



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Downtown Project Authorization

HEARING DATE: JULY 16, 2015

Date: July 2, 2015
Case No.: **2013.0159X**
Project Address: **525 HARRISON STREET**
Zoning: RH-DTR (Rincon Hill Downtown Residential) Zoning District
Existing Height/Bulk: 65-X & 65/400-R Height and Bulk District
Proposed Height/Bulk: 65-X & 65/200-R Height and Bulk District
Block/Lot: 3764/063
Project Sponsor: Steve Vettel, Farella Braun + Martel, LLP
235 Montgomery Street
San Francisco, CA 94104
Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org

Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposed project includes demolition of the existing two-story former industrial building (27,500 gsf), and the new construction of a 17-story residential building (approximately 232,100 gross square feet; up to 175-ft tall) with up to 179 dwelling units, 790 square feet of ground floor café/retail, 97 off-street parking spaces, 120 Class 1 bicycle parking spaces, and 20 Class 2 bicycle parking spaces. The project includes a dwelling unit mix consisting of 79 two-bedroom units, 63 one-bedroom units, and 37 studio units. The proposed project includes approximately 13,537 square feet of open space via ground floor street improvements, private balconies, a podium level roof deck, and a rooftop terrace. The entrance to the below-grade parking levels via a 22-ft wide entrance off of Harrison Street.

SITE DESCRIPTION AND PRESENT USE

The proposed project is located on an irregularly-shaped lot on the east side of Harrison Street between 1st and Essex Streets. The subject lot has a lot area of approximately 12,998± sq ft, and has approximately 140-ft of frontage on Harrison Street. The subject lot is bordered by a freeway on-ramp to the south and east, and a vacant lot to the north. The subject lot is currently occupied by a two-story former industrial building (measuring approximately 27,500 gsf), which is currently an entertainment venue (d.b.a. Sound Factory).

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Rincon Hill DTR Zoning District along a transitioning corridor within the Rincon Hill Plan area. To the north of the project site is a vacant lot and a three-story, former industrial building (d.b.a Terra), while to the south of the project site is the freeway on-ramp. Across from the project site, opposite Harrison Street, is a four-story residence with 33 dwelling units and a new 400-ft residential tower with up to 320 dwelling units at 45 Lansing Street, which is under construction. Other zoning districts in the vicinity of the project site include: P (Public), SB-DTR (South Beach Downtown Residential District), and TB-DTR (Transbay Downtown Residential).

ENVIRONMENTAL REVIEW

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Rincon Hill Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on May 5, 2005, by Motion No. 17007, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA"). The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

The Department is preparing an Addendum to the previously-certified Final EIR. Copies of the EIR Addendum will be provided upon availability.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	10 days	June 26, 2015	June 26, 2015	20 days
Posted Notice	20 days	June 26, 2015	June 26, 2015	20 days
Mailed Notice	10 days	July 6, 2015	June 26, 2015	20 days

PUBLIC COMMENT

As of July 2, 2015, the Department has received a few public inquiries regarding the proposed project. These inquiries have expressed neither support nor opposition to the proposed project. The Department has received one letter of support from the San Francisco Housing Action Coalition (See Attached).

ISSUES AND OTHER CONSIDERATIONS

- Legislative Amendments: The proposed project requires legislative amendments (General Plan Amendment and Planning Code Text Amendment) to the Rincon Hill Area Plan and Planning Code to provide for modification of the tower bulk, upper tower sculpting and tower spacing requirements of the Planning Code (See Case No. 2013.0159T). Specifically, these legislative amendments would add text to Policies 3.3 and 3.4 of the Rincon Hill Area Plan to address modification of the tower spacing and tower bulk requirements of the San Francisco Planning Code, and would add criteria to Planning Code Section 270(e) to allow for exceptions to the tower bulk, upper tower sculpting, and tower spacing requirements on Block 3764. In addition,

the project would also decrease the subject lot's height limit from 65/400-R to 65/200-R (See Case No. 2013.0159Z). These legislative amendments must be adopted by the Board of Supervisors, in order to vest the Commission's determination.

- Downtown Project Authorization Exceptions: As part of the Downtown Project Authorization (DPA), the Commission may grant exceptions from certain Planning Code requirements for projects that exhibit outstanding overall design and are complementary to the design and values of the surrounding area. The proposed project requests an exception from the requirements for dwelling unit exposure (Planning Code Section 140) and tower bulk, tower sculpting and tower spacing (Planning Code Section 270(e)(5)). Department staff is generally in agreement with the proposed modifications given the overall project and its outstanding and unique design.
- Design Review. As a follow-up to the initiation of the legislative amendments on May 28, 2015, the Planning Commission conducted a design review of the proposed project at the public hearing on June 18, 2015. In response to the Commission's comments, the Project Sponsor will be addressing: 1) activation of the ground level near the corner of Harrison and Essex Streets; 2) additional elaboration of the exterior detailing, including providing material samples; and, 3) additional exploration of a larger housing scheme with up to 204 dwelling units. The Project Sponsor will provide this response at the public hearing on July 16, 2015.
- Inclusionary Affordable Housing: The Project has elected the on-site affordable housing alternative, identified in Planning Code Section 415.6. The project site is located within the RH-DTR Zoning District, which requires 12% of the total number of units to be designated as part of the inclusionary affordable housing program. The Project contains 179 units and the Project Sponsor will fulfill this requirement by providing the 21 affordable units on-site, which will be available for rent. As part of the project, the Project Sponsor will enter into a Costa-Hawkins Agreement with the City. Copies of this agreement shall be provided at the public hearing.
- Development Impact Fees: The Project will be subject to the following development impact fees, which are estimated as follows:

FEE TYPE	PLANNING CODE SECTION/FEE	AMOUNT
Rincon Hill Community Improvement Fund (204,600 gsf– New Residential)	418 (@ \$10.44)	\$2,136,024
Rincon Hill Community Improvement Fund (27,500 gsf– Non-Residential to Residential)	418 (@ \$6.07)	\$166,925
SoMa Community Stabilization Fee (232,100 gsf–New Residential)	418.3(d) (@ \$13.29)	\$3,084,609
	TOTAL	\$5,387,558

Please note that these fees are subject to change between Planning Commission approval and approval of the associated Building Permit Application, due to potential changes to the Project and the Controller's annual inflation adjustment for impact fees.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant a Downtown Project Authorization pursuant to Planning Code Section 309.1 to allow the new construction of a 17-story residential building with up to 179 dwelling units, and to allow modifications to the requirements for dwelling unit exposure (Planning Code Section 140) and tower bulk, tower sculpting and tower spacing (Planning Code Section 270(e)(5)).

BASIS FOR RECOMMENDATION

The Department believes this project is approvable for the following reasons:

- The Project is consistent with the objectives and policies of the General Plan, as amended.
- The Project is located in a zoning district where residential is principally permitted.
- The Project will produce a new residential development and significant site updates, including landscaping, private and common open space, sidewalk improvements.
- The Project complies with the First Source Hiring Program.
- The Project adds up to 179 new dwelling units to the City's housing stock.
- The Project shall construct 21 new on-site affordable housing units.
- The Project will fully utilize the Rincon Hill Area Plan controls, and will pay the appropriate development impact fees.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Draft Motion-Downtown Project Authorization

Parcel Map

Sanborn Map

Aerial Photograph

Zoning Map

Project Sponsor Submittal

Architectural Drawings

Affordable Housing Affidavit

Costa-Hawkins Agreement (to be provided at the public hearing)

First Source Hiring Affidavit

Anti-Discriminatory Housing Policy Affidavit

Public Correspondence

EIR Addendum (to be provided electronically and in hard copy, when available)

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project Sponsor Submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. Review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Context Photos | <input checked="" type="checkbox"/> Inclusionary Affordable Housing Program:
Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos | |

Exhibits above marked with an "X" are included in this packet

RS
Planner's Initials

RS: G:\Documents\Downtown Project Authorization\2013.0159X 525 Harrison St\ExecutiveSummary_525 Harrison St.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Affordable Housing (Sec. 415) | <input checked="" type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input checked="" type="checkbox"/> Other (Rincon Hill Impact Fees, Sec. 418) |

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Planning Commission Draft Motion

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65-X & 65/200-R Height and Bulk District
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ADOPTING FINDINGS RELATING TO A DOWNTOWN PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 309.1 AND 827, TO ALLOW AN EXCEPTION TO DWELLING UNIT EXPOSURE PURSUANT TO PLANNING CODE SECTION 140 AND TOWER BULK, TOWER SCULPTING AND TOWER SPACING PURSUANT TO PLANNING CODE SECTION 270(E)(5) TO ALLOW CONSTRUCTION OF A NEW 17-STORY RESIDENTIAL BUILDING (APPROXIMATELY 232,100 GSF) WITH UP TO 179 DWELLING UNITS (CONSISTING OF 37 STUDIOS, 63 1-BEDROOM UNITS AND 79 2-BEDROOM UNITS), LOCATED AT 525 HARRISON STREET, LOT 063 IN ASSESSOR'S BLOCK 3764, WITHIN THE RH-DTR (RINCON HILL DOWNTOWN RESIDENTIAL) ZONING DISTRICT AND A 65-X AND 65/200-R HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 13, 2014, Steve Vettel of Farella Braun + Martel, LLP of behalf of Hines Interests Ltd. (hereinafter "Project Sponsor") filed Application No. 2013.0159X (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Downtown Project Authorization to construct a new 17-story residential building with 179 dwelling units at 525 Harrison Street (Block 3764 Lot 063) in San Francisco, California.

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Rincon Hill Plan Environmental Impact Report (hereinafter "EIR").

The EIR was prepared, circulated for public review and comment, and, at a public hearing on May 5, 2005, by Motion No. 17007, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA")). The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

In approving the Rincon Hill Plan, the Commission adopted CEQA Findings in its Motion No. 17008 and hereby incorporates such Findings by reference.

On July XX, 2015, the Department prepared and published an Addendum to the Rincon Hill Plan EIR, which determined that the proposed project would not cause new significant adverse impacts not identified in the original Rincon Hill Plan Final EIR.

Since the Rincon Hill Plan Final EIR was finalized, there have been no substantial changes to the Rincon Hill Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR 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 Final EIR. The file for this project, including the Rincon Hill Final EIR and the EIR Addendum, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Rincon Hill Plan EIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2013.0159X at 1650 Mission Street, 4th Floor, San Francisco, California.

On July 17, 2014, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Downtown Project Authorization Application No. 2013.0159X.

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 the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Downtown Project Authorization requested in Application No. 2013.0159X, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The proposed project is located on an irregularly-shaped lot on the east side of Harrison Street between 1st and Essex Streets. The subject lot has a lot area of approximately 12,998± sq ft, and has approximately 140-ft of frontage on Harrison Street. The subject lot is bordered by a freeway on-ramp to the south and east, and a vacant lot to the north. The subject lot is currently occupied by a two-story former industrial building (measuring approximately 27,500 gsf), which is currently an entertainment venue (d.b.a. Sound Factory).
3. **Surrounding Properties and Neighborhood.** The project site is located in the Rincon Hill DTR Zoning District along a transitioning corridor within the Rincon Hill Plan area. To the north of the project site is a vacant lot and a three-story, former industrial building (d.b.a. Terra), while to the south of the project site is the freeway on-ramp. Across from the project site, opposite Harrison Street, is a four-story residence with 33 dwelling units and a new 400-ft residential tower with up to 320 dwelling units at 45 Lansing Street, which is under construction. Other zoning districts in the vicinity of the project site include: P (Public), SB-DTR (South Beach Downtown Residential District), and TB-DTR (Transbay Downtown Residential).
4. **Project Description.** The proposed project includes demolition of the existing two-story former industrial building (27,500 gsf), and the new construction of a 17-story residential building (approximately 232,100 gross square feet (gsf)) with up to 179 dwelling units, 790 square feet of ground floor café/retail, 97 off-street parking spaces, 120 Class 1 bicycle parking spaces, and 20 Class 2 bicycle parking spaces. The project includes a dwelling unit mix consisting of 79 two-bedroom units, 63 one-bedroom units, and 37 studio units. The proposed project includes approximately 13,537 square feet of open space via ground floor street improvements, private balconies, a podium level roof deck, and a rooftop terrace. The entrance to the below-grade parking levels via a 22-ft wide entrance off of Harrison Street.
5. **Public Comment.** As of July 2, 2015, the Department has received a few public inquiries about the proposed project; however, these inquiries have expressed neither support, nor opposition to the proposed project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Permitted Uses in RH-DTR Zoning Districts.** Planning Code Section 827.46 states that residential use is principally permitted use within the RH-DTR Zoning District.

The Project would construct new residential use within the RH-DTR Zoning District; therefore, the Project complies with Planning Code Section 827.46.

- B. **Height.** Planning Code Section 827.10 outlines the requirements associated with the 65/200-R Height and Bulk District, as defined in Planning Code Sections 102, 105, 106, 250-252, 260, 263.19, and 270.

As noted in Planning Code Section 260(b)(1)(H) and (I), certain features are exempt from the height limited including enclosed space related to the recreational use of the roof shall not to exceed 16 feet in height and additional building volume used to enclose or screen from view mechanical equipment and rooftop features. The rooftop form created by the added volume shall not be subject to the percentage coverage limitations otherwise applicable, shall meet the requirements of Section 141, shall not exceed 10 percent of the total height of any building taller than 105 feet, shall have a horizontal area not more than 85 percent of the total area of the highest occupied floor, and shall contain no space for human occupancy. The features described in (b)(1)(B) shall not be limited to 16 feet for buildings taller than 160 feet, but shall be limited by the permissible height of any additional rooftop volume allowed by this Subsection.

The Project is located within a split height district with the eastern portion of the site located in 65-X Height and Bulk District and the western portion of the site located in the 65/200-R Height and Bulk District. The Project complies with the height limit, since the Project includes a podium of 65-ft and a tower height of 170-ft. The Project includes a rooftop screen for the mechanical equipment, which is approximately 24-ft 7-in above the height limit, and meets the requirements of Planning Code Section 260(b)(1)(H) and (I).

- C. **Tower Bulk and Spacing.** Planning Code Section 270(e) outlines the requirements for tower bulk and spacing. Within the 65/200-R Height and Bulk District, Planning Code 270 limits the upper tower of buildings between the podium height (65-ft) and 240 feet to a plan length of 90-ft and a diagonal dimension of 120 square feet. Further, the maximum floor area for the upper tower is limited to 7,500 square feet. According to Planning Code Section 270(e)(2)(G), a minimum distance of 115 feet must be preserved between all structures above 110 feet in height at all levels above 110 feet in height.

The Project does not comply with the bulk controls because the Project includes a tower with a plan length of 137-ft, a diagonal dimension of 164-ft and a tower floor area of 10,398 square feet. In addition, the Project has a tower spacing of 82-ft above a height of 110-ft. Therefore, the Project is seeking a modification of the tower bulk, upper tower sculpting and tower spacing requirements under the Downtown Project Authorization, pursuant to Planning Code Section 270(e)(5) and 309.1.

- D. **Rear Yard.** Planning Code Section 827.12 permits 100 percent lot coverage, and does not require a rear yard for the project site.

The Project includes 100 percent lot coverage, and is consistent with Planning Code Section 827.12.

- E. **Setbacks.** Planning Code Section 827.13 requires a building setback of 10-ft above a height of 65-ft along Spear, Maine, Beale, Fremont, and First Streets. This requirement shall not apply to street frontage occupied by a building taller than 85-ft. This upper story setback requirement shall not apply to the first 60 linear feet from corners at Folsom, Harrison and Bryant Streets.

Since the Project includes construction of a building taller than 85-ft, this requirement does not apply.

- F. **Street-Facing Active Uses.** Planning Code Sections 145.1 and 827.14 requires active uses on all street frontages. Per Planning Code Section 145.1, active use is defined as either: residential use above the ground floor or on the ground floor if they provide direct, individual pedestrian access to a public sidewalk; spaces accessory to residential uses, such as fitness or community rooms, with direct access to a public sidewalk; building lobbies, so long as they do not exceed 40-ft or 25% of building frontage, whichever is larger; or, public uses described in Planning Code Section 790.80. Along Harrison Street, individual ground floor residential units are encouraged, where appropriate.

The Project provides active uses along Harrison Street. The residential lobby is less than 40-ft wide, and the Project provides a pedestrian arcade and café along the majority of the street frontage. Further, the Project includes residential amenity spaces towards the west end of the building, which will assist in activating the visible street frontage. Therefore, the Project complies with Planning Code Sections 145.1 and 827.14.

- G. **Off-Street Parking.** Planning Section 151.1 of the Planning Code permits one off-street parking space for each two dwelling units.

The Project is allowed to have a maximum of 90 off-street parking spaces for the 179 dwelling units. Currently, the Project provides 90 off-street parking spaces via mechanical lifts. Of the 90 off-street parking spaces, four parking spaces are identified as handicap accessible and one parking space is identified as a car share parking space. Therefore, the Project complies with Planning Code Section 151.1.

- H. **Parking and Loading Access.** Planning Code Sections 145.14, 151.1, 155(r), 825 and 827.16 prohibits parking above ground except on sloping sites, and limits parking access to two openings that are a maximum of 11-ft wide each, or a single opening that is no more than 22-ft wide. Loading access is limited to one opening that is a maximum of 15-ft wide.

The Project includes 90 below-grade, off-street parking spaces, which are accessible from a single opening along Harrison Street, which measures 22-ft. The Project does not include off-street loading access. Therefore, the Project complies with Planning Code Sections 825(b)(5) and 827.16.

- I. **Usable Open Space per Residential Unit.** Planning Code Sections 135 and 827.16 require a minimum of 75 sq ft of open space per dwelling unit.

Private usable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 sq ft is located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 sq ft if located on open ground, a terrace or the surface of an inner or outer court.

Common usable open space shall be at least 15 feet in every horizontal dimension and shall be a minimum area of 300 sq ft. Further, inner courts may be credited as common usable open space if the enclosed space is not less than 20 feet in every horizontal dimension and 400 sq ft in area, and if the height of the walls and projections above the court on at least three sides is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court.

In DTR Districts, publically-accessible useable open space may fulfill the open space requirement, and may include: an unenclosed park or garden at street grade; an unenclosed plaza at street grade with seating areas and landscaping; an unenclosed pedestrian pathway; and streetscape improvements with landscaping and pedestrian amenities in compliance with Better Streets Plan.

The Project is required to provide 13,425 sq ft of open space for the proposed 179 dwelling units.

Currently, the Project provides streetscape improvements, which will meet the Better Streets Plan (approximately 2,280 square feet), a ground floor, publically-accessible arcade (measuring 617 square feet), private balconies for 22 dwelling units (with a total of 1,572 square feet), a podium roof deck (1,986 square feet) and a roof terrace (7,082 square feet). In total, the Project provides 13,537 square feet of open space. Therefore, the Project complies with Planning Code Section 135.

- J. **Permitted Obstructions.** Planning Code Section 136 outlines the requirements for features, which may project over a street, alley, setback or usable open space. Generally, projections over streets and alleys are limited to 3-ft deep with a maximum length of 15-ft for each bay window or balcony. This length shall be reduced in proportion to the distance from such line by means of a 45 degree angle drawn inward from the ends of the 15-ft dimension, thus reaching a maximum of 9-ft along a line parallel to and at a distance of 3-ft from the line establishing the required open area.

The Project includes balconies that project over the property line onto Harrison Street. These balconies meet the dimensional requirements of the Planning Code. Therefore, the Project complies with Planning Code Section 136.

- K. **Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 requires one new street tree for every 20 feet of street frontage for projects proposing new construction, as well as a streetscape plan, which includes elements from the Better Streets Plan.

The Project includes the new construction of a 17-story residential tower on a lot with approximately 140-ft of frontage along Harrison Street. Therefore, the Project is required to provide a total of 7 street trees along Harrison Street.

The Project will provide 5 new street trees along Harrison Street, and will pay an in-lieu fee for the two remaining required street trees along Harrison Street, as specified in Planning Code Section 428.

In addition, the Project is proposing sidewalk widening and other streetscape improvements, such as landscaping and bicycle parking.

Therefore, the Project complies with Planning Code Section 138.1.

- L. **Bird Safety.** Planning Code Section 139 outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards.

The subject lot is not located in close proximity to an Urban Bird Refuge. The Project meets the requirements of feature-related standards and does not include any unbroken glazed segments 24-sq ft and larger in size; therefore, the Project complies with Planning Code Section 139.

- M. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street, public alley at least 25-ft in width, side yard at least 25-ft in width, or rear yard, which meets the requirements of the Planning Code.

The Project organizes the dwelling units to have exposure either on Harrison Street or facing the freeway on-ramp. Currently, eighty-four dwelling units do not face onto a public street or a code-complying yard. Therefore, the Project is seeking a modification of the dwelling unit exposure requirements for these dwelling units as part of the Downtown Project Authorization (See Below).

- N. **Shadow.** Planning Code Section 147 requires the reduction of shadow on certain public or publicly accessible open spaces in C-3, South of Market Mixed Use and Eastern Neighborhoods Mixed Use Districts. Similarly, Planning Code Section 295 restricts net new shadow, cast by structures exceeding a height of 40 feet, upon property under the jurisdiction of the Recreation and Park Commission. Any project in excess of 40 feet in height and found to cast net new shadow must be found by the Planning Commission, with comment from the General Manager of the Recreation and Parks Department, in consultation with the Recreation and Park Commission, to have no adverse impact upon the property under the jurisdiction of the Recreation and Park Commission.

Based upon a detailed shadow analysis, the Project does not cast any net new shadow upon public open space or properties under the jurisdiction of the Recreation and Parks Commission.

- O. **Bicycle Parking.** Planning Section 155.2 of the Planning Code requires at least 100 Class 1 bicycle parking spaces plus one Class 1 bicycle parking space for every four dwelling units and one Class 2 bicycle parking spaces for every 20 dwelling units.

The Project includes 179 dwelling units; therefore, the Project is required to provide 120 Class 1 bicycle parking spaces and 9 Class 2 bicycle parking spaces. The Project will provide 120 Class 1 bicycle parking spaces within the basement level and 20 Class 2 bicycle parking spaces on the street. Therefore, the Project complies with Planning Code Section 155.2.

- P. **Car Share Requirements.** Planning Code Section 166 requires one car-share parking spaces, plus one for every 200 dwelling units over 200, for projects with 201 residential units or more.

Since the Project includes 179 dwelling units, it is required to provide a minimum of one car-share parking space. The Project provides one car-share parking space. Therefore, the Project complies with Planning Code Section 166.

- Q. **Unbundled Parking.** Planning Code Section 167 requires that all off-street parking spaces accessory to residential uses in new structures of 10 dwelling units or more be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units.

The Project is providing off-street parking that is accessory to the dwelling units. These spaces will be unbundled and sold and/or leased separately from the dwelling units; therefore, the Project meets this requirement.

- R. **Dwelling Unit Mix.** Planning Code Section 207.6 requires that no less than 40 percent of the total number of proposed dwelling units contain at least two bedrooms, or no less than 30 percent of the total number of proposed dwelling units contain at least three bedrooms.

For the 179 dwelling units, the Project is required to provide at least 72 two-bedroom units or 54 three-bedroom units. The Project provides 37 studios, 63 one-bedroom units, and 79 two-bedroom units. Therefore, the Project meets the requirements for dwelling unit mix.

- S. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, the current percentage requirements apply to projects that consist of ten or more units, where the first application (EE or BPA) was applied for on or after July 18, 2006. Pursuant to Planning Code Section 415.5, the Project must pay the Affordable Housing Fee ("Fee"). This Fee is made payable to the Department of Building Inspection ("DBI") for use by the Mayor's Office of Housing for the purpose of increasing affordable housing citywide.

The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted a 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project or submit to the Department a contract demonstrating that the project's on- or off-site units are not

subject to the Costa Hawkins Rental Housing Act, California Civil Code Section 1954.50 because, under Section 1954.52(b), the Project Sponsor has entered into an agreement with a public entity in consideration for a direct financial contribution or any other form of assistance specified in California Government Code Sections 65915 et seq. and submits an Affidavit of such to the Department. All such contracts entered into with the City and County of San Francisco must be reviewed and approved by the Mayor's Office Housing and the City Attorney's Office. The Project Sponsor has indicated the intention to enter into an agreement with the City to qualify for a waiver from the Costa-Hawkins Rental Housing Act based upon the proposed density bonus and concessions provided by the City and approved herein. The Project Sponsor submitted such Affidavit on May 4, 2015 and a draft of the Costa Hawkins agreement on XXXXXX. The EE application was submitted on August 2, 2013. Pursuant to Planning Code Section 415.3 and 415.6 the on-site requirement is 12%. 21 units (9 two-bedrooms, 8 one-bedrooms and 4 studios) of the 179 units provided will be affordable rental units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable. The Project must execute the Costa Hawkins agreement prior to Planning Commission approval or must revert to payment of the Affordable Housing Fee.

- T. **Rincon Hill Community Infrastructure Impact Fee.** Planning Code Section 418 is applicable to any development project within the Rincon Hill Area Plan that results in the addition of at least one net new residential unit.

The Project includes approximately 232,100 gross square feet of new residential development that is subject to the Rincon Hill Community Infrastructure Impact Fee, as outlined in Planning Code Section 418. The Project will receive a credit for existing uses on the subject lot. These fees must be paid prior to the issuance of the building permit application.

- U. **South of Market (SOMA) Community Stabilization Fee.** Planning Code Section 418.3(d) is applicable to any development project within the Rincon Hill Area Plan that results in new residential development.

The Project includes approximately 232,100 gross square feet of new residential development that is subject to the SOMA Community Stabilization Fee, as outlined in Planning Code Section 418.3(d). These fees must be paid prior to the issuance of the building permit application.

- V. **Reduction of Ground Level Wind Currents.** Planning Code 825(d) requires that new buildings and additions to existing buildings shall not cause ground-level wind currents, which exceed more than 10 percent of the time year-round, between 7:00am and 6:00pm, the comfort level of 11 mph equivalent wind speed in areas of substantial pedestrian use and 7 mph equivalent wind speed in public seating areas.

Based upon a determination from the Environmental Review Officer, the Project shall not cause ground-level wind currents, which exceed the tolerances permitted by the Planning Code.

- W. **Building Standards-Development Concept.** Planning Code Section 827(a)(1) outlines a development concept that establishes a podium up to 85-ft in height with a slender residential towers spaced to provide ample light and air to the district. New development will contribute to the creation of a substantial amount of public open space, as well as provide private common areas, courtyards, and balconies. Streets will be improved to provide widened sidewalks with substantial public open space. Ground floor uses will be pedestrian-oriented in character, consisting primarily of retail on Folsom Street, and individual townhouse-style residential units on First, Fremont, Beale, Main, and Spear Streets, as well as on alleys and mid-block pathways. Parking will be located below grade, and building utilities (loading bays, service doors, garage doors) will be located in sidewalk vaults or on secondary frontages.

The Project includes a residential tower over a clearly delineated podium level with the private balconies, which start at the second floor, a podium-level deck/lounge and a roof terrace. The Project provides a new residential tower along Harrison Street. The Project includes common open space and private balconies, as well as ground floor street improvements along Harrison Street. The ground floor uses are pedestrian-oriented and adhere to the active use requirements. Off-street parking is located below grade. Therefore, the Project is consistent with the development concept of the Rincon Hill Downtown Residential District.

7. **Downtown Project Authorization in RH-DTR.** Planning Code Section 309.1 lists aspects of design review in which a project must comply; the Planning Commission finds that the project is compliant with these aspects as follows:

- A. Overall building mass and scale.

The Project's mass and scale are appropriate for the surrounding context, which includes a mixed context of former industrial properties, smaller-scale residential buildings and larger-scale residential towers. The Project complies with fulfilling the vision of the Rincon Hill Area Plan, and provides a residential tower that contributes to sculpting the San Francisco skyline, while also providing context for the other nearby towers. This new tower is smaller-in-scale as compared to other nearby residential towers, and assists in sculpting the skyline towards the larger, nearby residential tower. Overall, the mass and scale are appropriate for the surrounding context.

- B. Architectural treatments, facade design and building materials:

The Project's architectural treatments, façade design and building materials include fiber cement panels, vision glass, and aluminum siding, which are organized into a rhythmic expression on the exterior façade. The Project provides alternating fenestration surrounded by a solid grid, which wraps around the exterior tower down to the podium level. The Project successfully addresses the unique lot condition, podium articulation and proportion between solid and glazing. As a lower-scale residential tower, the Project provides variety to the skyline as compared to the more glassy, larger-scale towers found within the surrounding Rincon Hill neighborhood. Overall, the Project offers a high quality

architectural treatment, which provides for unique and expressive architectural design that is consistent with the new construction in the surrounding neighborhood.

- C. The design of lower floors, including building setback areas, commercial space, townhouses, entries, utilities, and the design and siting of rear yards, parking and loading access;

Along Harrison Street, the Project features a residential lobby with a gracious public entry on the ground floor, as well as access to the below-grade garage through a 22-ft wide opening. Along the street, the ground floor is setback approximately 9-ft to form a publically-accessible arcade, which provide an outdoor seating area to the ground floor café and lobby. Along with the proposed street improvements, the Project provides a lower floor level that encourages and improves the pedestrian experience.

- D. On sloping sites, parking provided above ground pursuant to Section 825(b)(5)(A);

All off-street parking is located below grade, as is consistent with the policies of the Rincon Hill Area Plan.

- E. The provision of required open space, both on- and off-site;

The Project provides the necessary amount of code-complying open space.

- F. Streetscape and other public improvements, including tree planting, street furniture, and lighting.

In compliance with Planning Code Section 138.1, the Project provides 5 street trees along Harrison Street, and will pay an in-lieu fee for the other 2 required street trees not provided. In addition, the Project includes streetscape elements, including expanded sidewalks, corner bulb-outs and site furnishings. The Department finds that these improvements would improve the public realm.

- G. Circulation, including streets, alleys and mid-block pedestrian pathways;

The Project has street frontage on Harrison Streets, and incorporates sidewalk and public realm improvements, including sidewalk widening, street trees and street furniture. The primary focal point for the residents would occur on Harrison Street through the residential lobby and cafe. Automobile access is limited to a single entrance off of Harrison Street.

- H. Other changes necessary to bring a project into conformance with the applicable elements and area plans of the General Plan.

The Project is seeking legislative amendments, including a General Plan Amendment of Policies 3.3 and 3.4 of the Rincon Hill Area Plan, a Planning Code Text Amendment to add Planning Code Section 270(e)(5) to address modification of the tower bulk, upper tower sculpting and tower spacing

requirements, and a Zoning Map Amendment to decrease the height limit of the subject lot from 65/400-R to 65/200-R.

The Project, on balance, meets the Objectives and Policies of the General Plan (See Below).

8. **Downtown Project Authorization Exceptions.** Proposed Planning Code Section 309.1 allows exceptions for projects in the Rincon Hill Downtown Residential District:

- A. Reductions in the dwelling unit exposure requirements of Section 140;

Under Planning Code Section 140, all dwelling units must face onto a public street or alley that is at least 25-wide or a code-complying open space. The Project organizes the dwelling units to have exposure either on Harrison Street or the adjacent freeway. The adjacent freeway is not a code-compliant street, alley or open space. A total of 84 of the 179 dwelling units would require a modification to the Planning Code's exposure requirements. Although these dwelling units don't face onto a code-complying street or open space, they are still afforded sufficient access to light and air. Given the overall design and composition of the Project, the Department supports this modification due to the Project's high quality of design and community benefits.

- B. Exceptions to the tower requirements of Section 270(e), pursuant to the criteria described in Section 270(e)(3), 270(e)(4), and 270(e)(5);

Exceptions to Tower Bulk, Upper Tower Sculpting and Tower Spacing Requirements on Block 3764. Exceptions to the tower bulk, upper tower sculpting and tower spacing requirements described in Subsections (e)(2)(A), (F) and (G) above may be granted to a project only on Block 3764, Lot 063, pursuant to the procedures described in Section 309.1 of this Code provided that the project meets all of the following criteria:

- (A) Within 115 feet of Block 3764, Lot 063, there is a tower greater than 85 feet in height as part of a building that has received a First Construction Document;

The Project is located within 115-ft of a residential tower greater than 85-ft in height at 45 Lansing Street. 45 Lansing Street is located approximately 82-ft from the Project's residential tower.

- (B) The project involves the construction of, or alteration to, a tower of no more than 200 feet in height;

The Project includes construction of a residential tower, which is approximately 175-ft tall.

- (C) The subject lot has a total area of no more than 15,000 square feet;

The subject lot is 12,998 square feet in size.

(D) A minimum distance of 82 feet must be preserved between any structures on the parcel and any other structure on or off the parcel above 110 feet in height at all levels above 110 feet in height. Spacing shall be measured horizontally from the outside surface of the exterior wall of structures, which shall include those features described in Section 136(c)(2) and (3).

The Project preserves a tower spacing of 82-ft above a height of 110-ft.

(E) The project is primarily residential and contains no more than 250,000 gross square feet.

The Project would construct 179 new residential dwelling units within a building with approximately 232,100 gross square feet.

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING

Objectives and Policies

OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

The Project is a high density residential development in transitioning area. The Project site is an ideal infill site. The project site was rezoned to RH-DTR as part of a long range planning goal to create a cohesive, higher density residential neighborhood. The surrounding neighborhood features a consistent zoning, which encourages new residential uses. The Project will provide new on-site affordable housing units for rent, thus increasing the availability of new housing to all income levels.

OBJECTIVE 11

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

The Project provides a new residential tower with a façade design that provides a rhythmic expression, which is a consistent characteristic of the surrounding context. The Project fits into the surrounding context, and provides new construction, which is of high quality design and construction. The exterior is designed with modern materials including fiber cement panels, aluminum siding and vision glass.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

Maintain and expand the planting of street trees and the infrastructure to support them.

Policy 24.3:

Install pedestrian-serving street furniture where appropriate.

Policy 24.4:

Preserve pedestrian-oriented building frontages.

The Project will install new street trees and will undertake street improvements along Harrison Street, including sidewalk widening, landscaping and site furnishings. Frontages are designed with active spaces oriented at the pedestrian level.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 28.3:

Provide parking facilities which are safe, secure, and convenient.

The Project includes 120 Class 1 bicycle parking spaces and 20 Class 2 bicycle parking spaces in secure, convenient locations.

OBJECTIVE 34:

RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

Policy 34.1:

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

Policy 34.3:

Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

Policy 34.5:

Minimize the construction of new curb cuts in areas where on-street parking is in short supply and locate them in a manner such that they retain or minimally diminish the number of existing on-street parking spaces.

The Project provides the principally permitted amount of off-street parking with a parking to dwelling unit ratio of .5 spaces per unit. The parking spaces are accessed via a single entrance off of Harrison Street. Parking is adequate for the project and complies with maximums prescribed by the Planning Code.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.7:

Recognize the natural boundaries of districts, and promote connections between districts.

The Project is located within the Rincon Hill neighborhood, which has transitioned into a residential neighborhood. As such, the Project provides expressive street façades, which respond to form, scale and material palette of the new construction in the neighborhood.

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.5:

Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.13:

Improve pedestrian areas by providing human scale and interest.

The Project provides vehicular access off of Harrison Street, and includes measures to improve pedestrian safety on the subject block. New street trees will be planted on Harrison Street. Ample frontages, common and private open spaces, and ground floor active uses directly accessing the street will also be provided by the Project. Along the project site, the pedestrian experience will be greatly improved. The site is currently occupied by an entertainment venue.

RINCON HILL AREA PLAN

Objectives and Policies

Land Use

OBJECTIVE 1.1

ENCOURAGE THE DEVELOPMENT OF A UNIQUE DYNAMIC, MIXED-USE RESIDENTIAL NEIGHBORHOOD CLOSE TO DOWNTOWN, WHICH WILL CONTRIBUTE SIGNIFICANTLY TO THE CITY'S HOUSING SUPPLY.

OBJECTIVE 1.2

MAXIMIZE HOUSING IN RINCON HILL TO CAPITALIZE ON RINCON HILL'S CENTRAL LOCATION ADJACENT TO DOWNTOWN EMPLOYMENT AND TRANSIT SERVICE, WHILE STILL RETAINING THE DISTRICT'S LIVABILITY.

OBJECTIVE 1.5

ADD LIFE AND ACTIVITY TO THE DISTRICT'S PUBLIC SPACES BY PROVIDING ACTIVE USES ON STREET-FACING GROUND FLOORS.

Policy 1.1

Allow housing as a principal permitted use throughout the district.

Policy 1.3

Eliminate the residential density limit to encourage the maximum amount of housing possible within the allowable building envelope.

Policy 1.4

Require parking to be located primarily underground so that the allowable above-ground building envelope can be used for housing.

Housing

OBJECTIVE 2.1

PROVIDE QUALITY HOUSING IN A PLEASANT ENVIRONMENT THAT HAS ADEQUATE ACCESS TO LIGHT, AIR, OPEN SPACE AND NEIGHBORHOOD AMENITIES, AND THAT IS BUFFERED FROM EXCESSIVE NOISE.

OBJECTIVE 2.3

ENCOURAGE NEW HOUSING PRODUCTION OF AN ADEQUATE SIZE AND CONFIGURATION TO SERVE FAMILIES.

Policy 2.4

Require 40 percent of all units in new development to be two or more bedroom units.

Urban Design

OBJECTIVE 3.1

ACHIEVE AN AESTHETICALLY PLEASING RESIDENTIAL COMMUNITY.

OBJECTIVE 3.2

DEVELOP A DISTINCTIVE SKYLINE FORM FOR RINCON HILL THAT COMPLIMENTS THE LARGER FORM OF DOWNTOWN, THE NATURAL LANDFORM, AND THE WATERFRONT AND THE BAY, AND RESPONDS TO EXISTING POLICIES IN THE URBAN DESIGN ELEMENT.

OBJECTIVE 3.5

MAINTAIN VIEW CORRIDORS THROUGH THE AREA BY MEANS OF HEIGHT AND BULK CONTROLS THAT INSURE CAREFULLY SPACED SLENDER TOWERS RATHER THAN BULKY, MASSIVE BUILDINGS.

OBJECTIVE 3.6

ENSURE ADEQUATE LIGHT AND AIR TO THE DISTRICT AND MINIMIZE WIND AND SHADOW ON PUBLIC STREETS AND OPEN SPACES.

OBJECTIVE 3.8

ENCOURAGE A HUMAN SCALE STREETSCAPE WITH ACTIVITIES AND DESIGN FEATURES AT PEDESTRIAN EYE LEVEL, AND AN ENGAGING PHYSICAL TRANSITION BETWEEN PRIVATE DEVELOPMENT AND THE PUBLIC REALM.

OBJECTIVE 3.9

MINIMIZE THE VISUAL IMPACTS OF RESIDENTIAL PARKING, LOADING, UTILITIES AND SERVICES ON THE NEIGHBORHOOD.

Policy 3.5

Allow no more than three towers per block, to optimize exposure to light and air from residential units, streets and open spaces.

Policy 3.17

Require that all parking must be located below street grade. For sloping sites with a grade change of greater than ten feet, require that no less than 50 percent of the parking must be below grade, and any portions not below grade must be lined by active uses.

The Project provides new residential development that is consistent with the updated Objectives and Policies of the Rincon Area Plan. The Project provides a new residential tower within the prescribed height, and includes the appropriate dwelling unit mix, since more than 40 percent or 79 units are two-bedroom dwelling units. The Project provides below-grade off-street parking and also incorporates street and ground level improvements, including sidewalk widening, street trees and site furnishings, to better enhance the public realm. The Project introduces a contemporary architectural vocabulary, which is bold and elegant relative to the surrounding context. The Project provides for a high quality designed exterior with a variety of patterns, textures and materials. The Project will also pay the appropriate development impact fees, including the Rincon Hill Community Impact Fee.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

The project site does not contain any existing neighborhood-serving retail uses. The existing use is an entertainment venue. The Project will provide new residents to the area, which will provide opportunity for patronage to nearby retail uses. The Project also incorporates a small-scale café/retail area on the ground floor, thus providing new opportunities for future businesses.

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

No housing exists on the project site. The project will provide up to 179 new dwelling units, thus resulting in a significant increase in the neighborhood housing stock. The Project is expressive in design, and relates to the scale and form of the new construction in the surrounding neighborhood.

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

The Project will not displace any affordable housing because there is currently no housing on the site. The Project will comply with the City's Inclusionary Housing Program, and shall provide new on-site affordable housing units for rent, thus increasing the opportunity for future affordable housing.

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

The project site is within proximity to public transportation. The Project is located within two blocks of a Muni bus station at Second and Folsom Streets, and is within five blocks of the temporary Transbay Terminal. The Project also provides sufficient off-street parking at a ratio of .5 per dwelling unit, and sufficient bicycle parking for residents and their guests.

- E. 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 resident employment and ownership in these sectors be enhanced.

The Project would not display any industrial or service sectors due to commercial office development, because the Project solely includes new residential development.

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

The project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

There are no landmarks or historic buildings on the project site.

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

The Project will not affect the City's parks or open space or their access to sunlight and vistas. A shadow study was completed and concluded that the Project will not cast shadows on any property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission.

11. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Section 83.4(m) of the Administrative Code), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of

Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.

12. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
13. The Commission hereby finds that approval of the Downtown Project Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Downtown Project Authorization Application No. 2013.0159X** under Planning Code Section 309.1 to allow the new construction of a 17-story residential building with up to 179 dwelling units, and a modification to the requirements for dwelling unit exposure (Planning Code Section 140) and tower bulk, upper tower sculpting and tower spacing (Planning Code Section 270(e)(5)), within the RH-DTR (Rincon Hill Downtown Residential) Zoning District, and a 65-X and 65/200-R Height and Bulk District. The project is subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 1, 2015, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the Rincon Hill Plan EIR and contained in the MMRP are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 309.1 Downtown Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 16, 2015.

Draft Motion
July 16, 2015

CASE NO. 2013.0159X
525 Harrison Street

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 16, 2015

EXHIBIT A

AUTHORIZATION

This authorization is for a Downtown Project Authorization to allow for the new construction of a 17-story residential building with up to 179 dwelling units, and a modification to the requirements for dwelling unit exposure, tower bulk, upper tower sculpting and tower spacing, located at 525 Harrison Street, Lot 063 in Assessor's Block 3764, pursuant to Planning Code Section 309.1 within the RH-DTR (Rincon Hill Downtown Residential) Zoning District, and a 65-X and 65/200-R Height and Bulk District; in general conformance with plans, dated July 1, 2015, and stamped "EXHIBIT B" included in the docket for Case No. 2013.0159X and subject to conditions of approval reviewed and approved by the Commission on July 16, 2015 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on July 16, 2015 under Motion No. XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Office Development Authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

Validity. The authorization and right vested by virtue of this action is valid for two (2) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this two-year period.

Per Planning Code Section 309.1(e), construction of any development in an "R" bulk district containing a building taller than 110 feet (herein referred to as a "tower project") shall commence within 24 months of the date the tower project is first approved by the Planning Commission or Board of Appeals pursuant to the provisions of this Section. Failure to begin construction work within that period, or thereafter to carry the development diligently to completion, shall be grounds for the Planning Commission to revoke approval of the tower project or phase. Neither the Department of Public Works nor the Board of Appeals shall grant any extension of time inconsistent with the requirements of Planning Code Section 309.1(e)(1). For the purposes of this Subsection, "carry the development diligently to completion" shall mean continuous construction work without significant stoppage toward the completion of a tower structure beyond any site clearance, grading, excavation, or demolition of existing buildings on the project site.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Expiration and Renewal. Should a Building or Site Permit be sought after the two (2) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Diligent Pursuit. Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than two (2) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Extension. All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a

legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Conformity with Current Law. No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Mitigation Measures. Mitigation measures described in the MMRP for the Rincon Hill Plan EIR (Case No. 2013.0159E) attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Additional Project Authorization. The Project Sponsor must obtain a General Plan Amendment to Policies 3.3 and 3.4 of the Rincon Hill Area Plan, a Planning Code Text Amendment to add criteria to Planning Code Sections 270(e) and 309.1 to allow for modification of the tower bulk, tower spacing and tower bulk requirements, and a Zoning Map Amendment to decrease the height limit of Block/Lot 3764/063 from 65/400-R to 65/200-R. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

This approval is contingent on, and will be of no further force and effect until the date that the San Francisco Board of Supervisor has approved by resolution approving the Zoning Map Amendment, Planning Code Text Amendment and General Plan Amendment.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

Final Materials. The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Street Trees. Pursuant to Planning Code Section 138.1 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street

frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Garbage, Composting and Recycling Storage. Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Rooftop Mechanical Equipment. Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application for each building. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Transformer Vault. The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

1. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
2. On-site, in a driveway, underground;
3. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
4. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
5. Public right-of-way, underground; and based on Better Streets Plan guidelines;
6. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
7. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

PARKING AND TRAFFIC

Unbundled Parking. All off-street parking spaces shall be made available to Project residents only as a separate “add-on” option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner’s rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Parking Maximum. Pursuant to Planning Code Section 151.1, the Project shall provide no more than 90 off-street parking spaces for the 179 dwelling units (or .5 off-street parking spaces for each dwelling unit) contained therein.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Car Share. Pursuant to Planning Code Section 166, no fewer than one (1) car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Bicycle Parking. Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than **120** Class 1 bicycle parking spaces and **5** Class 2 bicycle parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Managing Traffic During Construction. The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

First Source Hiring. The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

Rincon Hill Community Infrastructure Impact Fee. Pursuant to Planning Code Section 418.3(b)(1), the Project shall pay the Rincon Hill Community Infrastructure Impact Fee, execution of a Waiver Agreement with the Planning Department, or execution of an In-Kind Agreement with the Planning Department prior to issuance of the first construction document.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

South of Market Community Stabilization Fee. Pursuant to Planning Code Section 418.3(d), the Project shall pay the SOMA Community Stabilization Fee, prior to issuance of the first construction document.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING

Enforcement. Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Revocation Due to Violation of Conditions. Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

Garbage, Recycling, and Composting Receptacles. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>

Sidewalk Maintenance. The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

Noise Control. The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org.

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org

Community Liaison. Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Lighting. All Project lighting shall be directed onto the project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

INCLUSIONARY HOUSING

Affordable Units

1. **Number of Required Units.** Pursuant to Planning Code Section 415.6, the Project is required to provide 12% of the proposed dwelling units as affordable to qualifying households. The Project

contains 179 units; therefore, 21 affordable units are required. The Project Sponsor will fulfill this requirement by providing the 21 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing ("MOH").

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

2. **Unit Mix.** The Project contains 37 studios, 63 one-bedroom and 79 two-bedroom units; therefore, the required affordable unit mix is 4 studios, 8 one-bedroom, and 9 two-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOH.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

3. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

4. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than twelve percent (12%) of the each phase's total number of dwelling units as on-site affordable units.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

5. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

6. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures

Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at:

<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

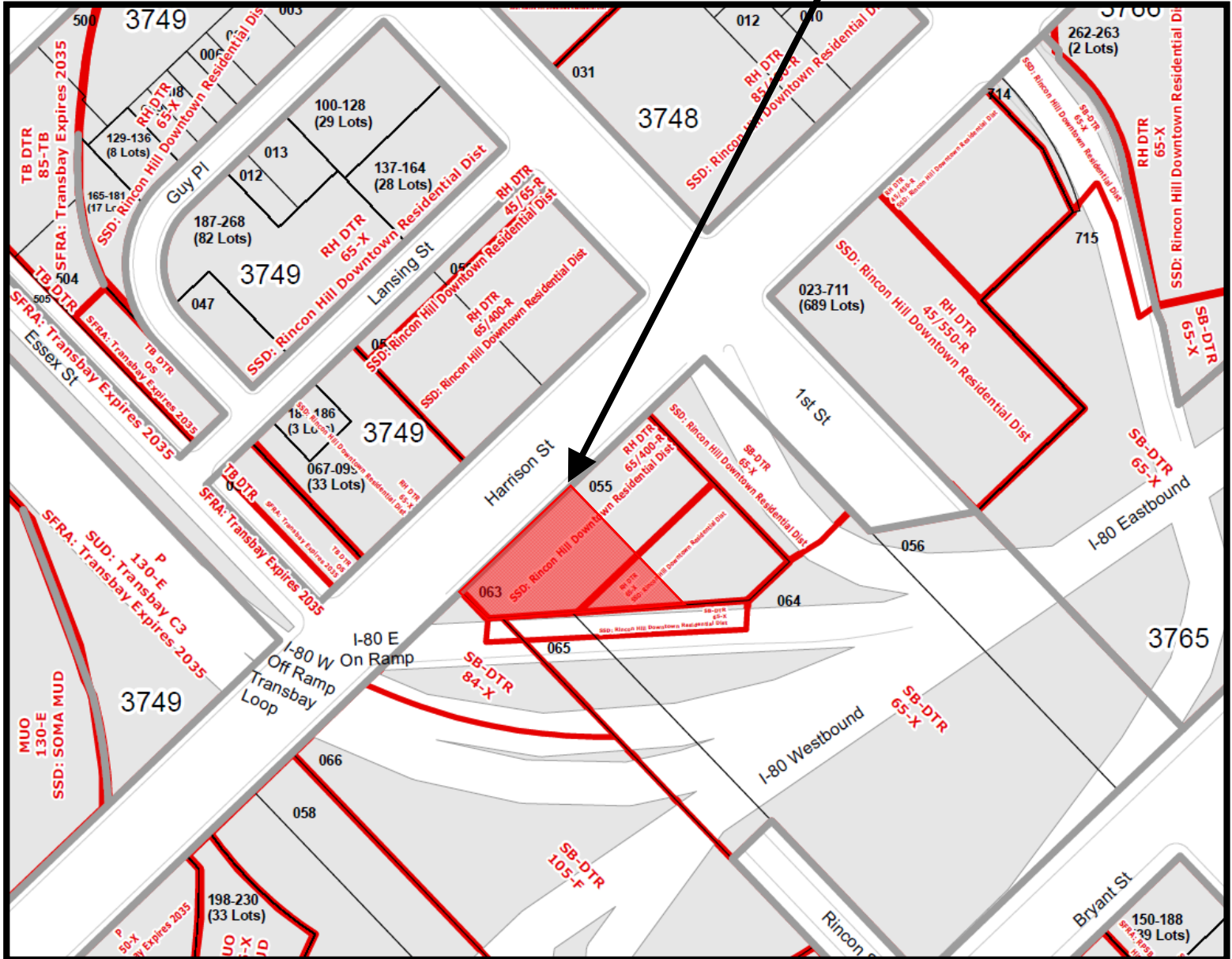
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- b. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average fifty-five (55) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco." The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- d. Required parking spaces shall be made available to renters of affordable units according to the Procedures Manual.

- e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating the intention to enter into an agreement with the City to qualify for a waiver from the Costa-Hawkins Rental Housing Act based upon the proposed density bonus and concessions (as defined in California Government Code Section 65915 et seq.) provided herein. The Project Sponsor has executed the Costa Hawkins agreement and will record a Memorandum of Agreement prior to issuance of the first construction document or must revert payment of the Affordable Housing Fee.
- g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.
- h. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit or may seek a fee deferral as permitted under Ordinances 0107-10 and 0108-10. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.

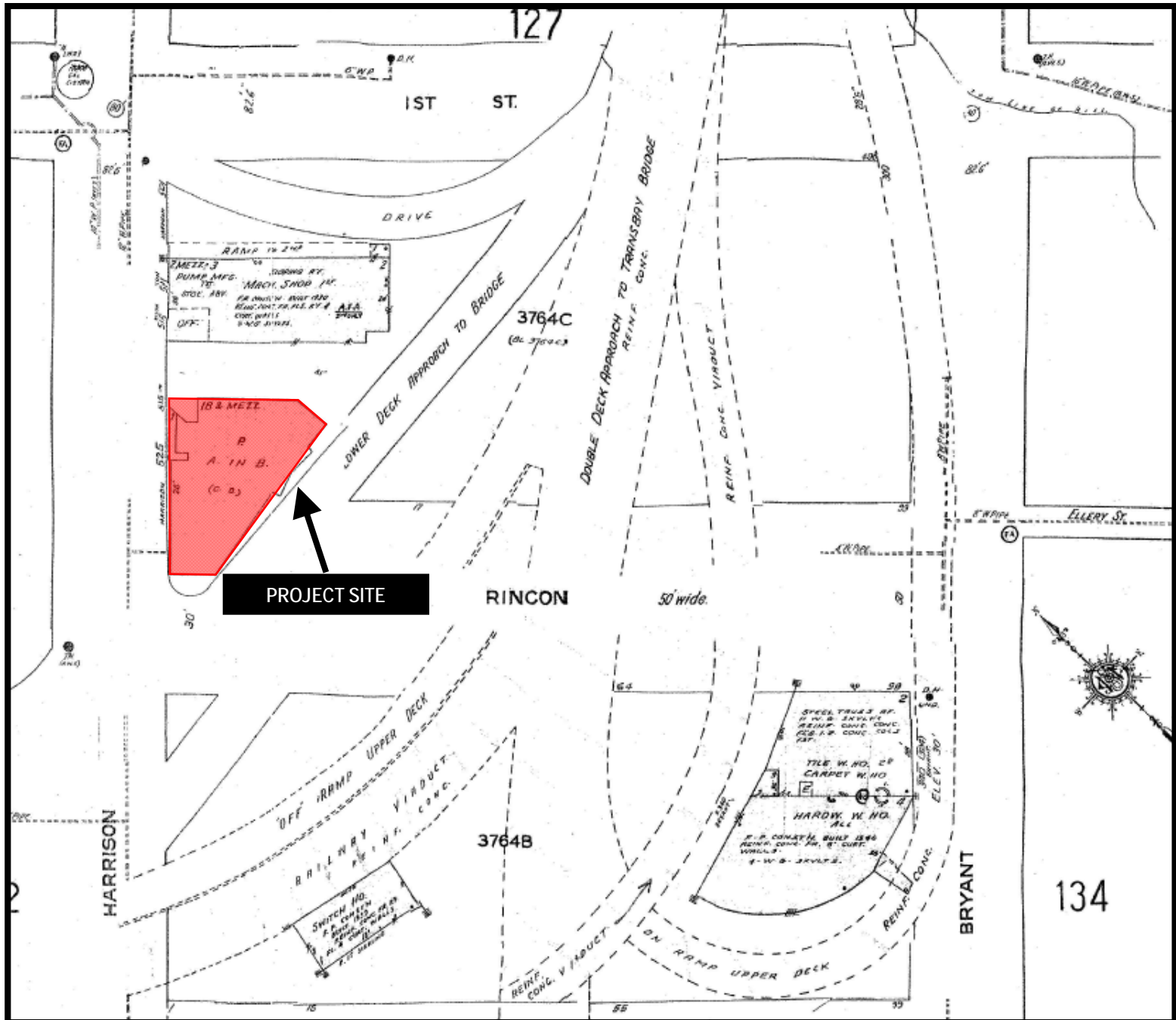
Parcel Map

SUBJECT LOT



Downtown Project Authorization
Case Number 2013.0159X
525 Harrison Street

Sanborn Map*

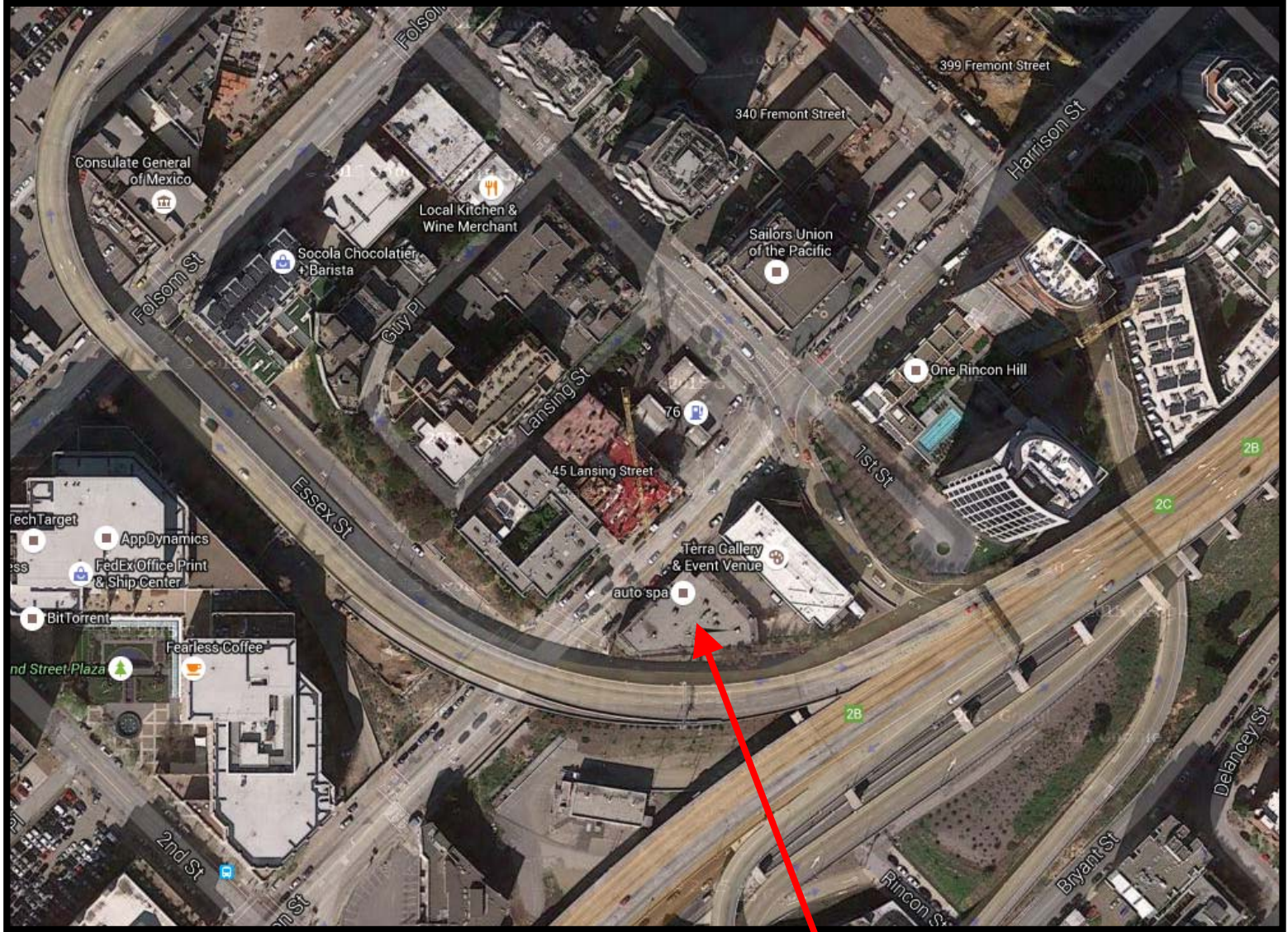


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Downtown Project Authorization
Case Number 2013.0159X
525 Harrison Street

Aerial Photo

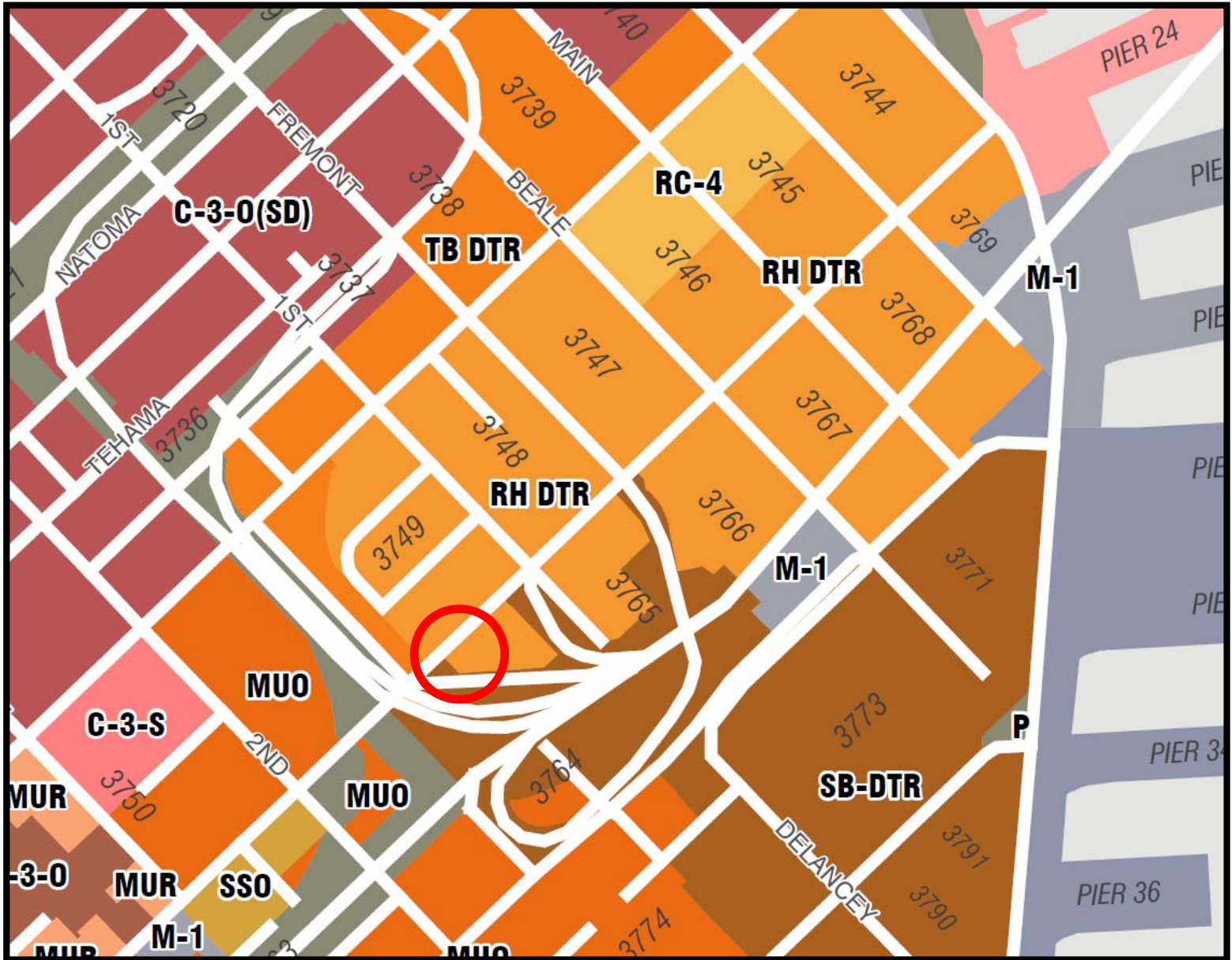


PROJECT SITE



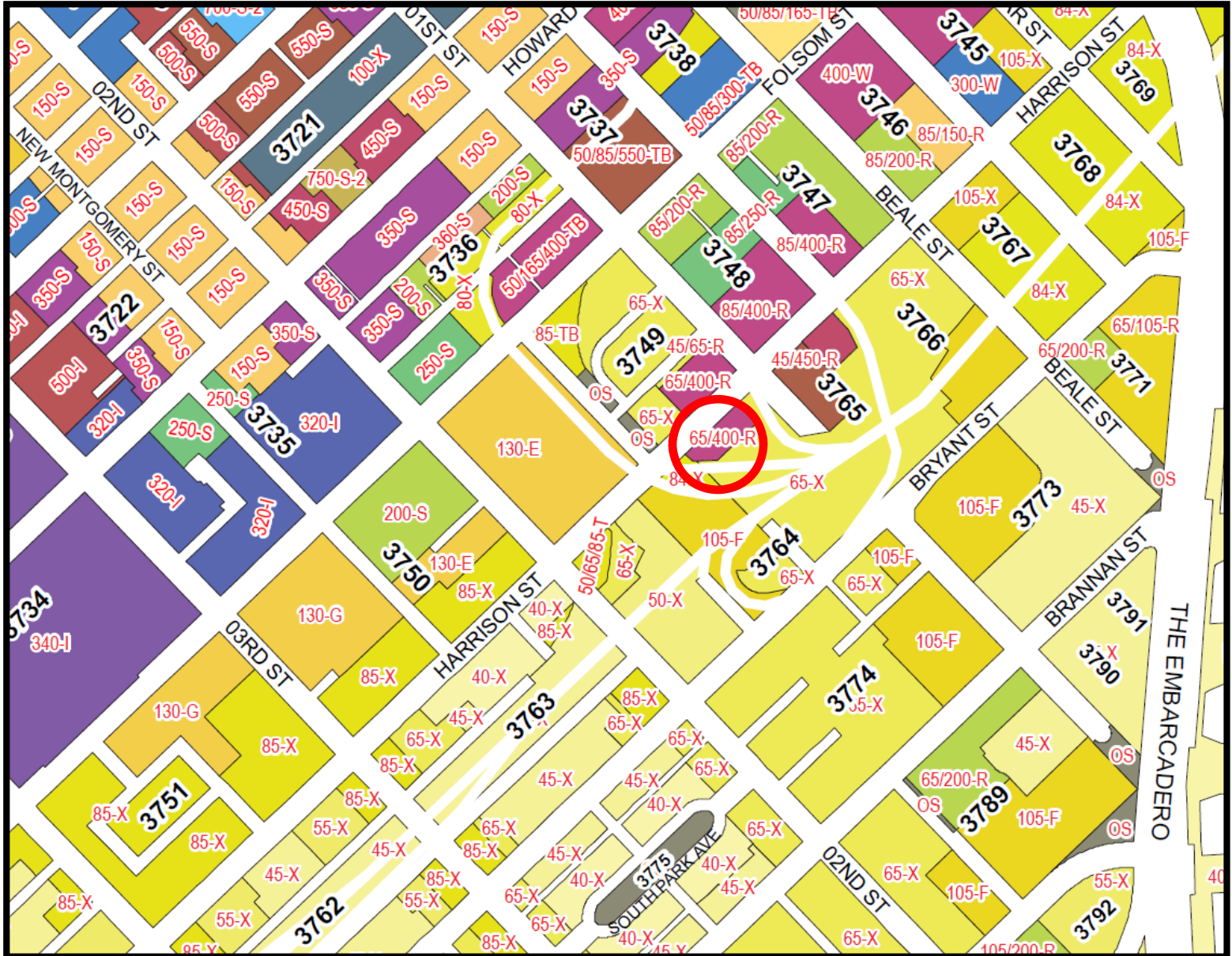
Downtown Project Authorization
Case Number 2013.0159X
525 Harrison Street

Zoning Map



Downtown Project Authorization
Case Number 2013.0159X
525 Harrison Street

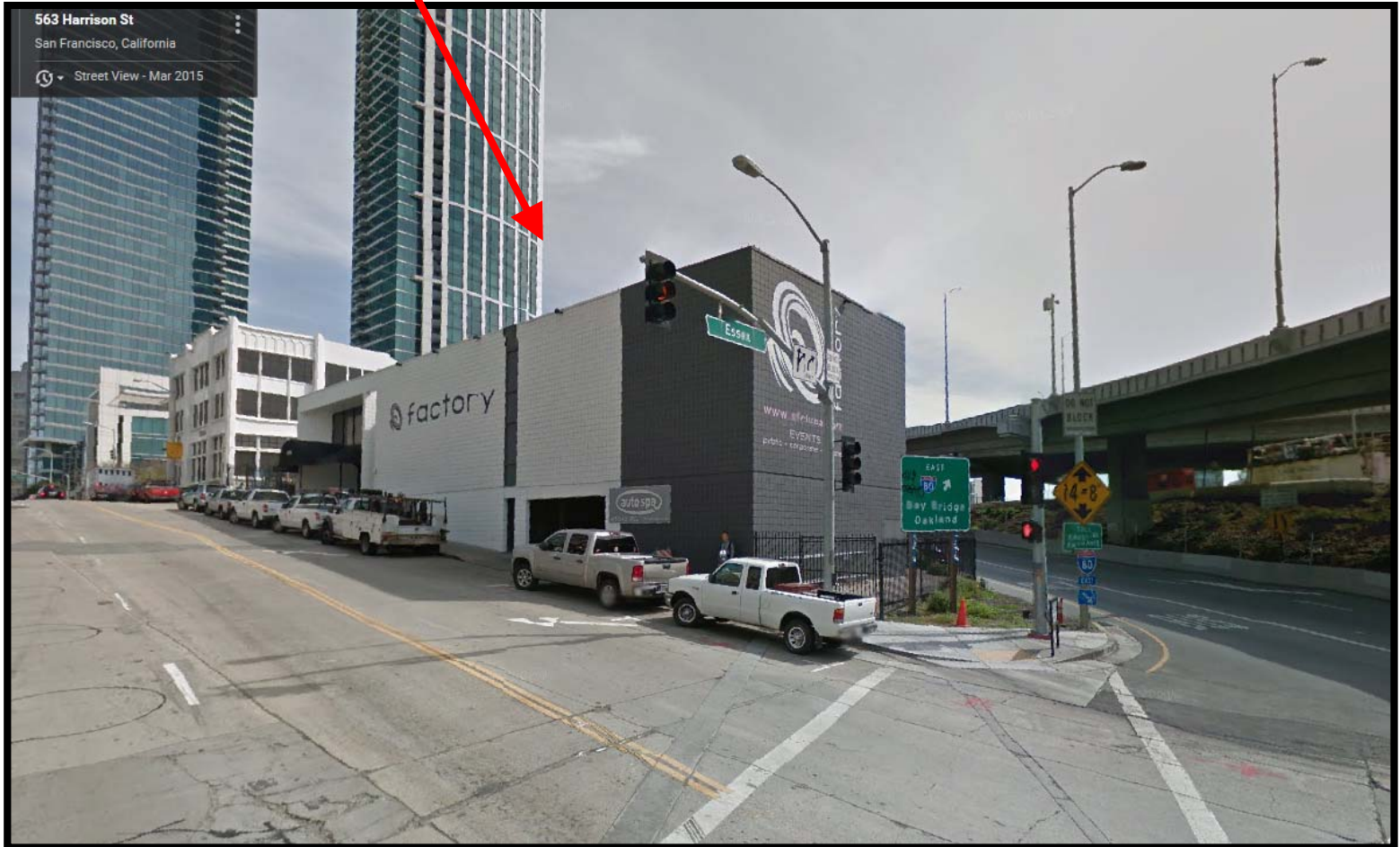
Height & Bulk District Map



Downtown Project Authorization
Case Number 2013.0159X
525 Harrison Street

Site Photo

PROJECT SITE

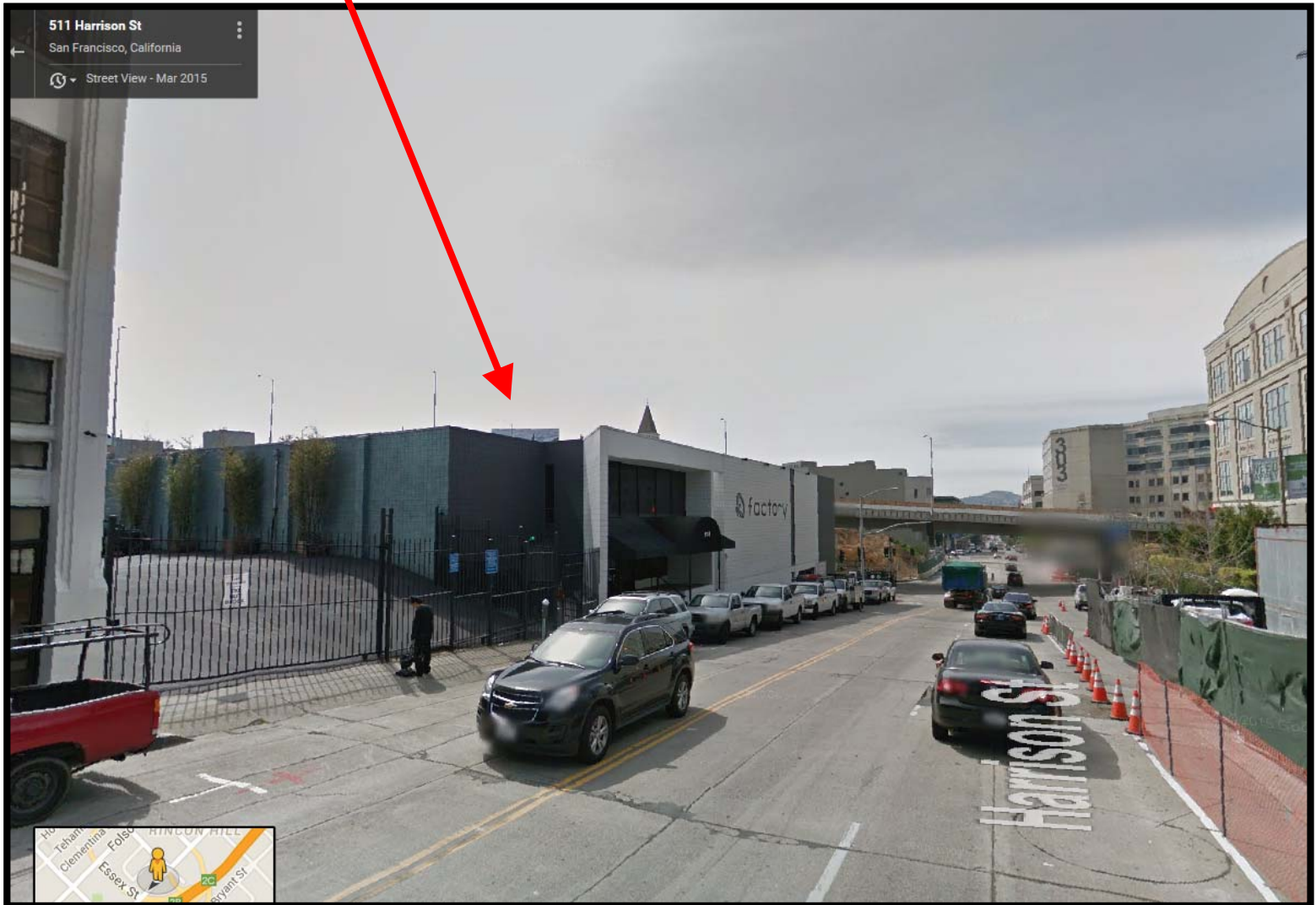


525 Harrison Street

Downtown Project Authorization
Case Number 2013.0159X
525 Harrison Street

Site Photo

PROJECT SITE



525 Harrison Street

Downtown Project Authorization
Case Number 2013.0159X
525 Harrison Street

Affidavit for Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415

5/4/15

Date

I, Cameron Falconer, do hereby declare as follows:

- a. The subject property is located at (address and block/lot):

525 Harrison Street

Address

3764 / 063

Block / Lot

- b. The proposed project at the above address is subject to the Inclusionary Affordable Housing Program, Planning Code Section 415 et seq.

The Planning Case Number and/or Building Permit Number is:

2013.0159 U

Planning Case Number

Building Permit Number

This project requires the following approval:

- ☒ Planning Commission approval (e.g. Conditional Use Authorization, Large Project Authorization)
- ☐ This project is principally permitted.

The Current Planner assigned to my project within the Planning Department is:

Richard Sucre

Planner Name

Is this project within the Eastern Neighborhoods Plan Area?

- ☐ Yes (if yes, please indicate Tier) _____
- ☒ No

This project is exempt from the Inclusionary Affordable Housing Program because:

- ☐ This project uses California Debt Limit Allocation Committee (CDLAC) funding.
- ☐ This project is 100% affordable.

- c. This project will comply with the Inclusionary Affordable Housing Program by:

- ☐ Payment of the Affordable Housing Fee prior to the first site or building permit issuance (Planning Code Section 415.5).
- ☒ On-site or Off-site Affordable Housing Alternative (Planning Code Sections 415.6 and 416.7).

- d. If the project will comply with the Inclusionary Affordable Housing Program through an **On-site** or **Off-site Affordable Housing Alternative**, please fill out the following regarding how the project is eligible for an alternative and the accompanying unit mix tables on page 4.

- ☐ **Ownership.** All affordable housing units will be sold as ownership units and will remain as ownership units for the life of the project.
- ☒ **Rental.** Exemption from Costa Hawkins Rental Housing Act.² The Project Sponsor has demonstrated to the Department that the affordable units are not subject to the Costa Hawkins Rental Housing Act, under the exception provided in Civil Code Sections 1954.50 through one of the following:
- ☐ Direct financial contribution from a public entity.
- ☒ Development or density bonus or other public form of assistance.
- ☐ Development Agreement with the City. The Project Sponsor has entered into or has applied to enter into a Development Agreement with the City and County of San Francisco pursuant to Chapter 56 of the San Francisco Administrative Code and, as part of that Agreement, is receiving a direct financial contribution, development or density bonus, or other form of public assistance.

- e. The Project Sponsor acknowledges that failure to sell the affordable units as ownership units or to eliminate the on-site or off-site affordable ownership-only units at any time will require the Project Sponsor to:

- (1) Inform the Planning Department and the Mayor's Office of Housing and, if applicable, fill out a new affidavit;
- (2) Record a new Notice of Special Restrictions; and
- (3) Pay the Affordable Housing Fee plus applicable interest (using the fee schedule in place at the time that the units are converted from ownership to rental units) and any applicable penalties by law.


- f. The Project Sponsor must pay the Affordable Housing Fee in full sum to the Development Fee Collection Unit at the Department of Building Inspection for use by the Mayor's Office of Housing prior to the issuance of the first construction document, with an option for the Project Sponsor to defer a portion of the payment to prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge that would be deposited into the Citywide Affordable Housing Fund in accordance with Section 107A.13.3 of the San Francisco Building Code.

- g. I am a duly authorized officer or owner of the subject property.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.
Executed on this day in:

San Francisco, CA
Location

5/4/15
Date


Signature

Cameron Falconer, Senior Managing Director
Name (Print), Title

(415) 982-6200
Contact Phone Number

cc: Mayor's Office of Housing
Planning Department Case Docket
Historic File, if applicable
Assessor's Office, if applicable

Unit Mix Tables

NUMBER OF ALL UNITS IN PRINCIPAL PROJECT:					
Total Number of Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units
179	0	37	63	79	0

If you selected an On-site or Off-Site Alternative, please fill out the applicable section below:

- ☒ On-site Affordable Housing Alternative (Charter Section 16.110 (g) and Planning Code Section 415.6): calculated at 12% of the unit total.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED ON-SITE					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units
21	0	5	7	9	0

- ☐ Off-site Affordable Housing Alternative (Planning Code Section 415.7): calculated at 20% of the unit total.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED OFF-SITE					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units

Area of Dwellings in Principal Project (in sq. feet)	Off-Site Project Address				
Area of Dwellings in Off-Site Project (in sq. feet)					
Off-Site Block/Lot(s)	Motion No. (if applicable)			Number of Market-Rate Units in the Off-site Project	

- ☐ Combination of payment of a fee, on-site affordable units, or off-site affordable units with the following distribution:

Indicate what percent of each option would be implemented (from 0% to 99%) and the number of on-site and/or off-site below market rate units for rent and/or for sale.

1. Fee _____ % of affordable housing requirement.


2. On-Site _____ % of affordable housing requirement.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED ON-SITE					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units

3. Off-Site _____ % of affordable housing requirement.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED OFF-SITE					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units

Area of Dwellings in Principal Project (in sq. feet)	Off-Site Project Address				
Area of Dwellings in Off-Site Project (in sq. feet)					
Off-Site Block/Lot(s)	Motion No. (if applicable)			Number of Market-Rate Units in the Off-site Project	

CONTACT INFORMATION AND DECLARATION OF SPONSOR OF PRINCIPAL PROJECT	CONTACT INFORMATION AND DECLARATION OF SPONSOR OF OFF-SITE PROJECT (IF DIFFERENT)
Company Name <i>Hines</i>	Company Name
Print Name of Contact Person <i>Cameron Falconer</i>	Print Name of Contact Person
Address <i>101 California Street Suite 1000</i>	Address
City, State, Zip <i>San Francisco, CA 94111</i>	City, State, Zip
Phone, Fax <i>(415) 982-6200</i>	Phone, Fax
Email <i>cameron.falconer@hines.com</i>	Email
I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.	I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.
Signature 	Signature
Name (Print), Title <i>Cameron Falconer</i>	Name (Print), Title

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: <i>Brit Hahn</i>	
PROPERTY OWNER'S ADDRESS: <i>715 Harrison Street, Suite 1000 San Francisco, CA 94107</i>	TELEPHONE: <i>(415) 540-7938</i>
	EMAIL: <i>brithahn@aol.com</i>

APPLICANT'S NAME: <i>Hines c/o Cameron Falconer</i>		Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS: <i>101 California Street Suite 1000 San Francisco, CA 94111</i>	TELEPHONE: <i>(415) 982-6200</i>	
	EMAIL: <i>cameron.falconer@hines.com</i>	

CONTACT FOR PROJECT INFORMATION:		Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE: ()	
	EMAIL:	

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):		Same as Above <input type="checkbox"/>
ADDRESS:	TELEPHONE: ()	
	EMAIL:	

2. Location and Project Description

STREET ADDRESS OF PROJECT: <i>525 Harrison Street</i>		ZIP CODE: <i>94105</i>
CROSS STREETS: <i>Harrison & Gsscx</i>		
ASSESSORS BLOCK/LOT: <i>3764 / 063</i>	ZONING DISTRICT: <i>Rincon Hill - DTR</i>	HEIGHT/BULK DISTRICT: <i>65X, 65/400R</i>

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction	<i>0</i>	<i>179</i>	<i>179</i>
<input checked="" type="checkbox"/> Demolition			
<input type="checkbox"/> Alteration			
<input type="checkbox"/> Other: _____			

Compliance with the Anti-Discriminatory Housing Policy

1. Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in States or jurisdictions outside of California? ☒ YES ☐ NO

1a. If yes, in which States? IL, FL, GA, MN, TX, MA, CO, PA, WA,
Washington DC

- 1b. If yes, does the applicant or sponsor, as defined above, have policies in individual States that prohibit discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the State or States where the applicant or sponsor has an ownership or financial interest? ☐ YES ☒ NO

- 1c. If yes, does the applicant or sponsor, as defined above, have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property? ☐ YES ☒ NO

If the answer to 1b and/or 1c is yes, please provide a copy of that policy or policies as part of the supplemental information packet to the Planning Department.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: 

Date: May 4, 2015

Print name, and indicate whether owner, or authorized agent:

Cameron Falconer
Owner / Authorized Agent (circle one)



SAN FRANCISCO
PLANNING
DEPARTMENT

AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

Administrative Code

Chapter 83

1650 Mission Street, Suite 400 • San Francisco CA 94103-2479 • 415.558.6378 • <http://www.sfplanning.org>

Section 1: Project Information

PROJECT ADDRESS <i>525 Harrison Street</i>		BLOCK/LOT(S) <i>3764 / 063</i>
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE) <i>2013.0159 U</i>	MOTION NO. (IF APPLICABLE)
PROJECT SPONSOR <i>Hines</i>	MAIN CONTACT <i>Cameron Falconer</i>	PHONE <i>(415) 982-6200</i>
ADDRESS <i>101 California Street Suite 1000</i>		
CITY, STATE, ZIP <i>San Francisco, CA 94111</i>		EMAIL <i>cameron.falconer@hines.com</i>
ESTIMATED RESIDENTIAL UNITS <i>179</i>	ESTIMATED SQ FT COMMERCIAL SPACE <i>800 SF</i>	ESTIMATED HEIGHT/FLOORS <i>195 ft / 17 Floors</i>
ESTIMATED CONSTRUCTION COST		
ANTICIPATED START DATE		

Section 2: First Source Hiring Program Verification

CHECK ALL BOXES APPLICABLE TO THIS PROJECT	
<input checked="" type="checkbox"/>	Project is wholly Residential
<input type="checkbox"/>	Project is wholly Commercial
<input type="checkbox"/>	Project is Mixed Use
<input checked="" type="checkbox"/>	A: The project consists of ten (10) or more residential units;
<input type="checkbox"/>	B: The project consists of 25,000 square feet or more gross commercial floor area.
<input type="checkbox"/>	C: Neither 1A nor 1B apply.
NOTES: <ul style="list-style-type: none">• If you checked C, this project is <u>NOT</u> subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department.• If you checked A or B, your project <u>IS</u> subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83.• For questions, please contact OEWD's CityBuild program at CityBuild@sfgov.org or (415) 701-4848. For more information about the First Source Hiring Program visit www.workforcedevelopmentsf.org• If the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection.	

Continued...

Section 3: First Source Hiring Program – Workforce Projection

Per Section 83.11 of Administrative Code Chapter 83, it is the developer's responsibility to complete the following information to the best of their knowledge.

Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

Check the anticipated trade(s) and provide accompanying information (Select all that apply):

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer	—	—	—	Laborer	49.29	2	10
Boilermaker	—	—	—	Operating Engineer	66.88	—	3
Bricklayer	—	—	—	Painter	61.88	2	10
Carpenter	68.07	5	20	Pile Driver	—	—	—
Cement Mason	53.68	2	10	Plasterer	—	—	—
Drywall/Latherer	68.95	5	30	Plumber and Pipefitter	108.44	3	15
Electrician	118.02	2	10	Roofer/Water proofer	51.42	2	5
Elevator Constructor	92.70	1	5	Sheet Metal Worker	84.96	2	8
Floor Coverer	68.32	1	5	Sprinkler Fitter	82.19	1	5
Glazier	68.55	2	10	Taper	61.99	4	20
Heat & Frost Insulator	79.32	1	4	Tile Layer/Finisher	56.60	2	10
Ironworker	62.30	2	10	Other:	—	—	—
		TOTAL:	104			TOTAL:	86

1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage?
2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations?
3. Will hiring and retention goals for apprentices be established?
4. What is the estimated number of local residents to be hired?

YES NO
☒ ☐
☒ ☐
☒ ☐

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
Cameron Falconer	cameron.falconer@chics.com	(415) 982-6200
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.		
(SIGNATURE OF AUTHORIZED REPRESENTATIVE)		May 1, 2015 (DATE)

FOR PLANNING DEPARTMENT STAFF ONLY: PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD'S CITYBUILD PROGRAM AT CITYBUILD@SFGOV.ORG

Cc: Office of Economic and Workforce Development, CityBuild
 Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 Phone: 415-701-4848
 Website: www.workforcedevelopmentsf.org Email: CityBuild@sfgov.org



Mr. Cameron Falconer
Hines Interests
101 California Street, Suite 1000
San Francisco, CA 94111

June 15, 2015 (Revised from April 10, 2014)

Ref: 525 Harrison Street – Mixed-Use Development

Dear Mr. Falconer,

On behalf of the San Francisco Housing Action Coalition (SFHAC), I am pleased to inform you of our firm endorsement of your 525 Harrison Street proposal. Following our review and discussion, our Project Review Committee believes the project has merit and will make a substantial contribution to SFHAC's mission of increasing the supply of well-designed, well-located housing in San Francisco. This letter reflects how your proposed project meets our guidelines and can also be improved. We believe that this project embodies the principals of good quality urban design and, with the implementation of our suggestions, will meet the needs of both present and future San Franciscans. We have attached a copy of our project review guidelines for your reference.

Project Description:

You propose to demolish the existing building at the site, which is used as a nightclub and auto detailer, and replace it with a 179-unit residential building with ground-floor retail.

Land Use:

SFHAC believes this is an appropriate location for new housing considering its proximity to jobs and transit. The current nightclub and auto-detailer are no longer consistent with the site's zoning, as the Rincon Hill Area Plan is designated as a high-density residential neighborhood.

Density:

The proposed project is 58 percent lower than the maximum allowable height and takes up 35 percent less volume than allowed by zoning. As a result, there will be fewer homes built than if the height and bulk were maximized. Normally, we prefer projects that provide the highest reasonable density on the site. In this case, however, our Committee felt the proposed design is appropriate, as it fits an elegant building into the context of the existing much taller Rincon Hill towers.

Affordability:

At the time of your presentation, you had not yet decided on whether you will provide the below-market-rate (BMR) units on site or if you will pay the *in lieu* fee. We are pleased to be informed you have decided to include the BMR units on-site, equating to 22 homes, or 12 percent of the total units.



Mr. Falconer
June 15, 2015
Page Two

Parking and Alternative Transportation:

The proposed project is located in a transit-rich neighborhood and is within walking distance of BART stations and MUNI stations, bus stops, Golden Gate Transit and SamsTrans. Your plan provides 97 car parking spaces (a relatively low parking ratio), two CarShare spaces and 140 bicycle parking spots, 120 Class I and 20 Class II. Since we first reviewed the project, you have reduced the car parking by 14 spaces, from your original count of 111. We feel this is an improvement. The SFHAC urges you to consider increasing the amount of bike parking to a 1:1 ratio by using new bike storage technology.

Preservation:

There are no structures of significant historical or cultural merit on or next to the site.

Urban Design:

SFHAC commends you for the steps you are taking to create a pedestrian-friendly environment in a difficult location. You are proposing several design features that will activate the streetscape. These features include widening the existing sidewalks, creating bulb-outs on the street corners, adding street trees between Essex Street and 1st Street, and streetscape enhancements on Harrison Street and Essex Street. These improvements will also improve the connection of your project to the Embarcadero.

Given the site's tight space limitations, you have creatively planned several gathering spaces for the residents within the building. These include a café on the ground floor lobby, a gym on the ground floor more amenity space on the 7th floor that connects to outdoor space.

Environmental Features:

You are targeting LEED Silver for the proposed project. At the time of your presentation, you had not yet hired a sustainability consultant and had not formalized several decisions regarding which environmental features the project would provide. We encourage you to strive for LEED Silver.

Community Input:

SFHAC commends you for the efforts you have made to engage community stakeholders. You have reached out to numerous community groups and neighborhood organizations to get their input on the proposed project. You expressed to us that the surrounding community supports the demolition of the existing building and wants the site put to better use.

Thank you for submitting this project to the SFHAC Project Review Committee for our review. Please keep us abreast of any changes or updates with this project. We are pleased to support your excellent project as it moves forward. Let us know how we may be of assistance.

Sincerely,



Tim Colen, Executive Director

SFHAC Project Review Criteria

Land Use: Housing should be an appropriate use of the site given the context of the adjacent properties and the surrounding neighborhood and should enhance neighborhood livability.

Density: The project should take full advantage of the maximum unit density and/or building envelope, allowable under the zoning rules.

Affordability: The need for affordable housing, including middle income (120-150 of Area Median Income) housing, is a critical problem and SFHAC gives special support to projects that propose creative ways to expand or improve unit affordability beyond the legally mandated requirements.

Parking and Alternative Transportation: SFHAC expects the projects it endorses to include creative strategies to reduce the need for parking, such as ample bicycle storage, provision of space for car-share vehicles on-site or nearby, un-bundling parking cost from residential unit cost, and measures to incentivize transit use. Proximity to transit should result in less need for parking.

In districts with an as-of-right maximum and discretionary approval up to an absolute maximum, SFHAC will support parking exceeding the as-of-right maximum only to the extent the Code criteria for doing so are clearly met. In districts where the minimum parking requirement is one parking space per residential unit (1:1), the SFHAC will not, except in extraordinary circumstances, support a project with parking in excess of that amount.

Preservation: If there are structures of significant historic or cultural merit on the site, their retention and/or incorporation into the project consistent with historic preservation standards is encouraged. If such structures are to be demolished, there should be compelling reasons for doing so.

Urban Design: The project should promote principles of good urban design: Where appropriate, contextual design that is compatible with the adjacent streetscape and existing neighborhood character while at the same time utilizing allowable unit density: pleasant and functional private and/or common open space; pedestrian, bicycle and transit friendly site planning; and design treatments that protect and enhance the pedestrian realm, with curb cuts minimized and active ground floor uses provided.

Projects with a substantial number of multiple bedroom units should consider including features that will make the project friendly to families with children.

Mr. Falconer
June 15, 2015
Page Four

Environmental Features: SFHAC is particularly supportive of projects that employ substantial and/or innovative measures that will enhance their sustainability and reduce their carbon footprint.

Community Input: Projects for which the developer has made a good faith effort to communicate to the community and to address legitimate neighborhood concerns, without sacrificing SFHAC's objectives, will receive more SFHAC support.



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 525 Harrison Street

Project Sponsor: Hines Interests

Date of SFHAC Review: February 26, 2014

Grading Scale:

1 = Fails to meet project review guideline criteria

2 = Meets some project review guideline criteria

3 = Meets basic project review guideline criteria

4 = Exceeds basic project review guideline criteria

5 = Goes far beyond of what is required

Criteria for SFHAC Endorsement:

1. The project must have been presented to the SFHAC Project Review Committee;
2. The project must score a minimum of 3/5 on any given guideline.

<i>Guideline</i>	<i>Comments</i>	<i>Grade</i>
Land Use	The proposed project replaces a nightclub and auto detailer with 179 residential units above ground floor retail.	5
Density	The proposed project is significantly smaller than what is allowed under zoning, but for appropriate reasons that improve its design.	4
Affordability	The project sponsor will include the below-market-rate (BMR) homes on site, equating to 22 homes, or 12 percent of the units.	3
Parking and Alternative Transportation	The site is accessible to multiple transit lines. The car-parking ratio is relatively low, but we would like more bike parking added.	4
Preservation	There are no structures of significant cultural or historic merit on or near the site that would be affected.	N/A
Urban Design	The proposed project will significantly enhance the surrounding streetscape by widening sidewalks, creating bulb-outs and adding street trees, among other improvements.	5
Environmental Features	The project sponsor is striving for LEED Silver, but has not clearly addressed which features it will incorporate into the project.	3
Community Input	The project sponsor has reached out to numerous community stakeholders. The neighbors in the area agreed that the current site should be put to better use.	5
Additional Comments	There are no comments to add.	N/A
Final Comments	SFHAC endorses the proposed project at 525 Harrison Street.	4.1/5

Please see attached letter for further explanation.



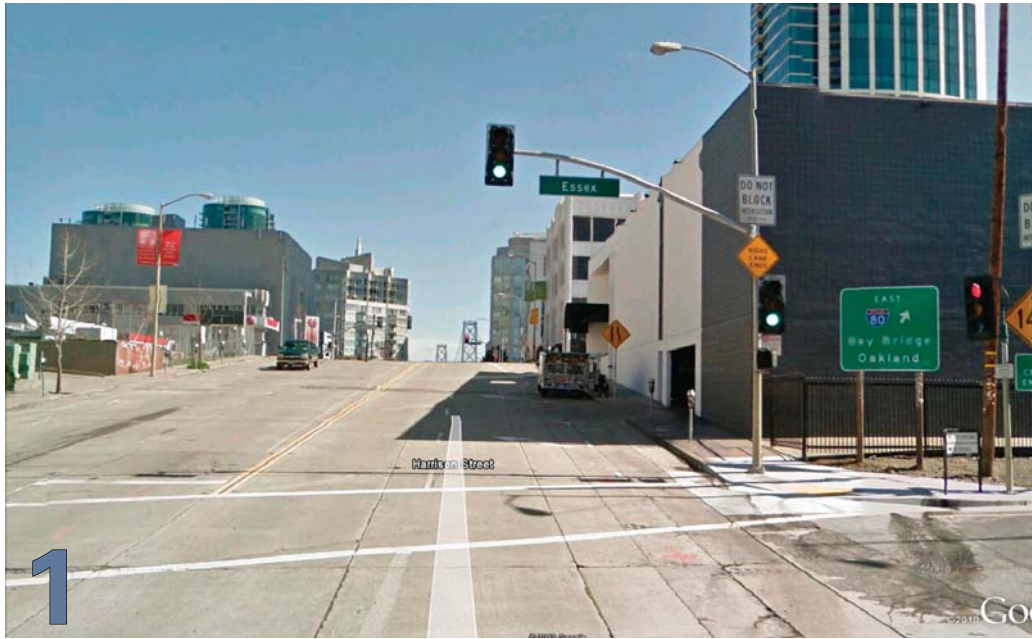
525 HARRISON STREET
SECTION 309.1 APPLICATION



PROJECT SITE

525 HARRISON STREET
Hines

07.02.2015



1
LOOKING NORTH-EAST, UP HARRISON STREET



2
EXISTING BUILDING ON SITE TO BE REPLACED



3
LOOKING SOUTHWEST, DOWN HARRISON STREET



4
LOOKING EAST, I-80 ON-RAMP



5
BELOW I-80 OFF-RAMP



6
FROM I-80 OFF-RAMP

PROJECT SITE CONDITIONS

525 HARRISON STREET
Hines

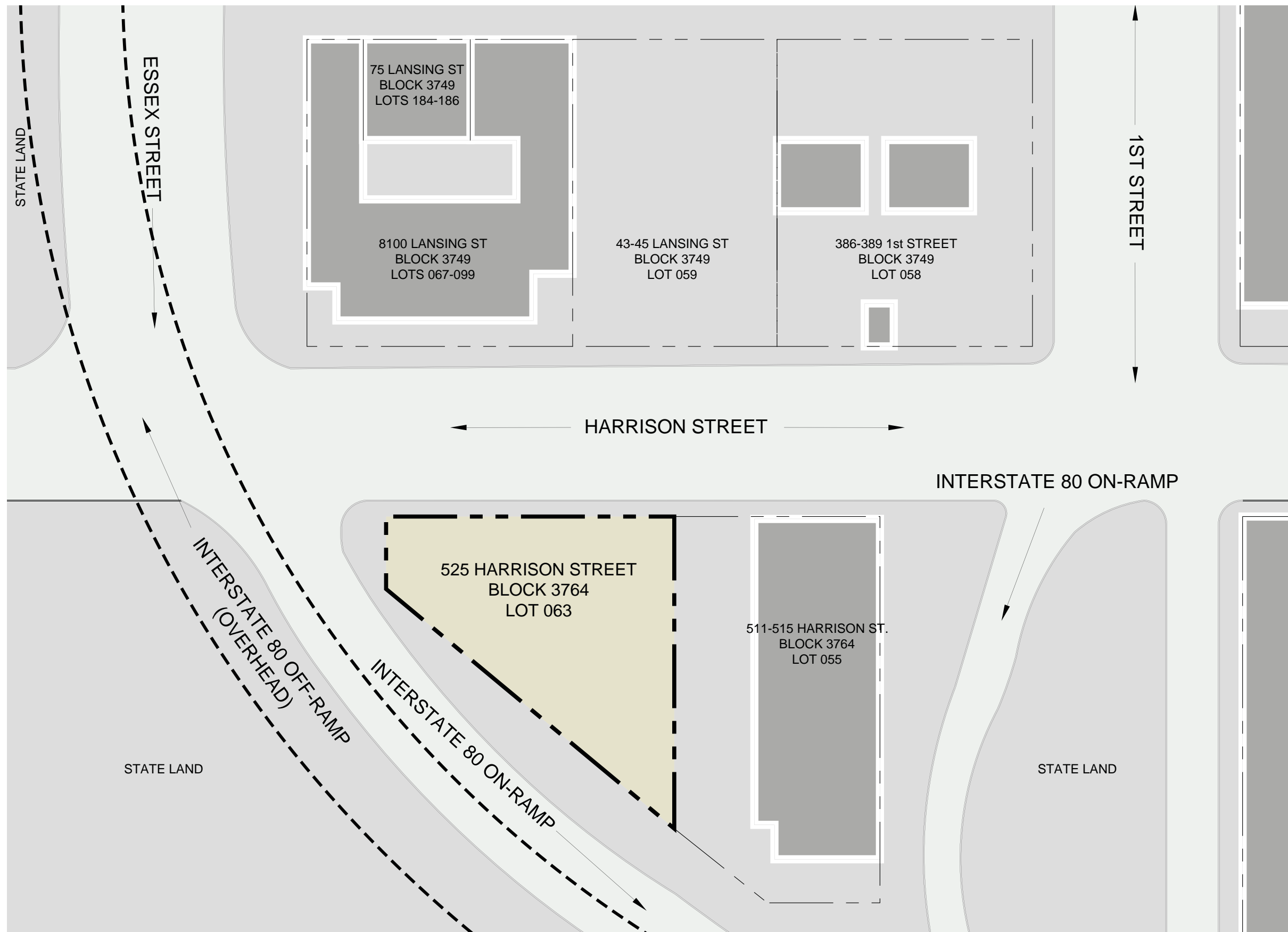
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PROJECT SITE

525 HARRISON STREET
Hines

07.02.2015



PROJECT SITE

525 HARRISON STREET
Hines

07.02.2015

	units	avg.	nsf	eff.	resid. gsf	amenity gsf	storage gsf	balcony gsf	parking gsf	parking spaces	total gsf	
MECH	-	-	-	-	2,459	0	0	0	0	0	2,459	
ROOF	-	-	-	-	3,025	1,066	0	0	0	0	3,025	
17	10	857	8,573	82%	10,398	0	0	124	0	0	10,398	
16	10	857	8,572	82%	10,398	0	0	124	0	0	10,398	
15	10	857	8,572	82%	10,398	0	0	124	0	0	10,398	
14	10	857	8,573	82%	10,398	0	0	124	0	0	10,398	
13	10	857	8,572	82%	10,398	0	0	124	0	0	10,398	
12	10	857	8,572	82%	10,398	0	0	124	0	0	10,398	
11	10	857	8,573	82%	10,398	0	0	124	0	0	10,398	
10	10	857	8,572	82%	10,398	0	0	124	0	0	10,398	
9	10	857	8,572	82%	10,398	0	0	124	0	0	10,398	
8	10	850	8,497	83%	10,283	0	0	62	0	0	10,315	
7	9	773	6,960	68%	10,283	1,086	0	62	0	0	10,315	65'
6	14	718	10,058	81%	12,472	0	110	124	0	0	12,555	
5	14	720	10,084	81%	12,497	0	110	62	0	0	12,555	
4	14	720	10,083	81%	12,497	0	110	62	0	0	12,555	
3	14	718	10,058	81%	12,474	0	110	124	0	0	12,555	
2	14	722	10,109	81%	12,522	0	110	0	0	0	12,597	
1	-	-	-	-	11,716	7,649	0	0	0	0	11,716	
B1	-	-	-	-	2,805	-	-	-	9,520	20	12,325	
B2	-	-	-	-	1,908	-	-	-	10,689	29	12,597	
B3	-	-	-	-	2,260	-	-	-	10,689	48	12,949	
	179	799	143,000	71.2%	200,783	9,801	550	1,612	30,898	90	232,100	
	units	avg.unit	nsf	eff.	resid. gsf	amenity gsf	storage gsf	balcony gsf	parking gsf	parking spaces	total gsf	

BUILDING SUMMARY

232,100 GROSS SQUARE FEET
143,000 NET SQUARE FEET

179 UNITS
(37) STUDIOS - 20.7%
(63) 1 BEDROOMS - 35.2%
(79) 2 BEDROOMS - 44.1%
800 SF AVERAGE UNIT SIZE
21 ON-SITE BMR UNITS

550 SF TENANT STORAGE

9,011 SQUARE FEET AMENITY
- 1,066 SF ROOFTOP LOUNGE
- 1,086 SF PODIUM LOUNGE
- 6,859 SF LEVEL 1 FITNESS + LOUNGE
(790 SF CAFE/RETAIL IN LOUNGE)

90 PARKING SPACES
(80) MECHANICAL STACKER SPACES
(6) SURFACE SPACES
(4) ACCESSIBLE SPACES

120 CLASS 1 BICYCLE PARKING SPACES

20 CLASS 2 BICYCLE PARKING SPACES

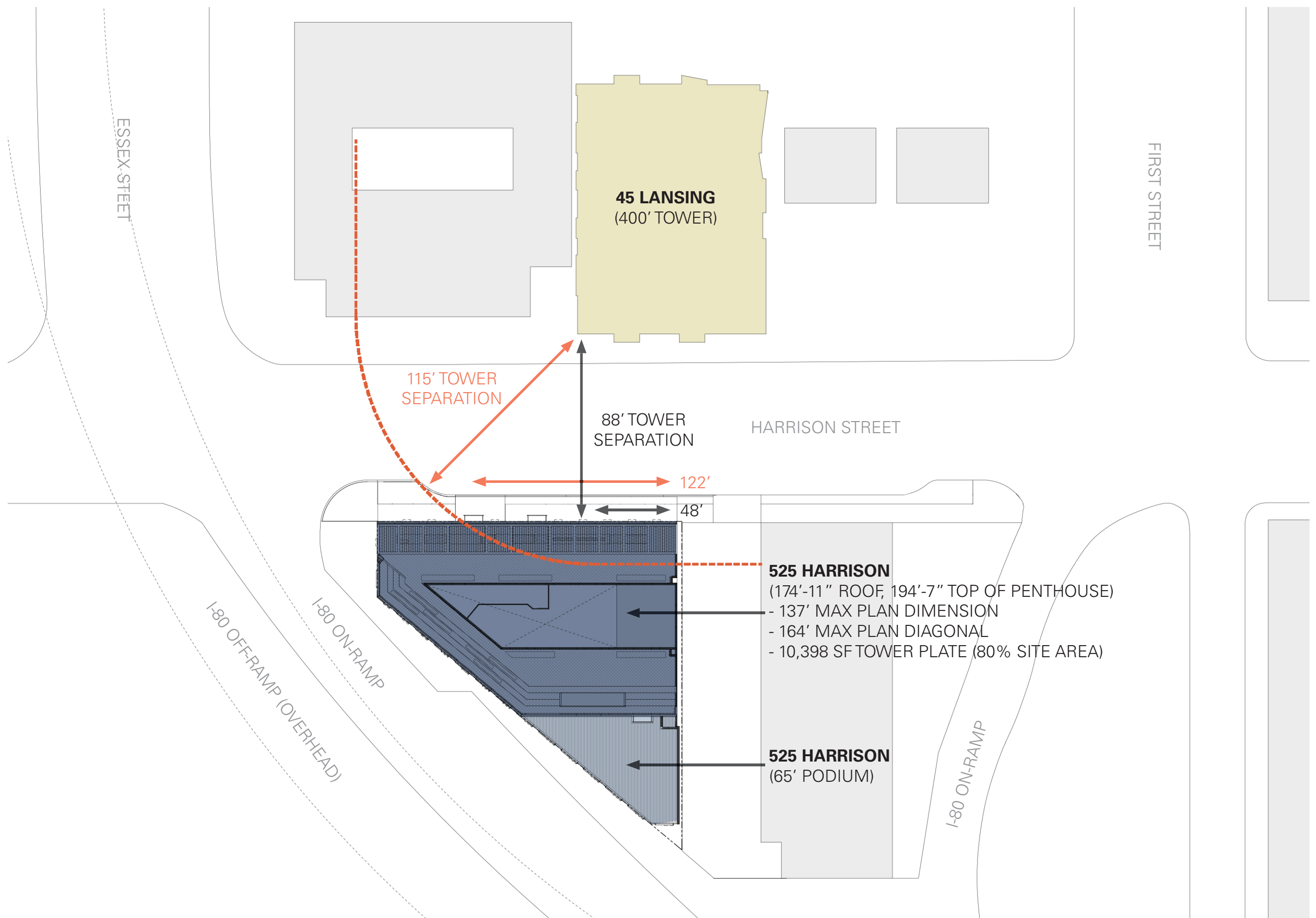
PROJECT SUMMARY

525 HARRISON STREET
Hines

07.02.2015

525 HARRISON - UNIT MATRIX

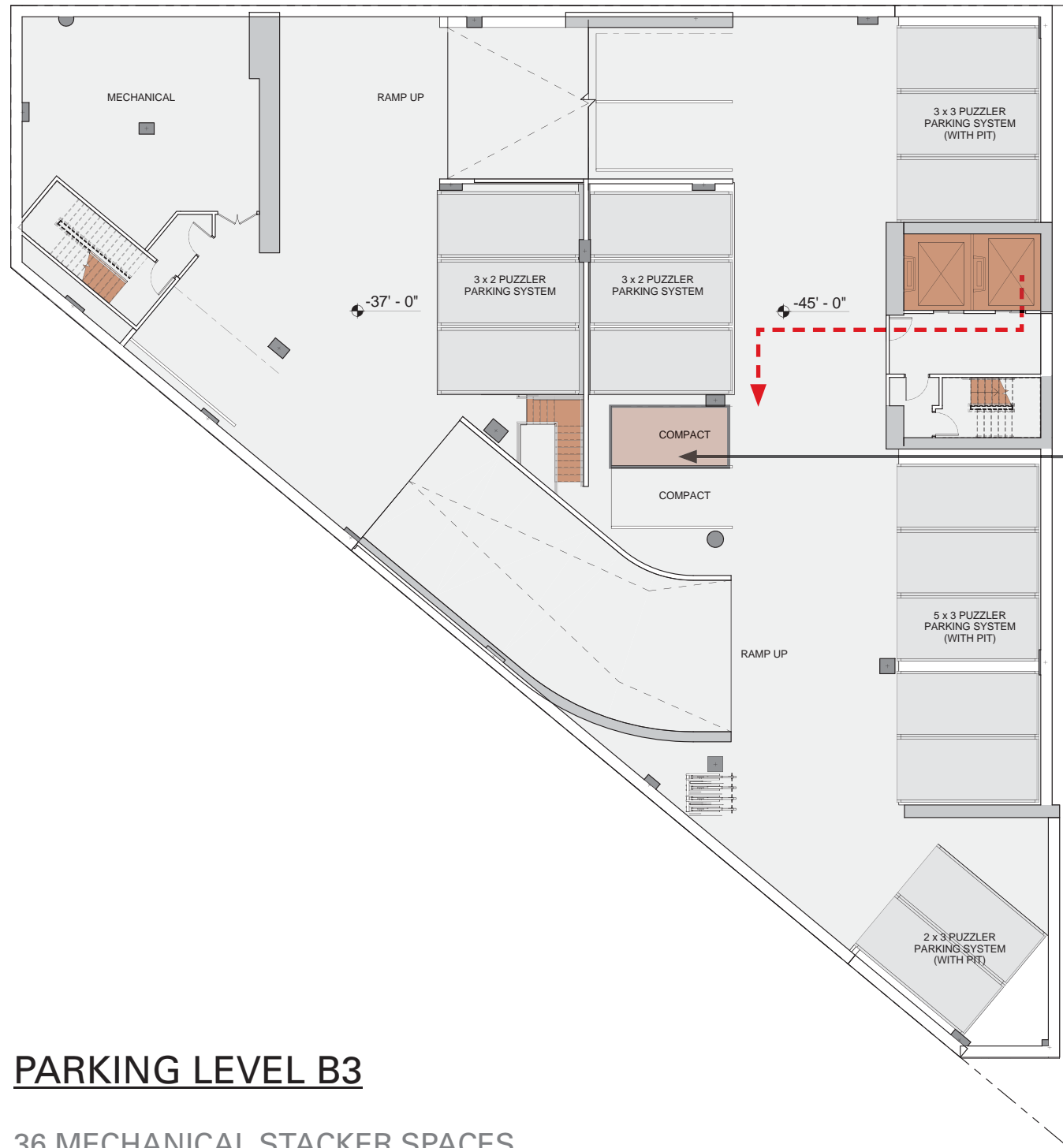
					LEVEL																			
unit name	type	balcony	den	borrowed light	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	total	total nrsf	total by type	
S-A	studio				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	16	8,496	37 20.7%	
S-B	studio				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	16	8,352		
S-C	studio				1	1	1	1	1												5	2,260		
1A-Balcony	1-bed	Y		Y		1		1	1		1	1		1	1		1	1		1	10	6,470	63 35.2%	
1A-Juliet	1-bed				1					1			1			1			1		6	4,032		
1B-Balcony	1-bed	Y	Y			1		1	1			1		1	1			1		10	7,490			
1B-Juliet	1-bed		Y		1						1					1				1	6	4,650		
1C	1-bed				1	1	1	1	1												5	2,600		
1D	1-bed		Y		1	1	1	1	1												5	3,715		
1E	1-bed		Y		1	1	1	1	1												5	4,020		
1F	1-bed			Y	1	1	1	1	1												5	3,460		
1G	1-bed			Y	1	1	1	1	1												5	3,325		
1H	1-bed				1	1	1	1	1												5	3,045		
1I	1-bed									1											1	634		
2A	2-bed				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	16	15,648	79 44.1%	
2B	2-bed				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	16	15,334		
2C	2-bed									1	1	1	1	1	1	1	1	1	1	1	11	9,674		
2D	2-bed		Y							1	1	1	1	1	1	1	1	1	1	1	11	12,031		
2E	2-bed		Y								1	1	1	1	1	1	1	1	1	1	10	11,417		
2F-Balcony	2-bed	Y	Y								1		1	1		1			1	1	7	7,241		
2F-Juliet	1-bed		Y									1						1			3	3,171		
2G	2-bed				1	1	1	1	1												5	5,935		
total					14	14	14	14	14	9	10	10	10	10	10	10	10	10	10	10	179	143,000		



SITE PLAN

525 HARRISON STREET
Hines

07.02.2015

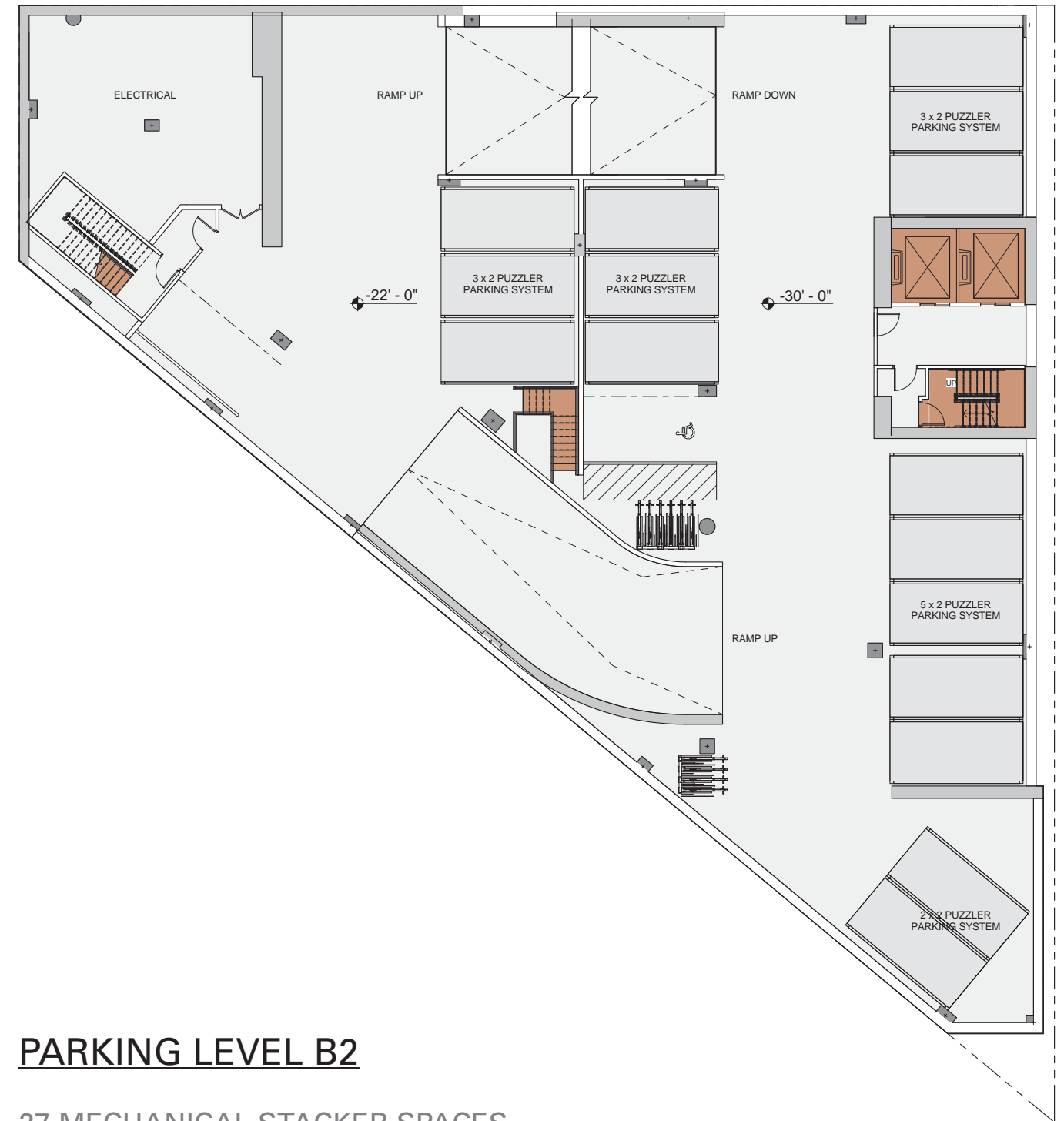


ACCESS VIA
ELEVATOR
CORE FROM
LOBBY

CAR SHARE
PARKING SPACE

PARKING LEVEL B3

36 MECHANICAL STACKER SPACES
5 SURFACE SPACES



PARKING LEVEL B2

27 MECHANICAL STACKER SPACES
1 SURFACE SPACE
1 ACCESSIBLE SPACE



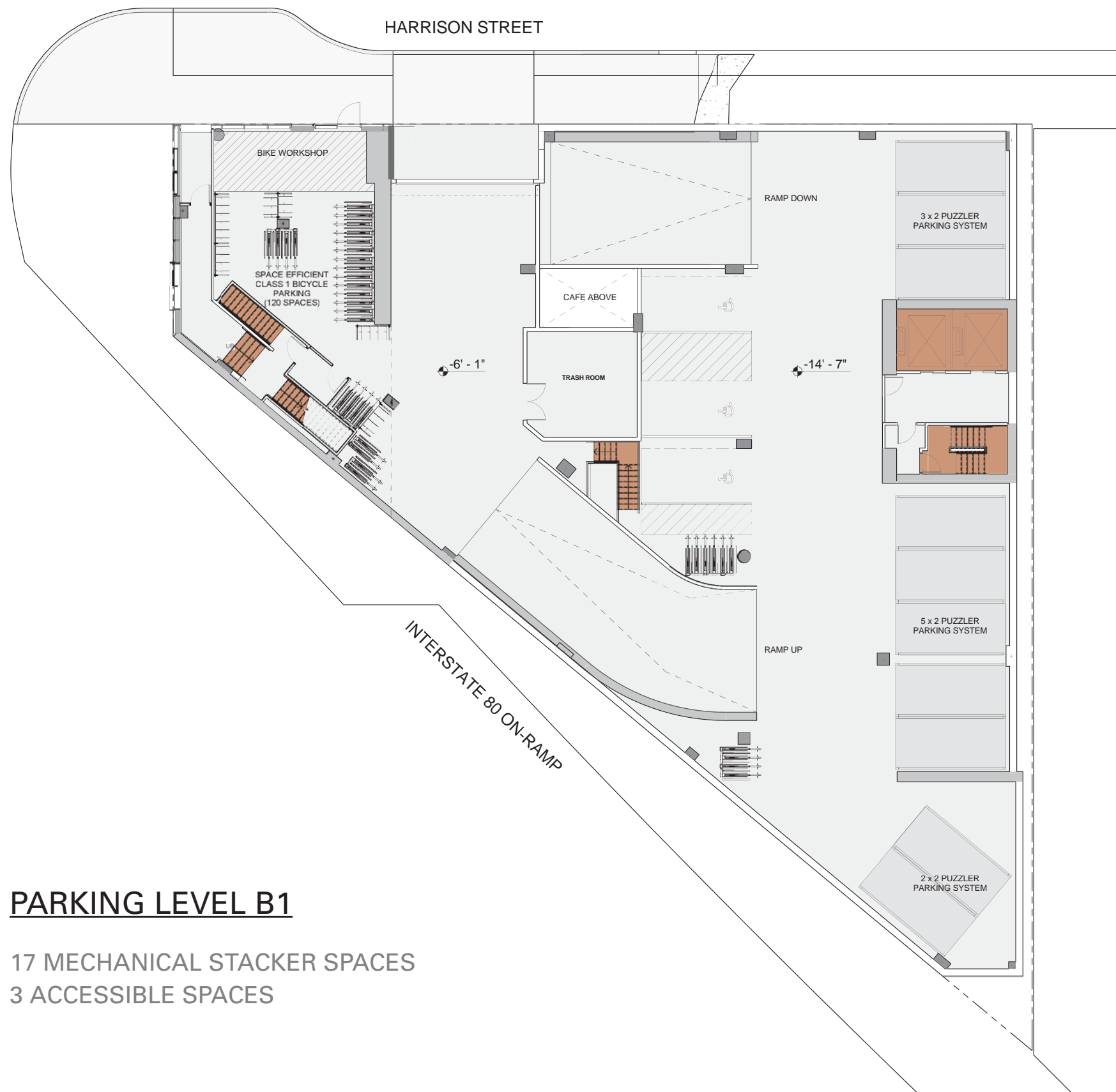
0' 10' 20'

PLAN - LEVELS B3 & B2

525 HARRISON STREET
Hines

07.02.2015

SCB SOLOMON CORDWELL BUENZ
© 2015

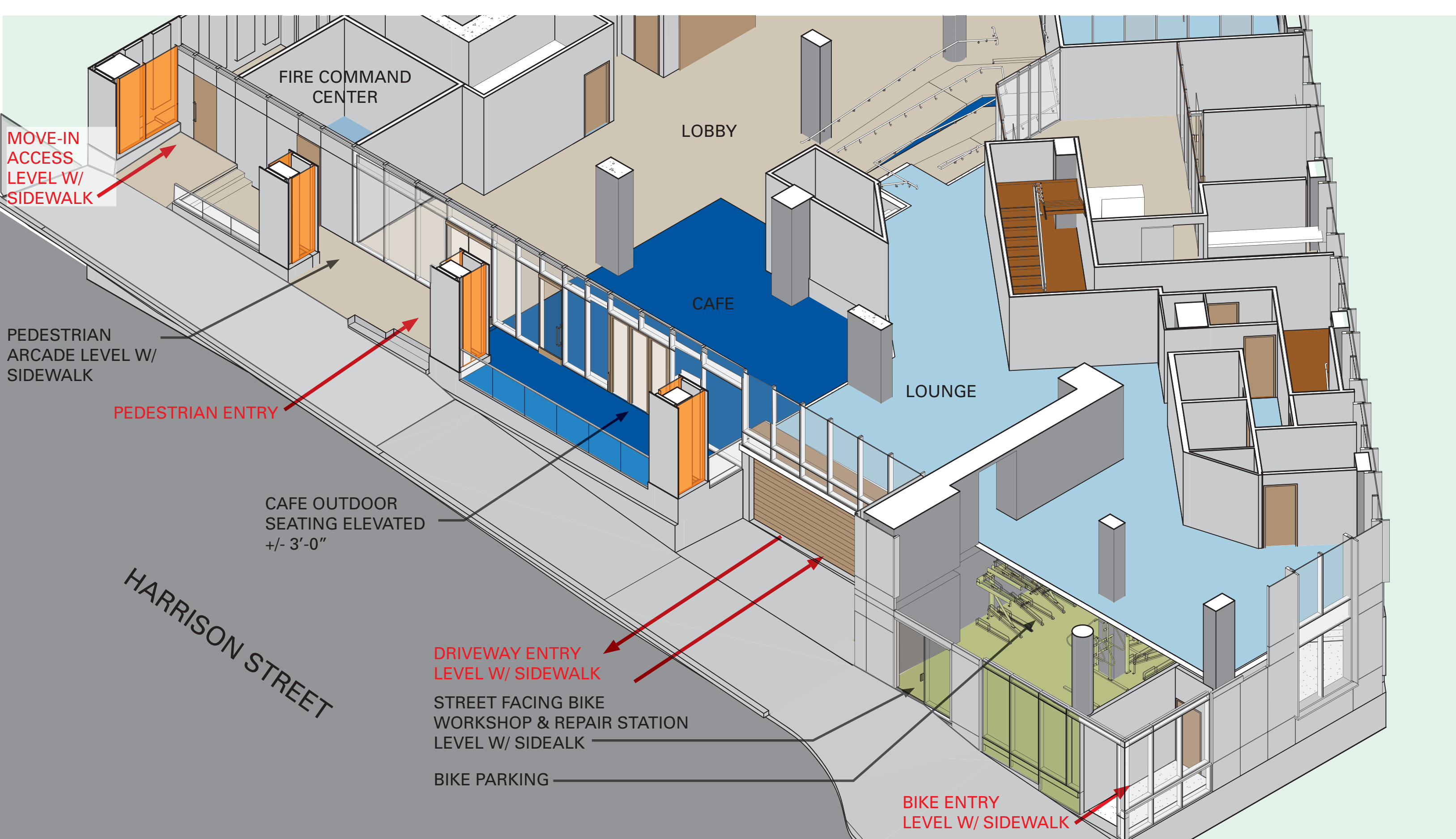


PARKING LEVEL B1

17 MECHANICAL STACKER SPACES
3 ACCESSIBLE SPACES





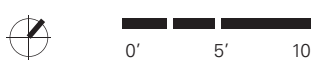
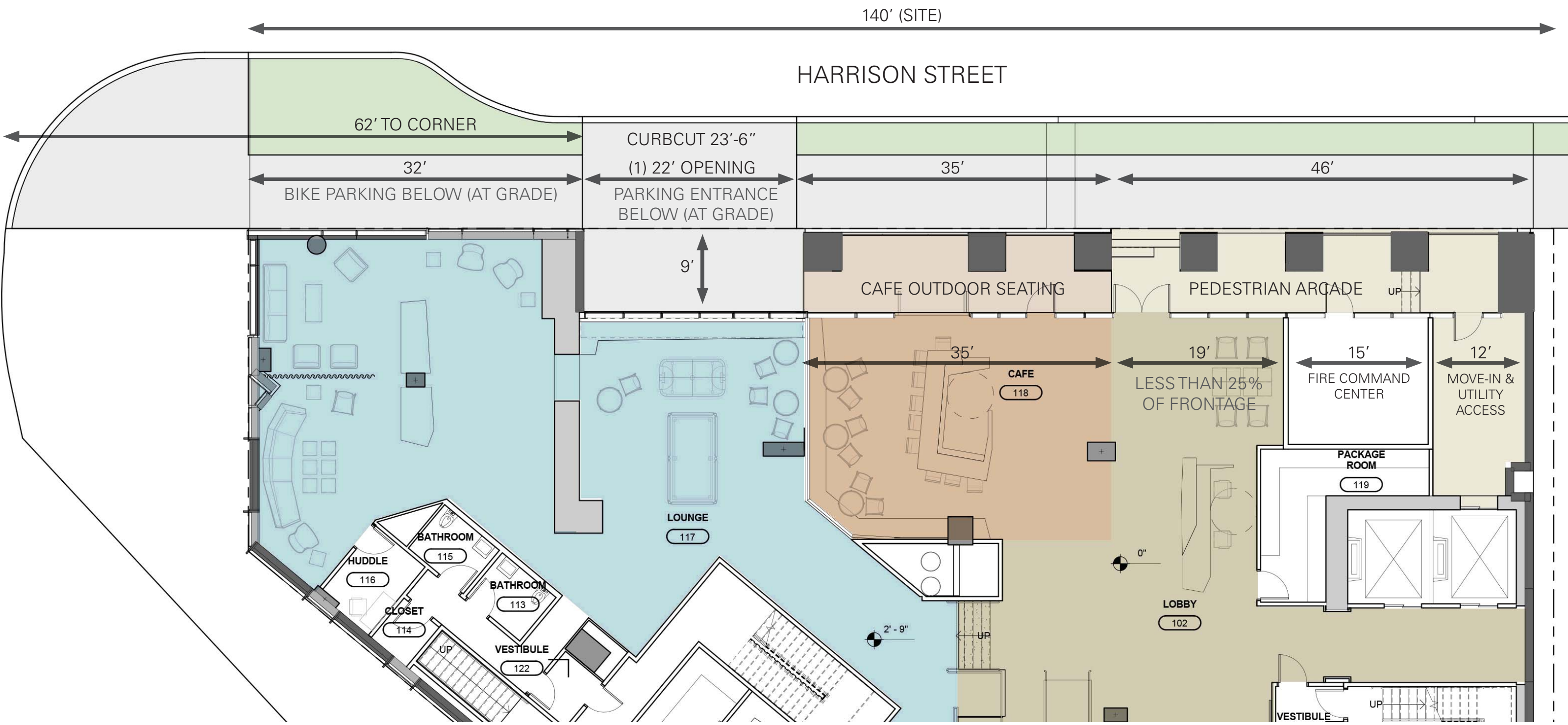


ACTIVE GROUND FLOOR USES

525 HARRISON STREET

Hines

07.02.2015



ACTIVE GROUND FLOOR USES

525 HARRISON STREET
Hines

07.02.2015



TYPICAL PODIUM LEVEL

5 LEVELS
14 UNITS/LEVEL
(3 STUDIOS, 8 1-BED, 3 2-BED)
715 SF AVERAGE UNIT SIZE
12,500 GROSS SQUARE FEET
10,000 NET SQUARE FEET





LEVEL 7

9 UNITS/LEVEL
 (2 STUDIOS, 3 1-BED, 4 2-BED)
 775 SF AVERAGE UNIT SIZE
 10,400 GROSS SQUARE FEET
 6,970 NET SQUARE FEET
 1,130 SF LOUNGE

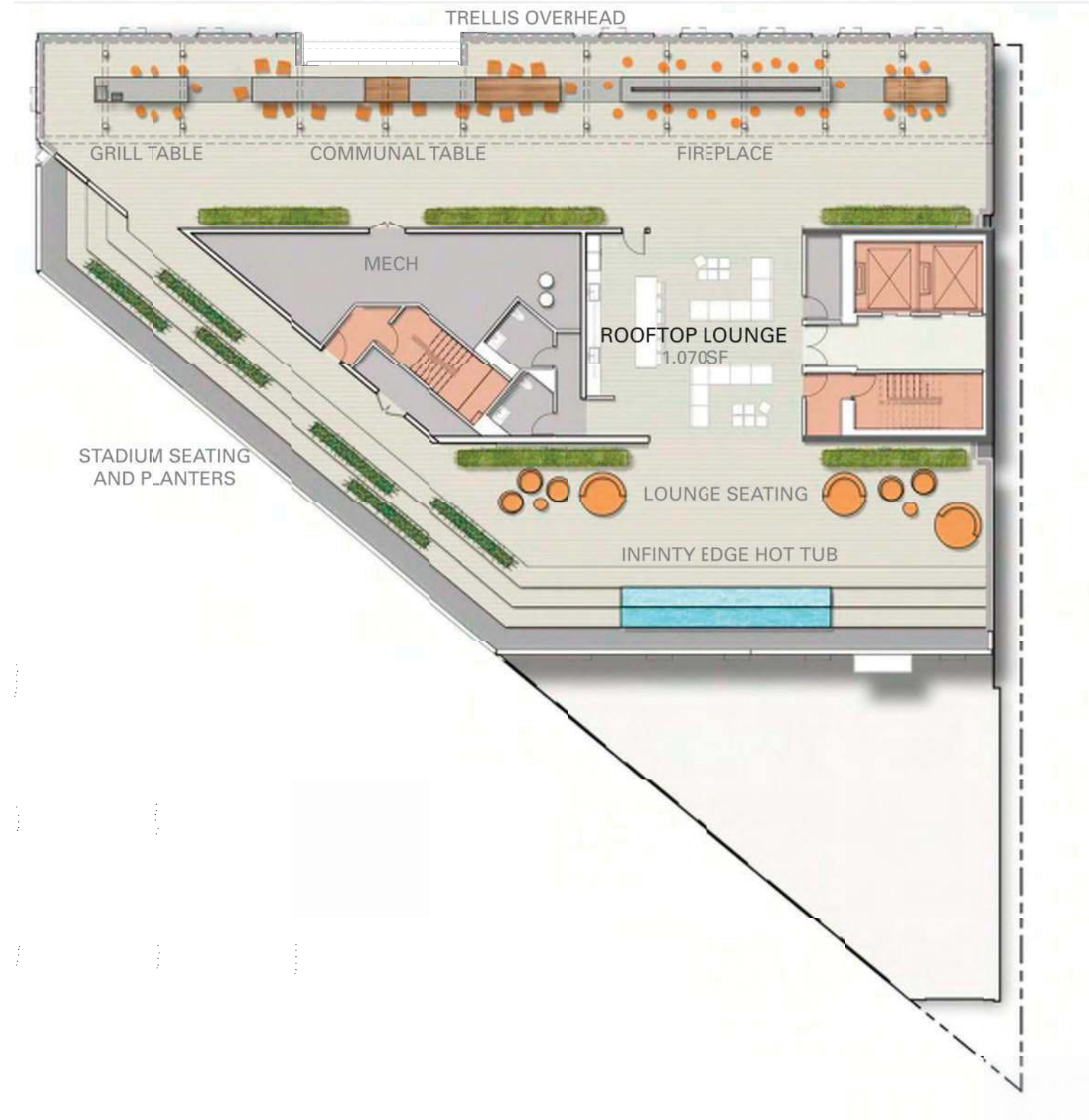




TYPICAL TOWER LEVEL

10 LEVELS
10 UNITS/LEVEL
(2 STUDIOS, 2 1-BED, 6 2-BED)
860 SF AVERAGE UNIT SIZE
10,400 GROSS SQUARE FEET
8,590 NET SQUARE FEET

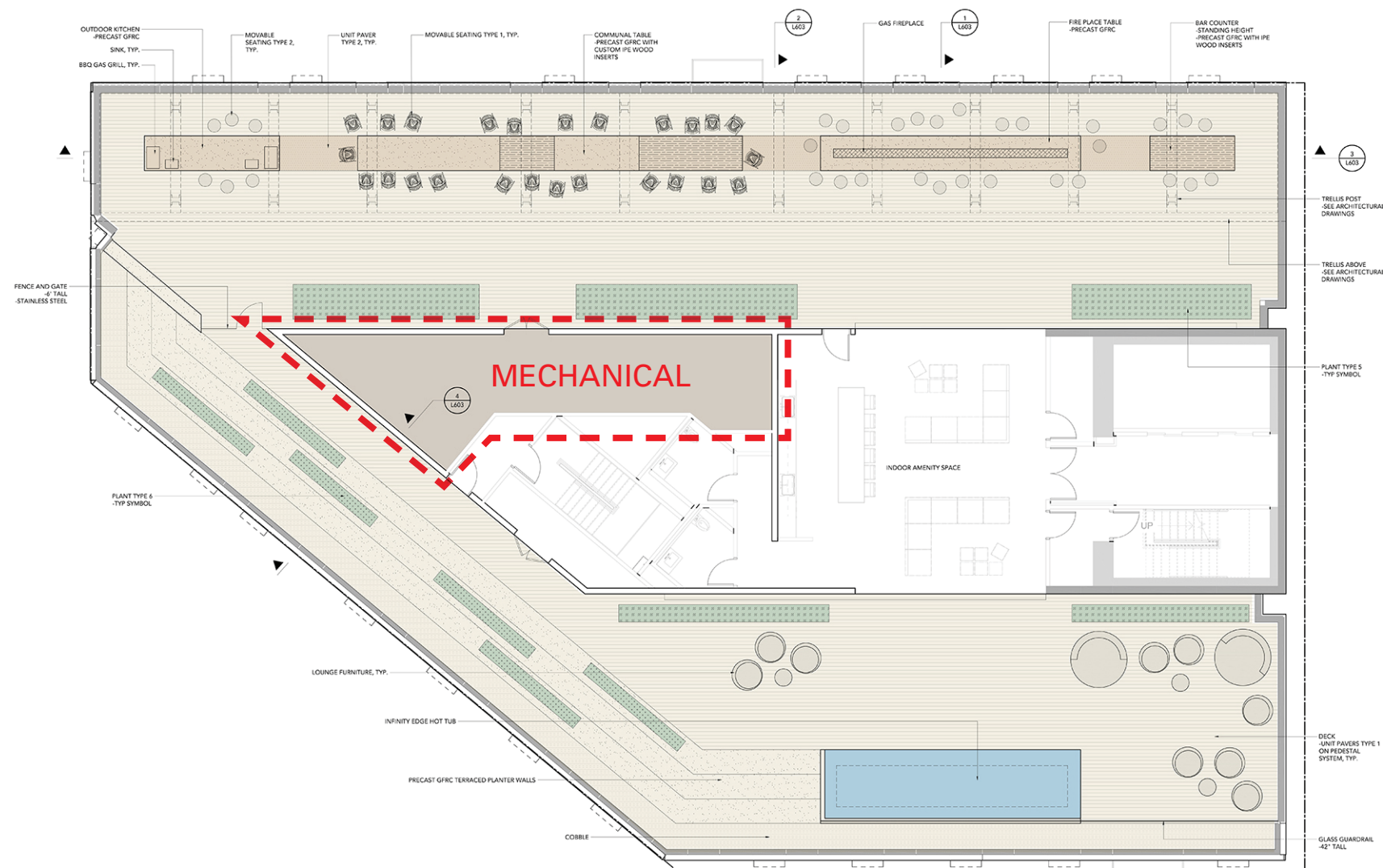




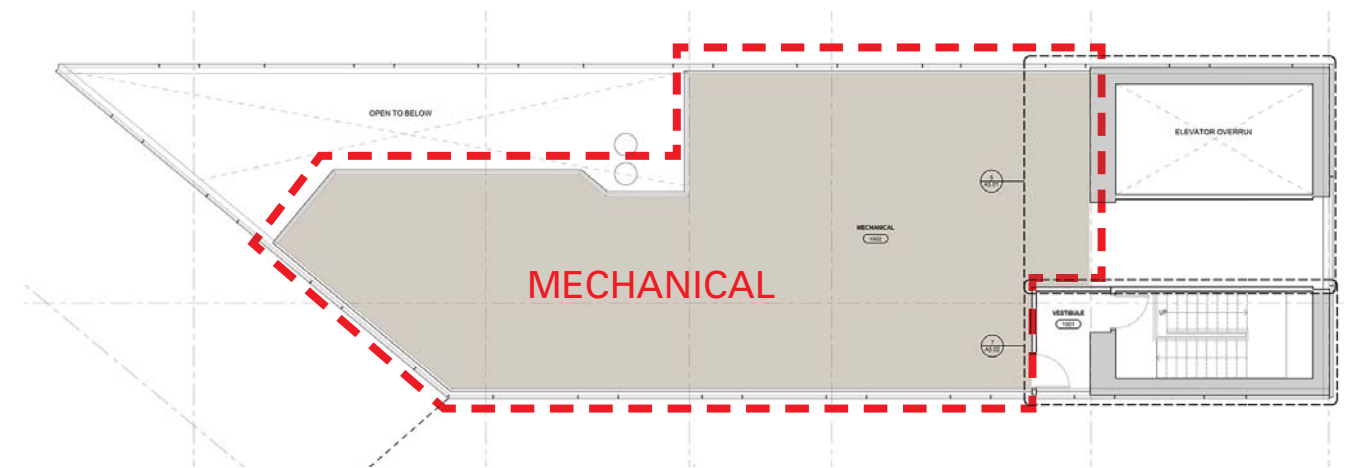
PLAN - ROOFTOP LOUNGE

525 HARRISON STREET
 Hines

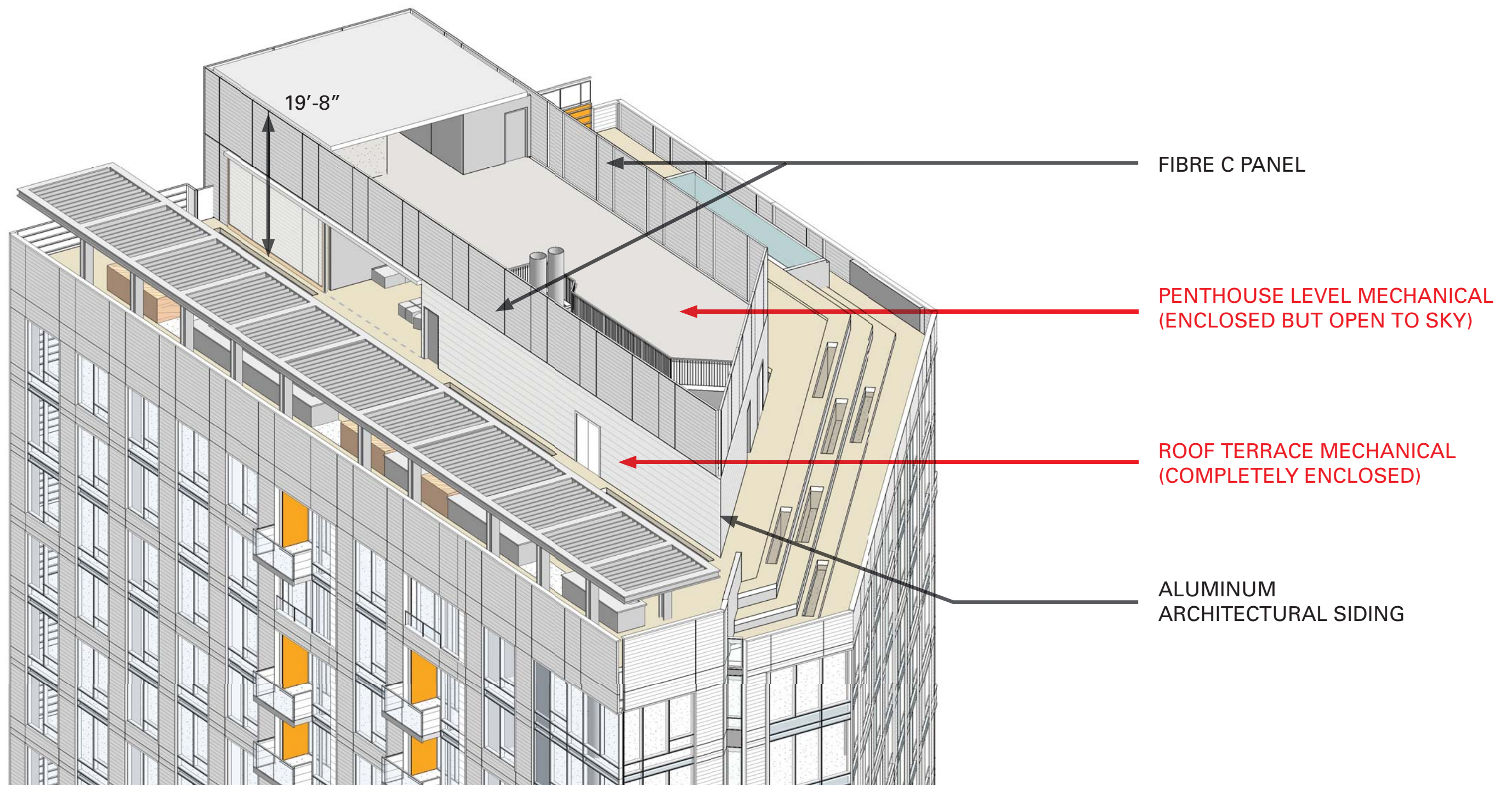
07.02.2015



ROOFTOP TERRACE



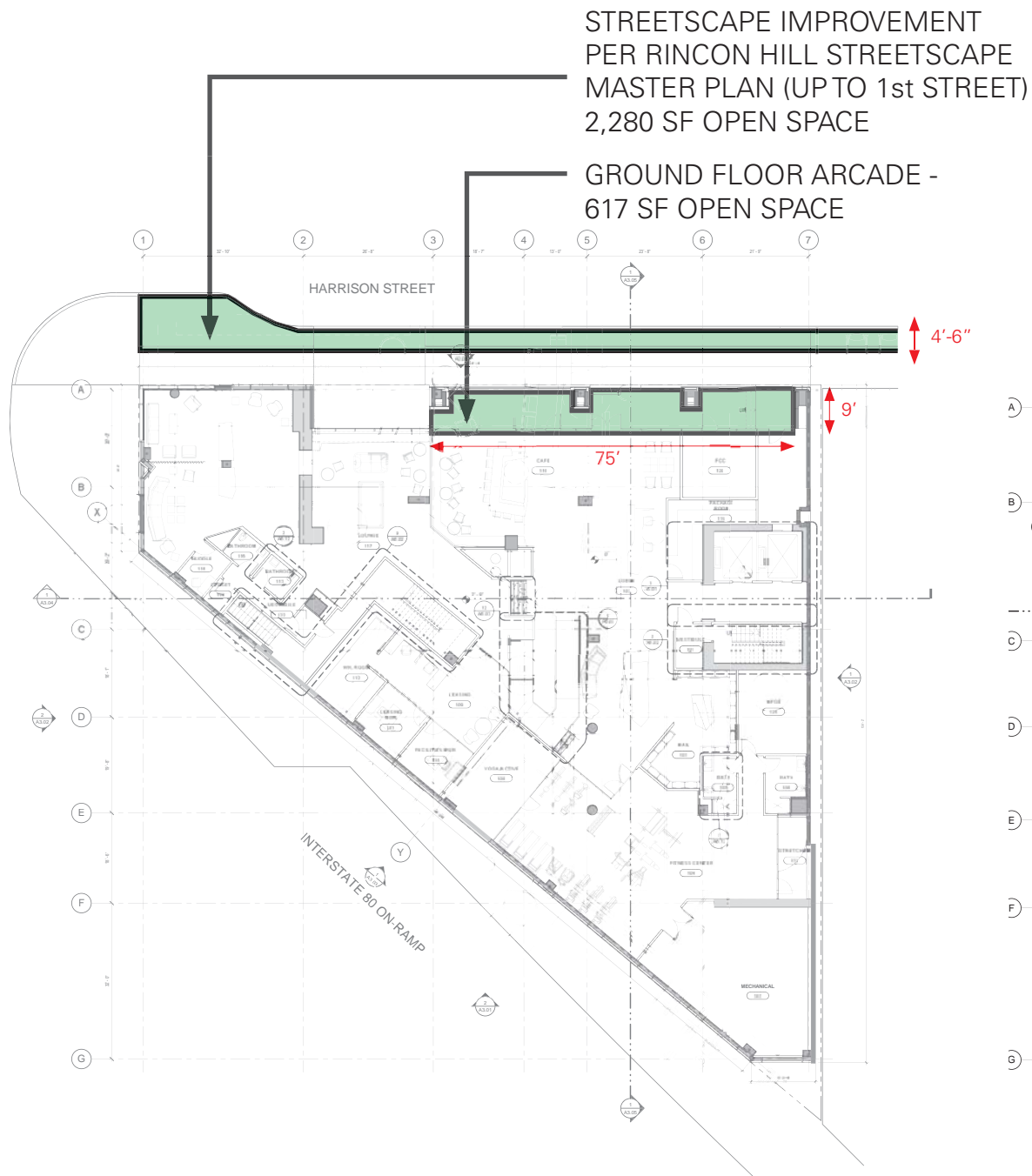
MECHANICAL PENTHOUSE



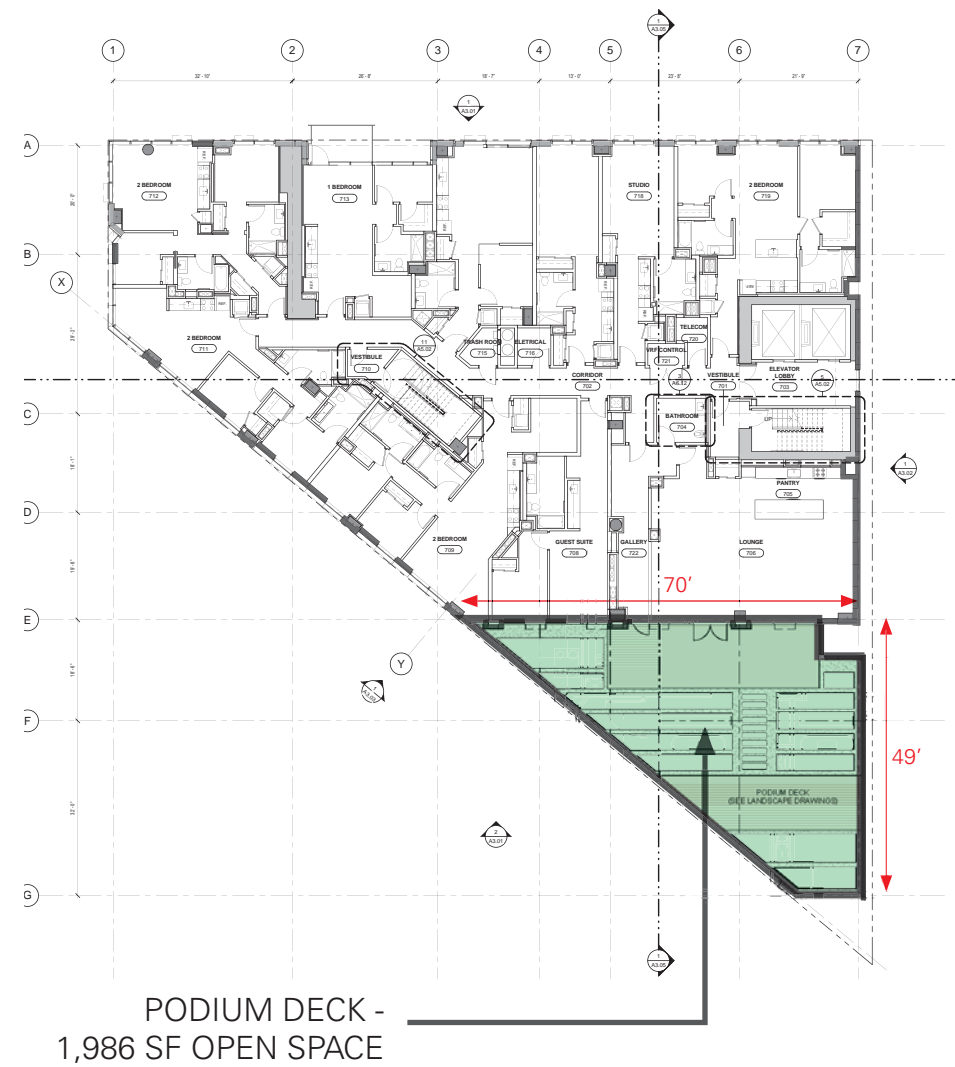
ROOFTOP SCREENING

525 HARRISON STREET
Hines

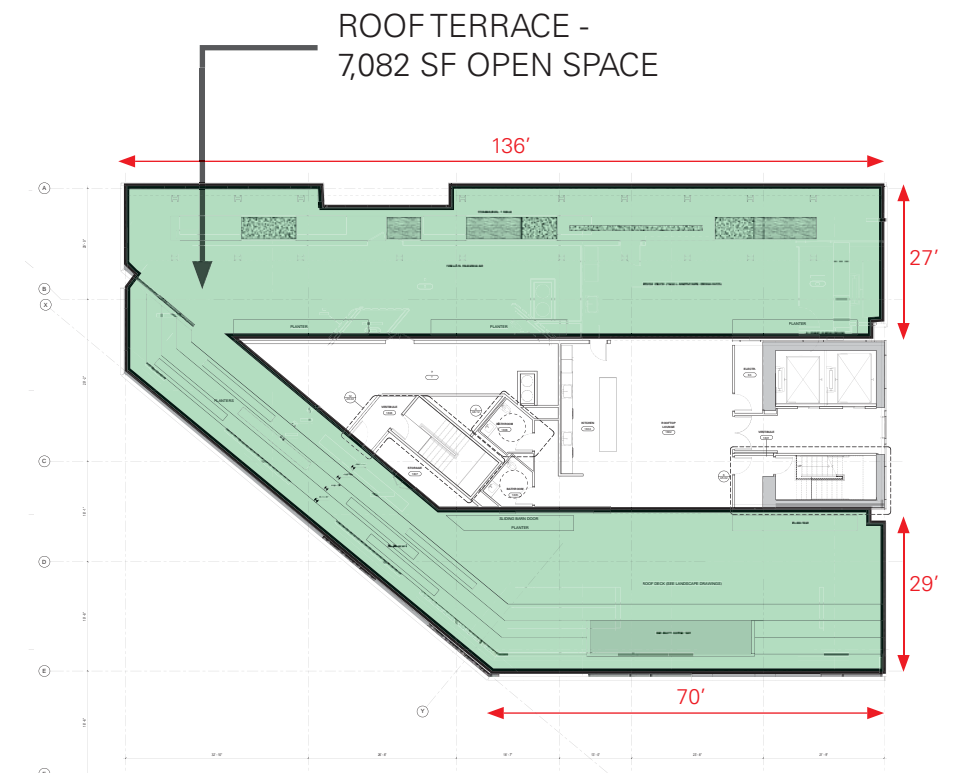
07.02.2015



LEVEL 1 GROUND



LEVEL 7 PODIUM DECK



ROOF TERRACE

OPEN SPACE CALCULATION

BALCONY LOCATION. EVERY
RESIDENTIAL LEVEL
75 SF OPEN SPACE

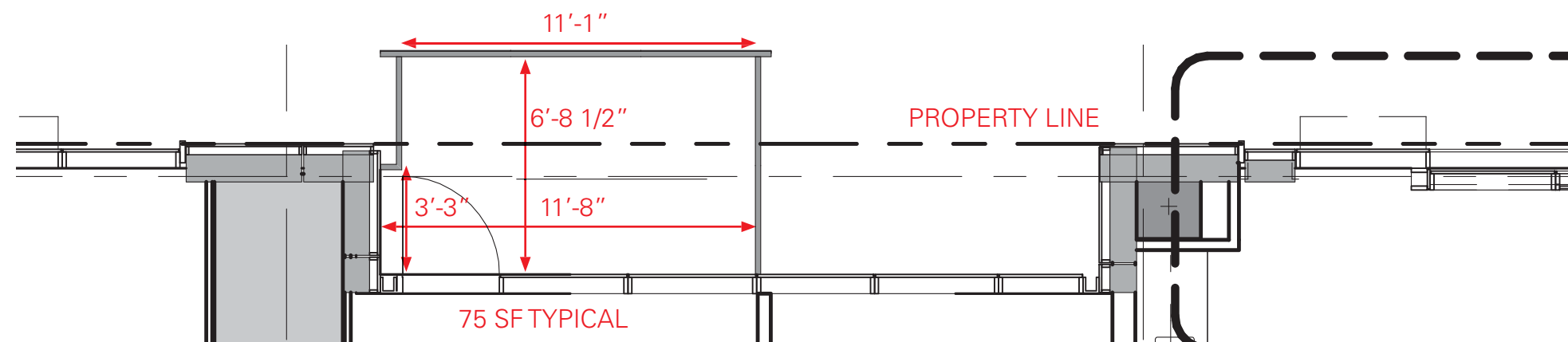


PODIUM LEVELS 2-6

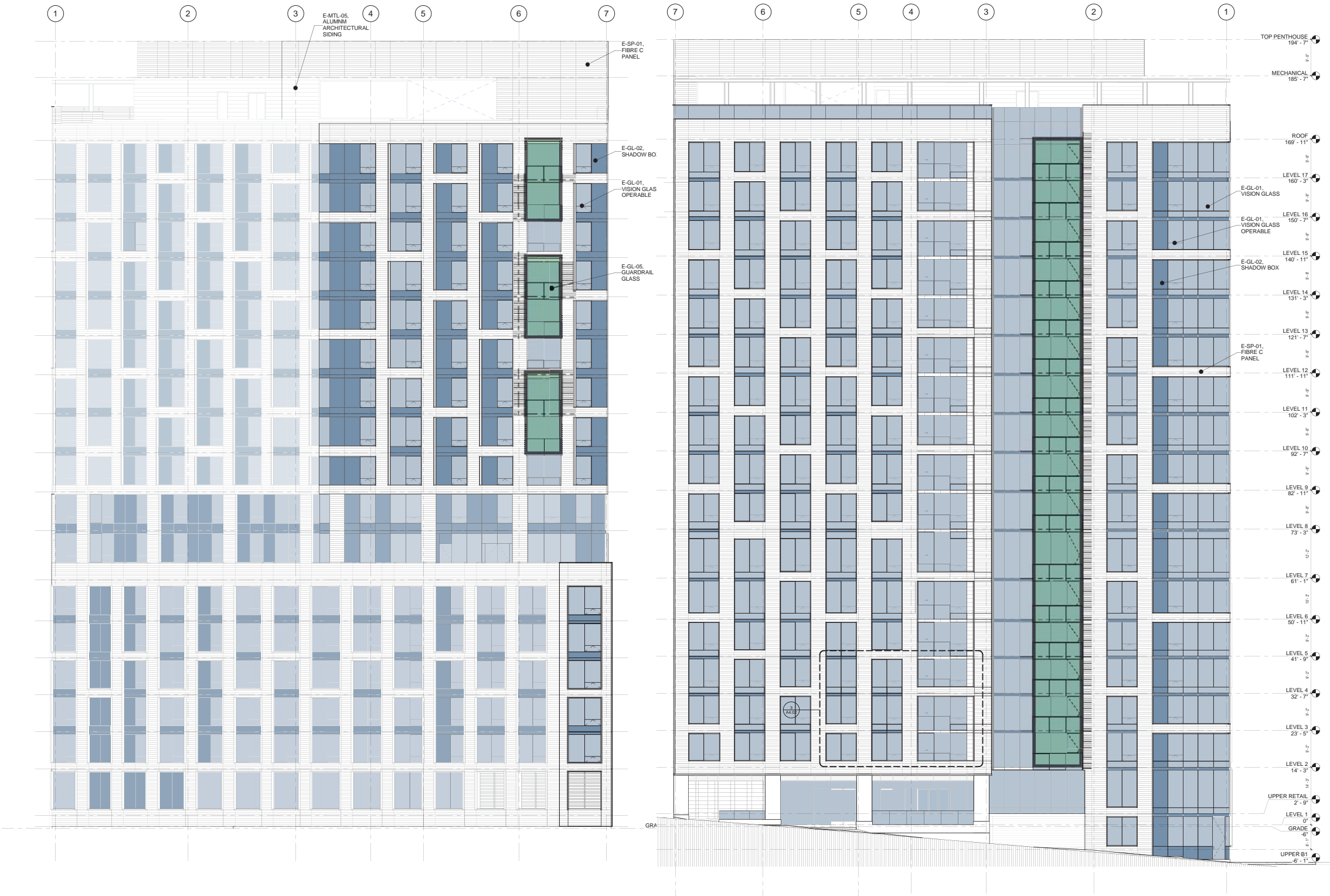


BALCONY LOCATION ON SELECT
TOWER LEVELS. MAX 62 SF.
ALIGN WITH EXTERIOR PATTERN

TOWER LEVELS 7-17



TYPICAL BALCONY DIMENSIONS



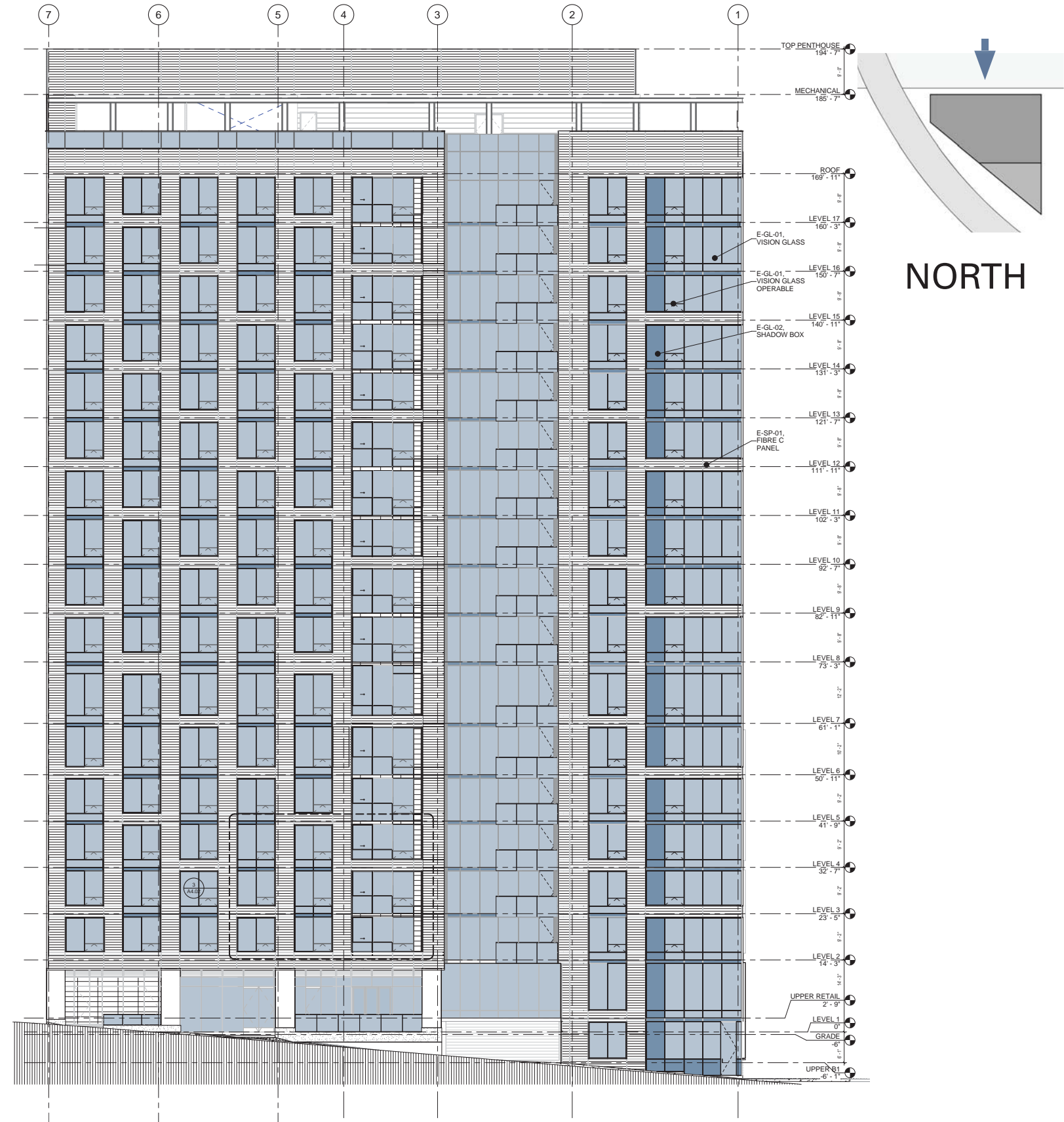
BALCONY LOCATIONS

OPEN SPACE CALCULATIONS

STREETSCAPE	2,280 SF
LEVEL 1 ARCADE	617 SF
LEVEL 7 PODIUM DECK	1,986 SF
ROOF TERRACE	7,082 SF
PRIVATE BALCONIES (6 @ 62 SF EACH) (16 @ 75 SF EACH)	1,572 SF

TOTAL 13,537 SF

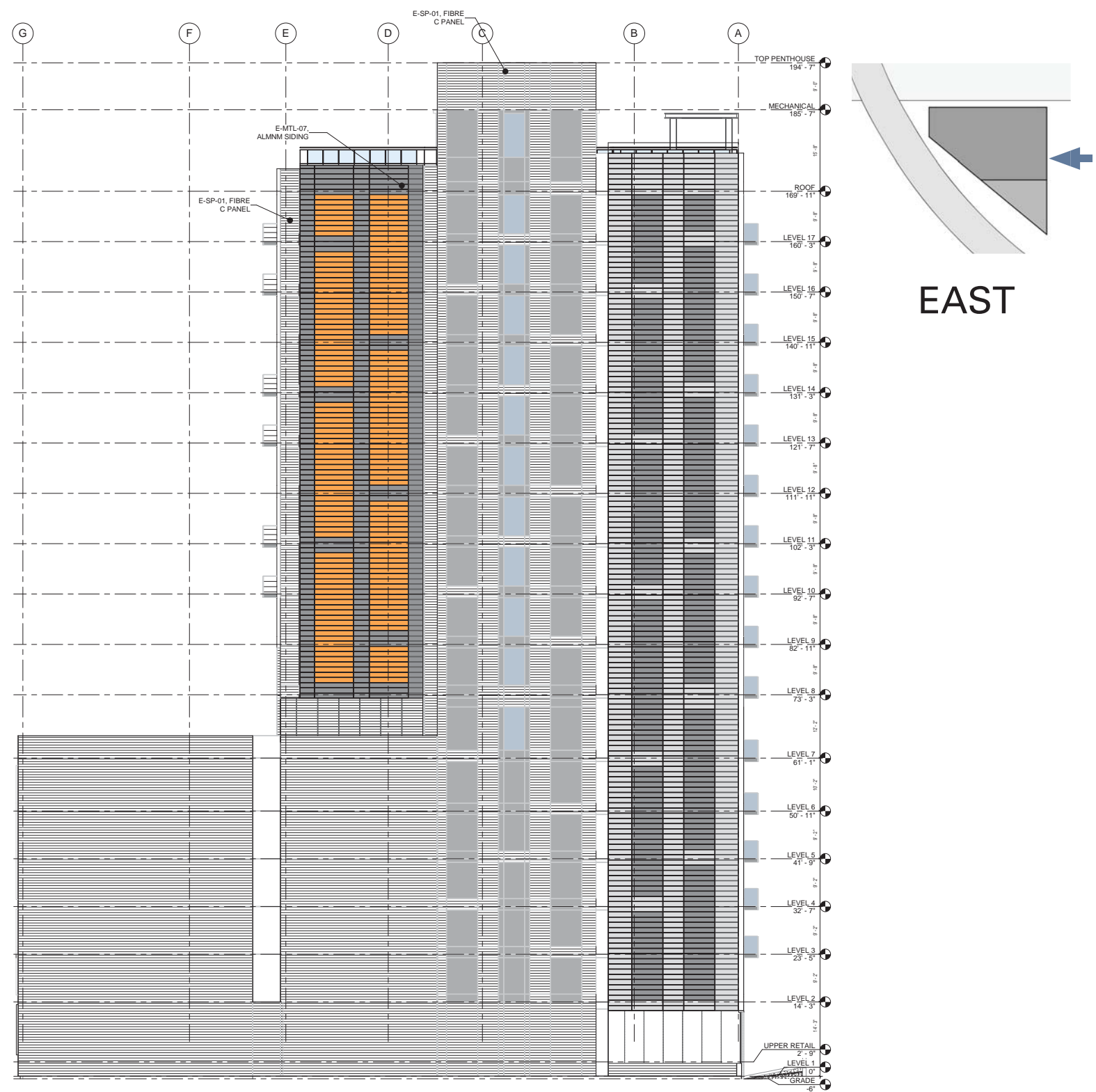
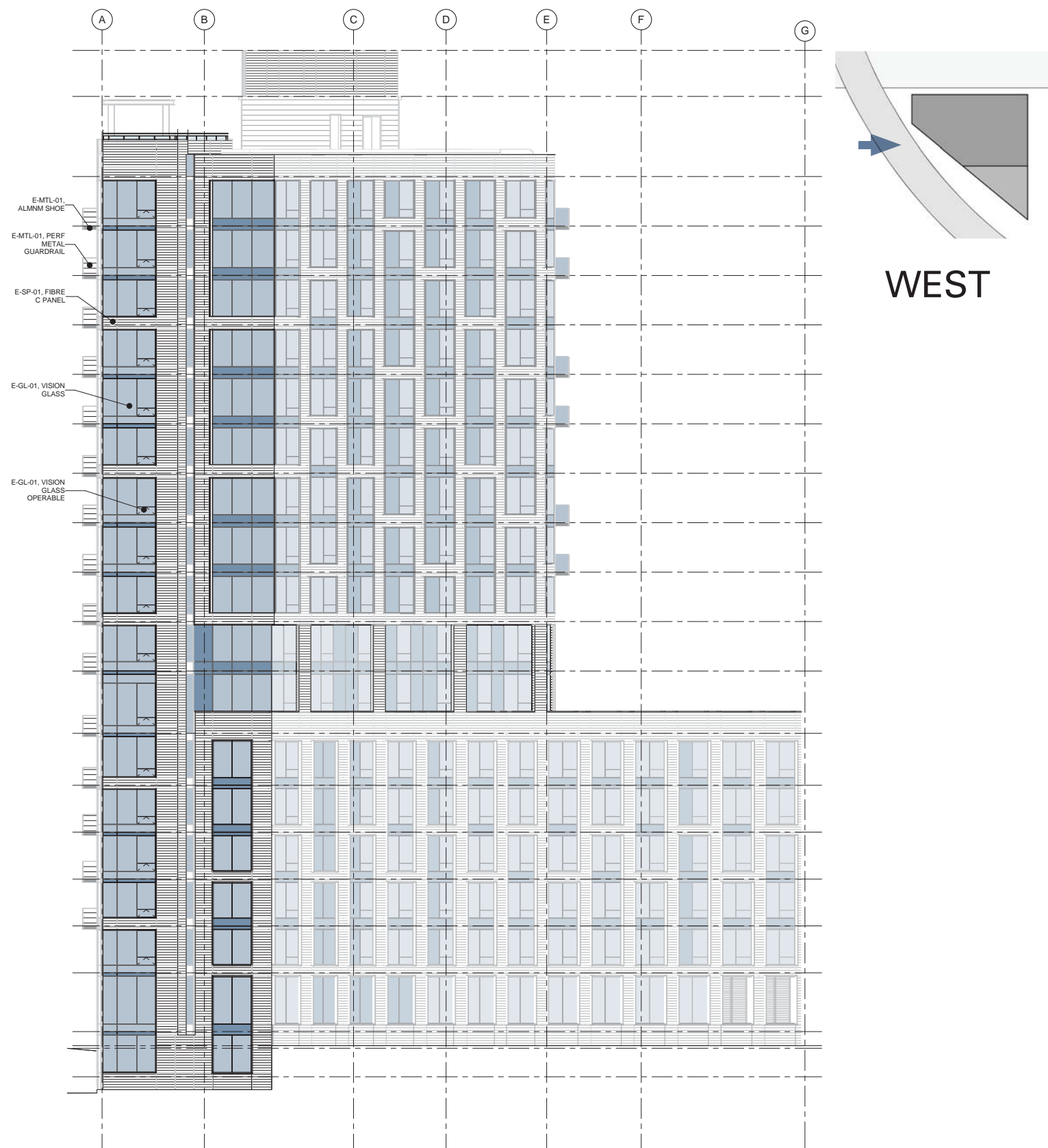
REQUIRED 13,425 SF
(179 UNITS x 75SF/UNIT)



ELEVATIONS

525 HARRISON STREET
Hines

07.02.2015



AMENITY
@ 10'-0" FLOOR TO FLOOR
5' ROOF BUILD-UP



10 RESIDENTIAL LEVELS
@ 9'-8" FLOOR TO FLOOR



1 RESIDENTIAL LEVEL
@ 12'-2" FLOOR TO FLOOR
1 RESIDENTIAL LEVEL
@ 10'-2" FLOOR TO FLOOR



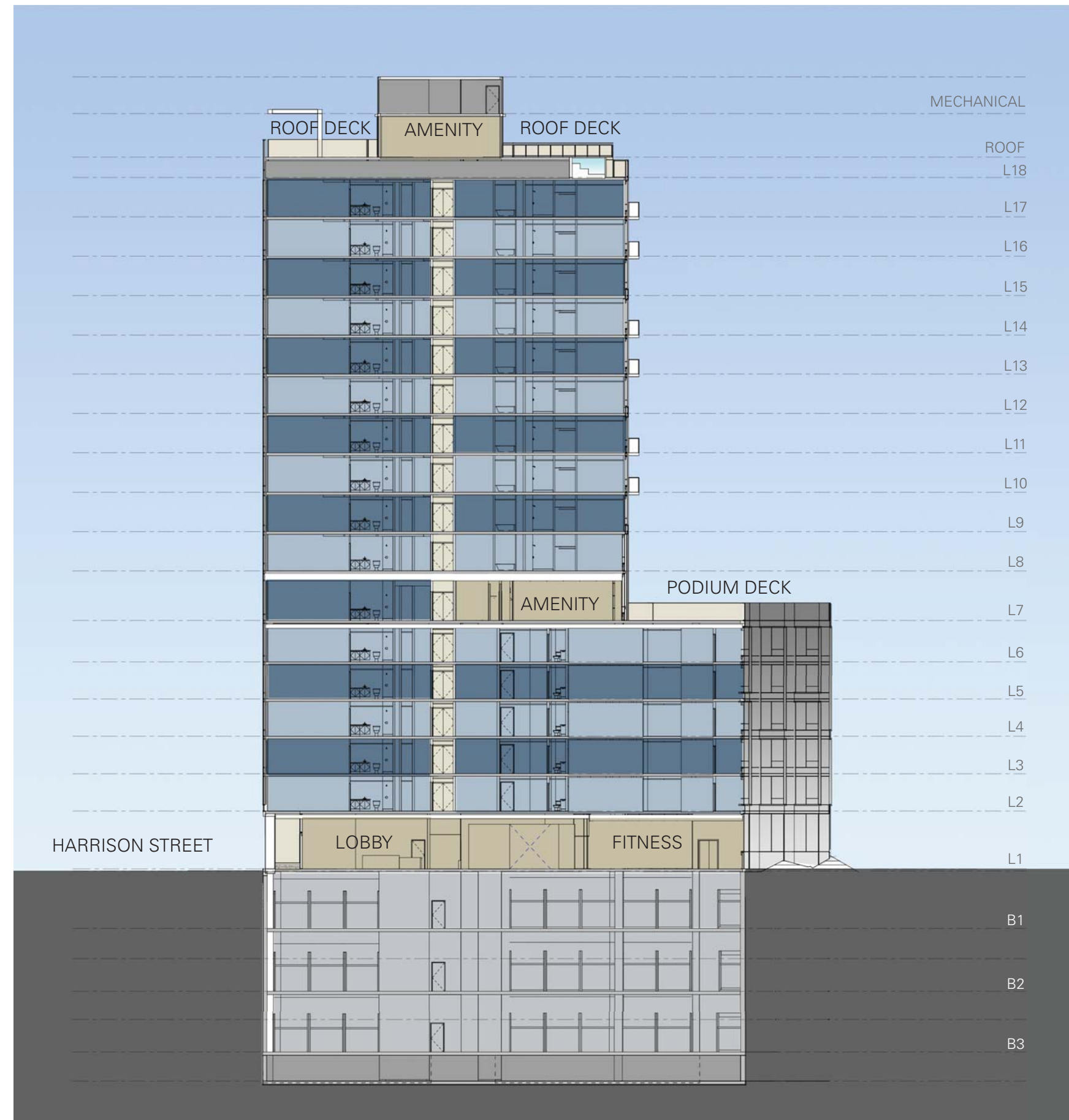
4 RESIDENTIAL LEVELS
@ 9'-2" FLOOR TO FLOOR



LOBBY & AMENITY
@ 14'-3" FLOOR TO FLOOR



3 PARKING LEVELS
@ 15'-0" FLOOR TO FLOOR



PROJECT SECTION

525 HARRISON STREET
Hines

07.02.2015