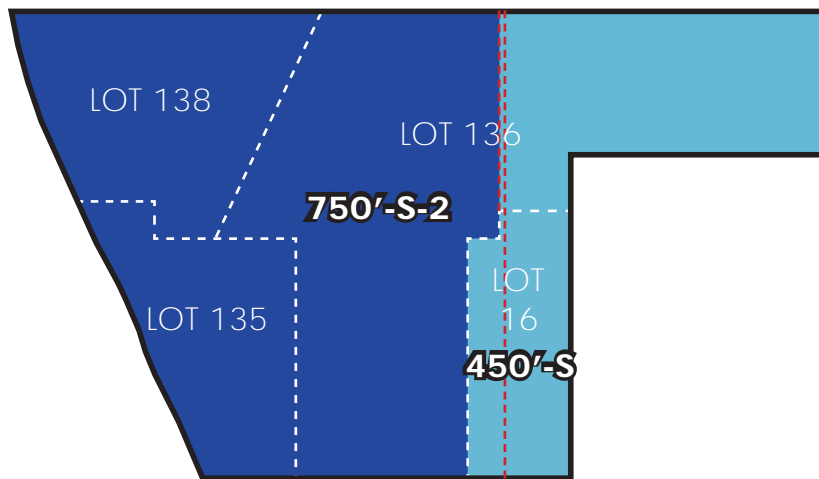
Reclassify the height and bulk designation for Lot 16 in Assessor's Block 3721 from 450-S to 750-S-2.

DOWNTOWN AREA PLAN MAP 5

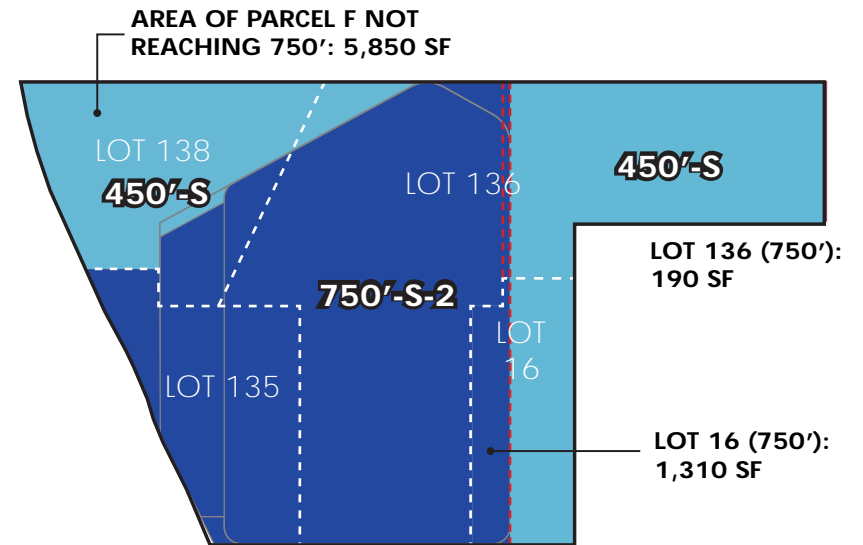


EXISTING HEIGHT AND BULK DISTRICTS

PROPOSED HEIGHT AND BULK DISTRICTS



EXISTING HEIGHT AND BULK DISTRICT



PROPOSED HEIGHT AND BULK DISTRICT

- 450'-S Height/Bulk
- 750'-S 2 Height/Bulk

SUMMARY OF HEIGHT AND BULK DISTRICT REVISIONS

PLANS