

6/6/19

C. Campbell

Ms. Cathleen Campbell & Mr. David Winslow  
Planning Department  
1650 Mission Street  
San Francisco, CA 94102  
[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)

Dear Ms. Campbell and Mr. Winslow,

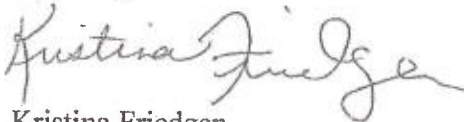
I am Kelley Friedgen's younger sister. I currently live in Olney, Maryland where I teach Theatre and Dance at Our Lady of Good Counsel High School. Tomorrow, however, is my last day as I have recently been accepted to graduate school at Arizona State University and will enroll there this fall. I will pursue an MFA in Theatre for Youth. This program is internationally recognized for developing future leaders in the field of theatre education and community cultural development. I anticipate receiving my MFA in the spring of 2022.

After I complete my degree, I am very interested in relocating to the Bay Area for both personal and professional reasons. The Bay Area is rich in opportunities for someone with applied theatre training interested in working with youth and communities. There are a number of community organizations (such as Girls, Inc., Youth Speaks, and Partners for Collaborative Change), as well as professional and educational theatres (such as American Conservatory Theatre, Theatre Bay Area, New Conservatory Theatre, and Berkeley Repertory Theatre) who have theatre education or outreach programs focused on social and community change. As a theatre artist, I seek to create work with young people that is founded in social justice theory, will incorporate diversity and inclusion practices, and creates a forum for the audience to engage in problem solving to promote dialogue and action for the greater good of society.

As a practicing artist, cost of living is a real concern for me and I very much appreciate Kelley and Kyle's offer to live in the second unit of the home they hope to renovate. This offer will allow me to continue my work in a place that both has great job opportunities and potential for job growth, and is a city interested in positive social change. I am excited for the opportunity to continue my training in applied theatre, devised work, and theatre education so that I can relocate to the Bay Area and begin the next phase of my career. I look forward to bringing my skills, talents, and training to the San Francisco community where I, as an engaged citizen, can educate young people in community justice and engagement through theatre.

Please do not hesitate to reach out if you have any questions.

Sincerely,



Kristina Friedgen  
[kmfriedgen@gmail.com](mailto:kmfriedgen@gmail.com)  
(301) 642-8209  
[www.kristinafriedgen.com](http://www.kristinafriedgen.com)

Received at CPC Hearing 6/6/19

C. Campbell

Kenneth Hillan  
64 Seward Street  
San Francisco  
California, 94114  
4 June 2019

David Winslow  
Principal Architect  
Design Review | Citywide and Current Planning  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco  
California, 94103

Dear Mr. Winslow,

**Re: DR Record Number 2017-006245DRP**

In follow-up to our recent correspondence, I am writing to express my concern that John Lum Architecture failed to correct substantive inaccuracies in their Discretionary Review submission document and that the Planning Department did not document knowledge of these concerns within the DRAA (see correspondence, Exhibit 2).

Duncan, my husband, and I met with the sponsors and architects on Monday June 3<sup>rd</sup> and a number of significant issues remain unresolved. These are outlined in the attached public hearing submission document (Exhibit 1) and will be shared at the Discretionary Review public hearing.

As communicated by phone on Friday May 31, I may be unable to attend the hearing in person, depending on the timing of the agenda, as I will be joining Duncan at his first appointment with his oncologist at 4pm on Thursday 6 June at UCSF. If I am unable to be there, Mr Chris Screnci, impacted owner and neighbor at 32 Carson Street, San Francisco, will deliver a five-minute presentation on my behalf.

Yours sincerely,



Kenneth J Hillan

11/2/19  
Hillan  
Exhibit 1:

DR Record Number 2017-006245DRP

Kenneth Hillan, 64 Seward Street, San Francisco, CA 94114 ([khillan@yahoo.com](mailto:khillan@yahoo.com))

*Harvey Milk, "The American Dream starts in the Neighborhoods".*

I appreciate the opportunity to present at this Discretionary Review on behalf of residents of Seward and Carson Streets, many of whom will be negatively impacted by the egregious and extreme five-level proposed remodel of the property at 50 Seward Street.

50 Seward Street is an integral part of a group of six 2-story stucco single-family houses, the "Seward Street Six", which were designed and built contemporaneously in the 1920s. Their outwardly unassuming and harmonious street frontage gives way in each to light filled and expansive interior spaces with some of San Francisco's most stunning downtown views.

The street frontage has been carefully preserved for more than 90 years and while homes have been remodeled by successive owners, each has worked collaboratively with the neighbors to find solutions that respect the neighborhood's character and that seek to maintain the neighborhood aesthetic and quality of life for all.

The proposed changes are both exceptional and extraordinary and must be changed significantly to preserve this neighborhood's design and character. I will highlight key issues included in my submission, with relevant references to San Francisco's Residential Design Guidelines (RDG) and the Planning Department's Discretionary Review Abbreviated Analysis (DRAA) dated May 30th 2019 where appropriate.

**Regarding Neighborhood Character (RDG Page 7).** The proposed sudden step up in height of more than 25% on Seward Street is anything but modest. It is visually disruptive to the building pattern, higher than any other home on that side of the street, eliminates the bays and switches the entry side. The DRAA's basis for determining that such an increase in height could be considered compatible with the scale of the buildings at the street is incomprehensible and without merit or support. Developments must build on the common rhythms and elements of architectural expression found in a neighborhood. This importance of this is amplified in a small narrow winding street, such as Seward Street. The proposed remodel neither responds to the topography of the street, the site itself, its position on the block, nor to the placement of the adjacent block buildings.

**Regarding Site Design (RDG Page 11).** The Front Setback should be treated in a way that *"provides a pedestrian scale and enhances the street"*. The proposed changes radically impact the front setback. The insertion of a substantial three level vertical building block at the front abruptly changes the pedestrian scale in a jarring and detrimental way and eliminates much of the existing open space setback along the street. It is inconsistent with RDG guidelines and as such is unacceptable.

**In terms of Building Scale and Form (RDG Page 23)** *"The key is to design a building that complements other buildings on the block and does not stand out, even while displaying an individual design"*. The current proposal does not accomplish this goal. A fourth story setback at the front may have the potential to make the building more compatible with the scale of surrounding buildings. Alternatively, the proposed additional upper story should be eliminated.

It is critical to respect the existing pattern of building entrances and the entrance on all of these homes is consistently located on the left-hand side (Figures 1 & 2). As noted on the RDG, *"Proposed projects must respect the existing pattern of building entrances"*. As such, any failure to adhere to this design principle would be in blatant disregard to the RDG.

**For Site Design (RDG Page 16),** consider the impact to residents to the rear of the property, which primarily affects residents of Carson Street. New building projects should aim to minimize the impact of light on adjacent properties. While we appreciate that the proposed rear setbacks attempt to address this, these do not go far enough and the Planning Code Section 101 ensures there is consideration to provide adequate light to property in San Francisco.

The project sponsors and architects have failed to adequately consult and engage their neighbors. For example, with Mr Chris Screnci or Mrs Tasia Melvin, owners at 32 and 35 Carson Street respectively, whose properties are directly impacted by the proposal and both of whom oppose the addition of a 5th level. Mrs Melvin opposes the project because it will have a materially negative impact on her home and her quality of life. She has lived on Carson Street for more than 50 years and is now 80 years of age. Sadly, she suffers from the consequences of a significant stroke, can't get out and about much and was not in a position to register her written objections. One of her few pleasures is enjoying sitting in her garden to the rear of her home (Figure 3). Both Mr Screnci, owner of 32 Carson Street, and Mrs Melvin's son, Terry, are present at the hearing today.

The DRAA summary suggests that additional shading on adjacent properties would be *de minimus*, without providing adequate evidence to support their

conclusion. As figures 4-7 show, the impact on light for a number of properties, yards, doorways and windows depends on the time of day and year and is likely to occur during the equinoctial periods, as well as during the summer months. Based on the failure of the Planning Department to use evidence as the basis for their determination of the impact to light, it is essential, if the sponsor fails to significantly modify their proposal, that a formal light impact assessment be conducted and assessed.

The project sponsors highlight how much they appreciate their proximity to the Seward Street Park, where they can experience the thrill of zooming down one of the two super-fast slides. So, let's not forget that we only get to appreciate "Slide Park" because back in 1966, concerned neighbors stopped the construction of a 105-unit building on the site. The outcome of that struggle permanently changed development in the City. Our goal is to continue to work with all of our neighbors to preserve what is so special about the Seward Street neighborhood. If we are unsuccessful today, we will continue to pursue all available means, including legal counsel, to maintain the attractiveness and quality of life for everyone.

#### Supportive Figures:



**Figure 1: The Seward Street Six, note the strong visual character provided by the "uniform width and height of the buildings on the block, compatible building details, and consistent placement of features such as entries and bays".**



**Figure 2:** Closer detail showing 50, 54 and 58/60 Seward Street; picture taken June 2019



**Figure 3:** Mrs Tasia Melvin in her backyard at 35 Carson Street, with an artistic impression of the impact of the addition of a 5th story at 50 Seward Street.



Figure 4: Sunlight angle and elevation on December 21 - winter solstice.



Figure 5: Sunlight angle and elevation on March 20 - equinoctial time period.



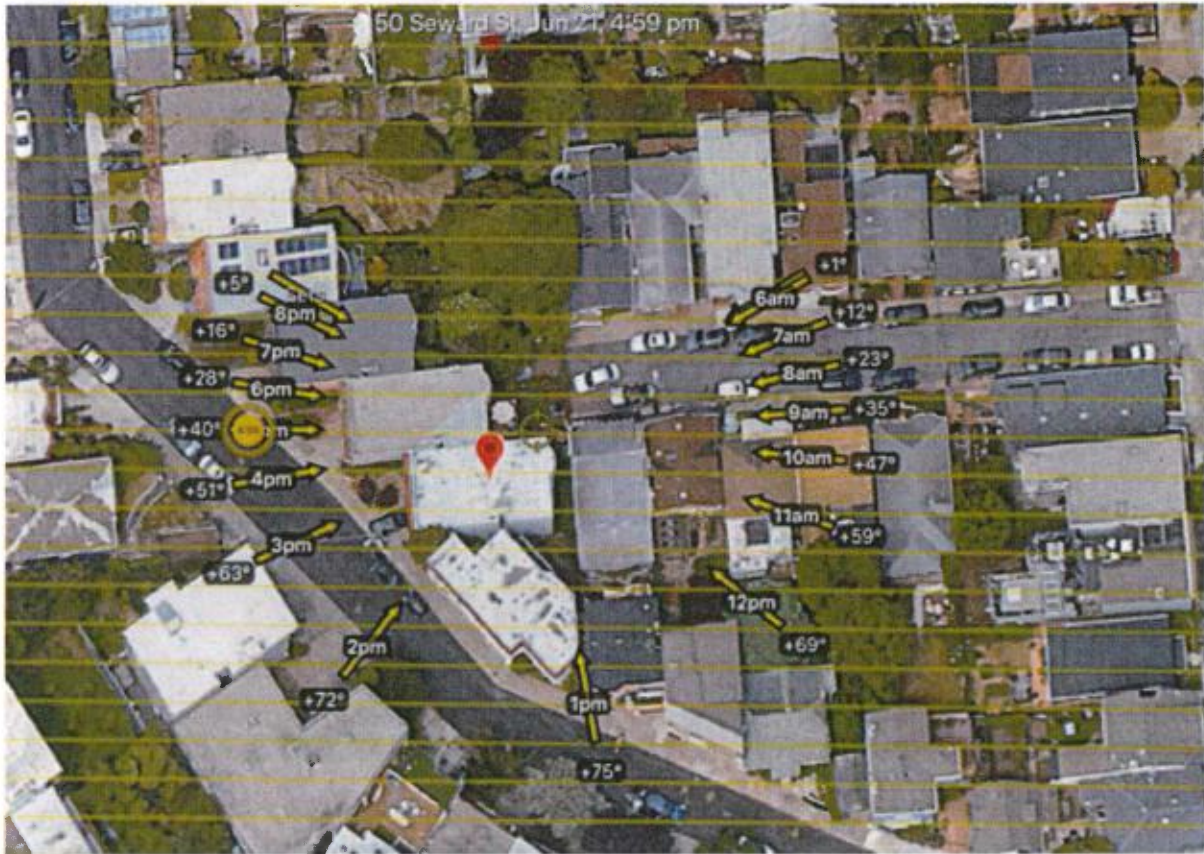
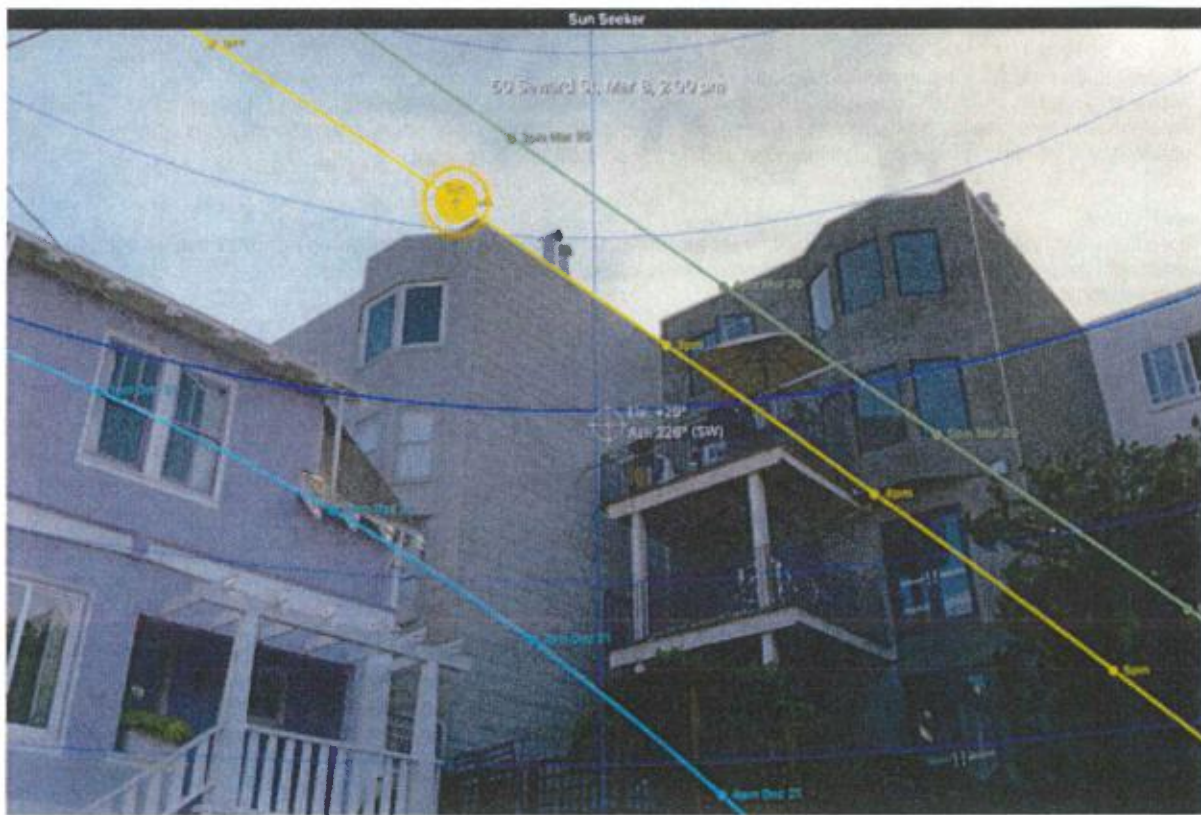


Figure 6: Sunlight angle and elevation on June 21- summer solstice.



**Figure 7:** Sunlight trajectory viewed from 32 Carson Street on December 21 (blue), March 8 (yellow) and March 20 (green). The fifth level addition, even with proposed setbacks, will significantly impact light, on and around the vernal and autumnal equinoxes.

**From:** Kenneth Hillan khillan@yahoo.com

**Subject:** Re: 50 Seward Street D.R. Materials

**Date:** May 28, 2019 at 4:21 PM

**To:** Richard Klaja richard@johnlumarchitecture.com

**Cc:** alissa\_fitzgerald@yahoo.com, james.pincow@gmail.com, David Winslow david.winslow@sfgov.org, kelley.friedgen@gmail.com, Kyle Johnson kyle.johnson@recurrentenergy.com, John Lum john@johnlumarchitecture.com, Khoan Duong khoan@johnlumarchitecture.com, Cathleen Campbell cathleen.campbell@sfgov.org



Dear Richard,

Please correct your document so that it accurately reflects the facts. I informed David Winslow on March 22 that we would be happy to meet with the sponsor. Please see his e-mail and my reply below.

Thank you for your attention to this.

Kenneth

64 Seward Street.

Begin forwarded message:

**From:** Kenneth Hillan <[khillan@yahoo.com](mailto:khillan@yahoo.com)>  
**Date:** March 22, 2019 at 4:25:22 PM PDT  
**To:** "Winslow, David (CPC)" <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>  
**Cc:** Duncan Robertson <[danduncanrobertson@hotmail.com](mailto:danduncanrobertson@hotmail.com)>  
**Subject:** Re: 50 Seward 2017-006245DRP-03

David,

Many thanks for your consideration and for granting a hearing. We would be happy to meet with the project sponsor.

In addition to the specifics of the proposed extreme remodel, I hope that the Planning Commission will additionally consider the project scope within the context of the location on a narrow winding street.

Many thanks

Kenneth

On Friday, March 22, 2019, 2:22:23 PM PDT, Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)> wrote:

Dear DR Applicant,

Your Application for Discretionary Review for the Building Permit Application #2017.0419.4301 has been received. The date for the **Planning Commission hearing** has been set for **6.6.2019**. Public notification will be sent 20 days prior to the hearing date. The project has been initially found to be compliant with the Department's Residential Design Guidelines by the Residential Design Advisory Team (RDAT). In light of your claim that this project involves exceptional or extraordinary circumstances, an additional review will be conducted by the Department's design review team prior to the hearing.

I offer to convene one meeting between you and the project sponsor regarding this project prior to the Commission hearing date to allow a chance for any reconciliation. If interested, please indicate by responding to this email by April 18 and a date will be scheduled.

Thank you.

David Winslow

Principal Architect

Design Review | Citywide and Current Planning  
San Francisco Planning Department

1650 Mission Street, Suite 400 | San Francisco, California, 94103

T: (415) 575-9159

Case Number: 2017-006245DRP  
Hearing Date: June 6, 2019

Project Address: 50 Seward St.

Received at CPC Hearing 6/6/19  
C. Campbell

Good afternoon. My name is Alissa Fitzgerald and I will be speaking on behalf of myself and my husband, Alexander Mitelman. We reside at 49 Seward St., across the street from 50 Seward.

When 50 Seward was for sale in 2015, we walked through it. The layout in the house is outdated and awkward. We could see that any new owner would want to gut the interior to create a more useable floor plan. So we would like to make it clear to the commissioners that we do not oppose renovation and that we acknowledge that the house needs a lot of work to make it useful for family living.

The debate today is about the scale of the proposed renovation.

When our neighbors introduced their plans for renovation in 2017, we were shocked to see that they had created a design to build to the maximum extent on the property and dramatically increase the square footage of the building to approximately 5,000 square feet. We, as well as many other neighbors, provided our input to the Friedgen/Johnson family during the pre-submission process in 2017, and afterwards, including a meeting we had just yesterday.

Our specific concerns with these plans are clearly outlined in our DR application, which hopefully the commissioners have read and considered. In the interest of our short time allowed today, I will sum up those details in one sentence: the proposed height and mass of their design is completely out of scale with other homes on that side of Seward St. and will interfere with the light and privacy of several homes on both Seward and Carson St.

We kept the real estate agent's flyer from the sale of 50 Seward back in 2015. Let me read the first sentence to you: "Eureka Valley Home with Views. Located in one of Eureka Valley's most sought after blocks, 50 Seward offers sensational views from this classic 1920's residence....."

We are aware that the City Planners do not consider views to be important. However, it's worth noting that views are always featured prominently in marketing of real estate and confer real value to a property. With the addition of a floor to the building, 50 Seward will gain additional views to the north and east.

John Lum's response to our DR application complained that our objection to the plans is based on the impact to our property's view. I must point out the obvious: 50 Seward's additional floor will look over 54 Seward, and that floor will have a sweeping 180 degree panoramic view of downtown SF. The city planners do not care about views, but what

Case Number: 2017-006245DRP      Project Address: 50 Seward St.  
Hearing Date: June 6, 2019

will happen here is that 50 Seward will seize a valuable asset from their neighbors' properties and add it to their own home. On top of that, the huge building will block light and cast large shadows, particularly onto the homes on Carson St., five stories down below.

Our neighborhood's single family homes are steadily being swallowed up by real estate developers and turned into huge luxury homes. In the past few years, 5 houses on 19<sup>th</sup> St., just around the corner from Seward St., have been transformed into \$4-6M luxury houses. John Lum Architecture is contributing to this trend. Most recently, they designed a house renovation at 4612 19<sup>th</sup> St. that in the past year that was flipped for \$6.5M dollars. We submit data, which we gathered from Zillow and SF DBI, to you now. We estimate that 50 Seward will soon become yet another \$5-6M home, based on the proposed increase in square footage, and the additional views.

Johnson/Friedgen claim the scale of this building is essential for their family and that the second unit will be used by family members. The planning commission cannot rely on that statement, because people's circumstances change unpredictably. Kids need different schools, jobs get relocated. No one can say with certainty who will be living in 50 Seward in 2 years or in 10 years. But one thing for sure, the 50 Seward building will be here for decades. What do we want our San Francisco of the future to look like? Do we want it to be filled with a bunch of giant box homes? From my window, I often see tour guides leading visitors on an architectural walking tour of our neighborhood. They are here to see the interesting buildings that have been preserved and the Seward slides. The buildings of San Francisco are what gives the city its beauty and appeal. And while 50 Seward is no striking Victorian, it is part of a group of 6 charming Mediterranean-style villas, and 6 on the opposite side, that give the street its character.

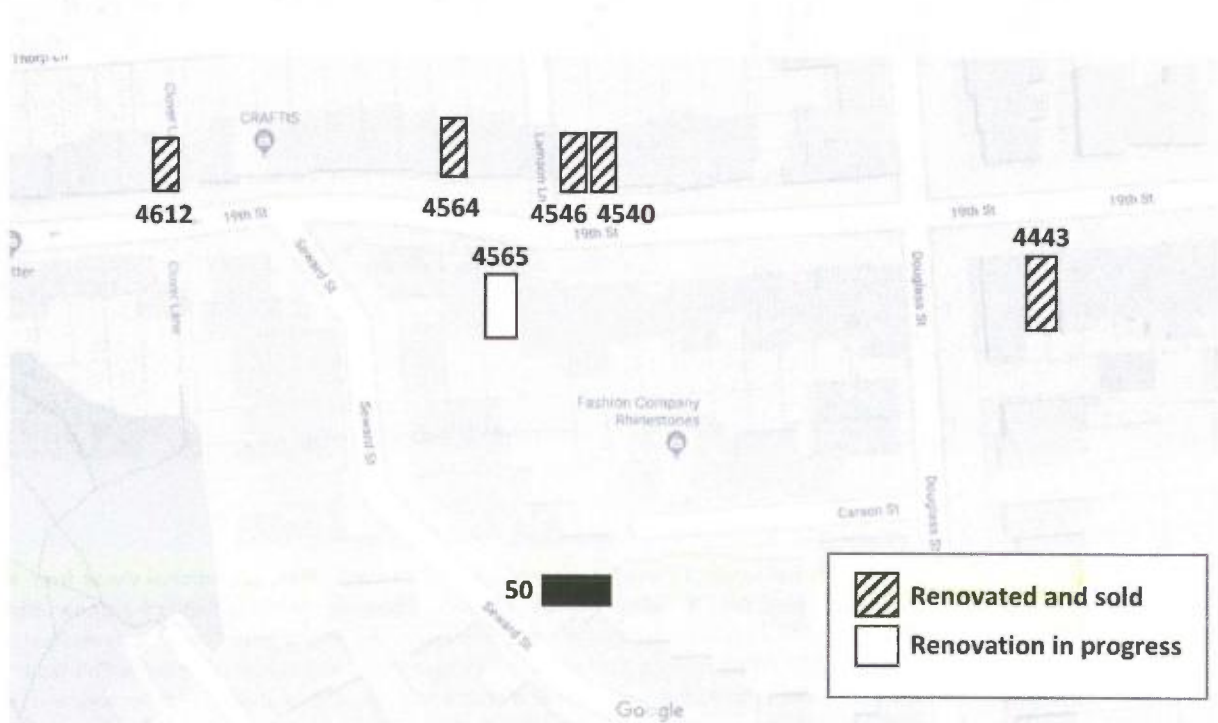
Everyone in San Francisco wrings their hands about the lack of affordable housing in the city. Yet the city planning department continues to allow one luxury development after another. More huge houses. More luxury condo buildings. When is the city going to start adjusting its permitting policies to be compatible with its claimed support for affordable housing?

So we respectfully ask the planning commission to consider the changes we requested in our DR application to reach a meaningful compromise. There is a middle ground which still allows the 50 Seward owners the layout they need for their family, without sacrificing the character and enjoyment of our neighborhood.

Thank you.

Data from Zillow.com and SF DBI on buildings near 50 Seward **which have been renovated into huge luxury homes** and then sold immediately after final inspection.

Address	Year Purchased	Purchase Price	Final Inspection (DBI)	Year Sold	Sale Price	Increase	Architect
4612 19th St.	2015	\$1.95 M	5/3/2019	2019	\$6.50 M	233%	John Lum Architecture
4443 19th St.	2011	\$470K	5/18/2016	2016	\$3.3M	602%	
4546 19th St.	2011	\$1.05 M	11/18/2016	2017	\$4.95 M	371%	
4540 19th St.	2014	\$1.81 M	10/1/2018	2018	\$4.995 M	176%	
4564 19th St.	2012	\$1.35 M	11/20/2013	2013	\$4.00 M	196%	
553 Elizabeth St.	2012	\$1.575M	6/3/2015	2015	\$7.00 M	344%	John Lum Architecture



JULY 2015

\$1,795,000

50 Seward Street, San Francisco



## Eureka Valley Home with Views

4 | BED

2 | BATH

1 | CAR

Located on one of Eureka Valleys most sought after blocks, 50 Seward offers sensational views from this classic 1920's residence. This four-bedroom, two-bath home has been in the same family for generations. The expansive windows in the living room create a breathtaking backdrop of the City's iconic images. A wood burning fireplace and covered ceilings complete the living room's sophisticated setting. The light filled eat-in kitchen is graced with a large window that frames the cityscape, quartz countertop, and new stainless appliances. In addition, the main level has two sizable bedrooms and an updated full bath. The ambiance of this home is immediately experienced as you enter the ground level foyer. The ground level brilliantly combines the functionality of a family room with downtown views, a bedroom and a bath with enclosed shower. Additionally there is a lower bedroom, bonus sitting room, rear yard and garage with interior access. This residence offers timeless appeal in an ideal urban setting.



**Tanya Dzhibrailova**

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**Kevin Birmingham**

Real Estate Broker  
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kevin@parknorth.com  
BRE 01250523  
parknorth.com

Statements may not yet be owner approved. This information, while not guaranteed, has been acquired from sources believed to be reliable. Agent has neither personally measured nor verified any square footage.

Received at CPC Hearing 6/6/19  
C. Campbell

James Pincow (DR Requester # 1)  
49 Seward Street, Unit 1  
San Francisco, CA 94114

June 6, 2019

BY PRESENTATION AND PERSONAL HAND DELIVERY TO:

San Francisco Planning Commission  
Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Re: 2017-006245DRP (50 Seward Street)

TRANSCRIPT OF FIVE-MINUTE PRESENTATION OF JAMES PINCOW  
(DR REQUESTER # 1) TO THE SAN FRANCISCO PLANNING COMMISSION (COPIES  
OF PHOTOS SUBMITTED AND REFERRED TO IN SUCH PRESENTATION FOLLOW)

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Ladies and gentlemen of the Planning Commission: My name is James Pincow and I am an owner of Unit 1 at 49 Seward Street in San Francisco. I submitted a DR application regarding 50 Seward Street. I trust that you have each reviewed or will review the points I made in my DR application such that I do not need to repeat each of them again here.

I must first point out that in a letter to this Commission dated May 23, 2019, the Project Sponsor stated their belief that my main concern is about view protection from my unit. This improper statement is an absurd attempt to skew your consideration of my DR application to a point I never made. I never brought up the view from my unit in my application. I will lose the only significant view from my unit, which is of the downtown skyline, whether the plans proceed as planned or are reduced to match the height of the adjacent building to the east as I propose in my DR application. I lose my view either way. It's important to mention this because I want to be clear here—I am NOT opposed to construction at 50 Seward Street. My application even contemplates that the Project Sponsor could add some height to their home. Everyone should be allowed to renovate as needed,



to the extent permitted by law. I just don't believe that the law, namely the Planning Code requirement for the Residential Design Guidelines to govern here, is on the Project Sponsor's side.

My partner and I purchased our home in April 2018 after having first considered several homes in the Miraloma area. We like the Mediterranean feel of traditional Spanish-roofed San Francisco homes. The market being what it is, we weren't able to purchase a single family home in Miraloma. But we were able to purchase the condo unit where we reside at 49 Seward Street, which offered life on a street with lots of characteristic Spanish roofs covering two distinct rows of Mediterranean homes that have been around for decades and decades in their current state. Please see the photos I have brought here for your records showing the subject homes on Seward Street.

The Project Sponsor's response to the DR applications goes on and on about the space needs that their family has and the hopes they had to expand their property when they purchased their home in 2015. Well, as between what the Project Sponsors wanted to do with their home when they decided to purchase it, and what I expected Seward Street to look like when I purchased my home in 2018, I think I have the stronger argument and the stronger vested interest. Why? Because the Residential Design Guidelines are available to everyone to review before purchasing a home. And any reasonable interpretation of the guidelines as they appear on the four corners of that document would result in a determination that a two-story Mediterranean home in a row of six nearly identical homes, on a street with another row of Mediterranean homes on the other side, could never be expanded and turned into a modern home that looks like something newly constructed in Noe Valley or SOMA. One doesn't need to hire an architect or have any special tools in order to come to this conclusion. One just needs to use his or her eyes—to see what Seward Street looks like and to read the Residential Design

Guidelines. Please refer to my DR application for all of the ways in which the Project would be incompatible with nearby buildings.

Interestingly, the Project Sponsor wants you to believe that “nearby” buildings means all of the buildings on Seward Street. But that is the wrong way to read interpret the Guidelines and an intellectually dishonest argument. I’m not sure why the RDAT team seems to be so in sync with the Project Sponsor—perhaps they’re busy and haven’t had time to visit Seward Street to see what the homes near the Project look like in context. Indeed, a row of 6 nearly identical homes stands out as the data set comprising “nearby” buildings for interpretation of what any one of those homes individually should be permitted to do under the Guidelines. Case in point, have a look at the Painted Ladies in the last photo that I submit to you today. Look at what borders the row of Painted Ladies at Alamo Square. On one end is a Victorian mansion that looks nothing like the Painted Ladies. At the other end and also at the opposite corner are large apartment complexes. Would the existence of those random neighboring buildings allow the owners of the Painted Ladies to successfully argue that they should be able to completely change the look of any one of their homes? Absolutely not, even if the Painted Ladies weren’t historically significant. In fact, the Guidelines even say that “Existing incompatible or poorly designed buildings on the block face do not free the designer from the obligation to enhance the area through sensitive development”.

The Project would destroy the composition of the existing streetscape of Mediterranean two-story homes and have a roofline and facade that is uncommon for the buildings that the Project is in a cohesive and distinct group of. The Project would be an outlier in the existing visual context.

If permitted to proceed as currently planned, one has to wonder when the next owner of a home in the either of the rows of Mediterranean-style homes on Seward

Street will decide to make their home a plain, modern cube in order to maximize space. A future denial of any such application in light of the Project continuing could be viewed as arbitrary and capricious. Suddenly, the Project would no longer be a singular modernization or simple alteration, but the key that unlocks a flurry of unmitigated development and expansion—exactly what the Planning Code was passed to curb and prevent. I urge the Planning Commission to exercise its right of discretionary review and to modify the Project Sponsor's plans such that the result is a home which remains consistent with its adjacent five neighbors to the northwest.

[PHOTOS FOLLOW]

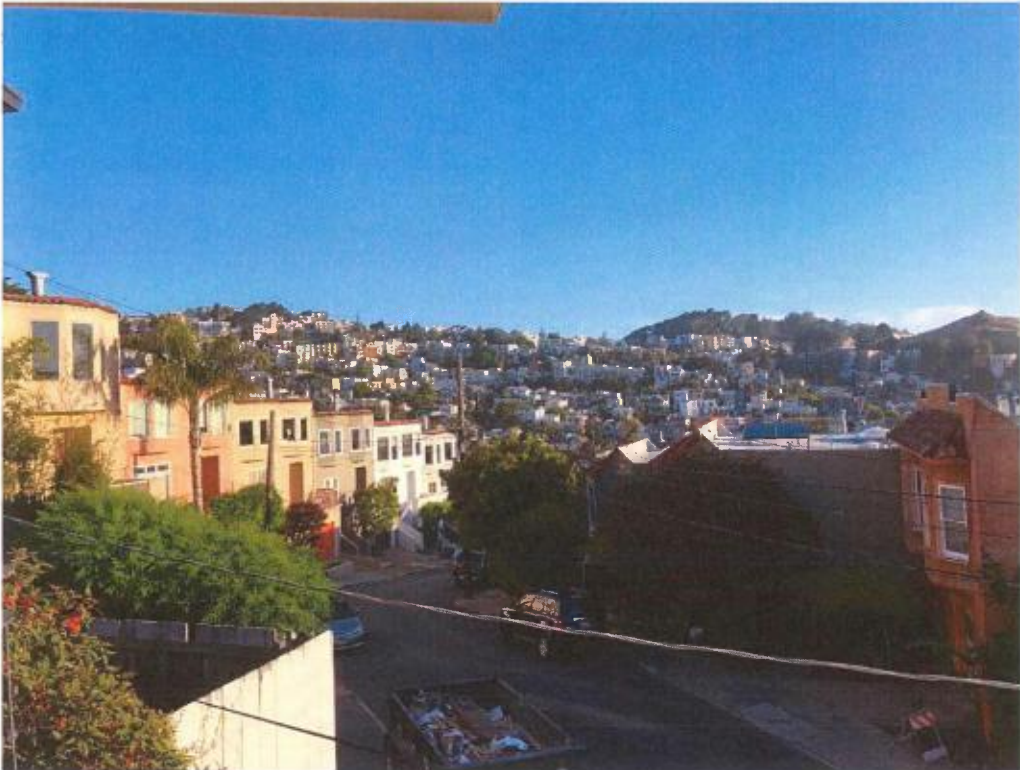
First two homes in row of six Mediterranean homes on north side of Seward St:



Next four homes in such row of six. 50 Seward Street is the last home on the right:



Looking west on Seward Street toward 19<sup>th</sup> Street. Second row of Mediterranean looking homes (left side of photo) on the south side of Seward Street:



More Mediterranean looking homes at the end of Seward Street on 19<sup>th</sup> Street:



The Painted Ladies. Outlier “nearby” buildings seen adjacent on each side of the Painted Ladies and across the street are completely different looking, yet row of Painted Ladies is distinct, cohesive, and important to maintain in current size, shape, and appearance:



Received at CPC Hearing 6/6/19  
C. Campbell

**Campbell, Cathleen (CPC)**

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**From:** bvmsunshine <bvmsunshine@gmail.com>  
**Sent:** Wednesday, June 05, 2019 9:01 PM  
**To:** Campbell, Cathleen (CPC)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am in support of the neighborhood project as a member of the Bethel missionary Baptist church..

Sent from my Samsung Galaxy smartphone.

6/6/19  
C. Campbell

**Campbell, Cathleen (CPC)**

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**From:** Amrit V Rathi <Amrit.V.Rathi@ey.com>  
**Sent:** Thursday, June 06, 2019 6:52 AM  
**To:** Campbell, Cathleen (CPC)  
**Cc:** 250 Randolph  
**Subject:** Say Yes to 250 Randolph Renovations

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Cathleen,

Hope you are doing well!

It has come to my attention that the property owners of 250 Randolph intend to develop the property. A neighborhood meeting was called and discussion ensued. In my view the project is modest and proper for the community at large. I support the project as presented at the neighborhood meeting. Additionally, I think redevelopment of this building after living in SF for 5 years is a must and needed! Please let this happen!

Thank You,



**Amrit Rathi | Operational Transaction Services**

Ernst & Young LLP  
155 N Wacker Dr, IL 60606, United States of America  
Cell: +1 408-656-1638 | [amrit.v.rathi@ey.com](mailto:amrit.v.rathi@ey.com)  
Website: <http://www.ey.com>

Any tax advice in this e-mail should be considered in the context of the tax services we are providing to you. Preliminary tax advice should not be relied upon and may be insufficient for penalty protection.

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## **Campbell, Cathleen (CPC)**

---

**Subject:** RE: 250 Randolph Street

**From:** Sepehr Hashemi <sepehrhashemi3@gmail.com>  
**Sent:** Thursday, June 06, 2019 7:26 AM  
**To:** Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>  
**Cc:** 250randolph@gmail.com  
**Subject:** 250 Randolph Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Cathleen,

The property owners of 250 Randolph st. have expressed their intent to develop their property to provide retail and living quarters that will serve this community. Subsequent to the neighborhood meeting in April, I had a chance to meet with one of the persons directing this project, and we discussed in depth the possible effects of this development for the area. In my opinion the project will benefit the community socially and economically, and I support the project as presented.

Best,  
Sepehr

## **Campbell, Cathleen (CPC)**

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**From:** Larryett Anderson <lda52@comcast.net>  
**Sent:** Wednesday, June 05, 2019 11:36 AM  
**To:** Campbell, Cathleen (CPC)  
**Cc:** Tony G  
**Subject:** 250 Randolph

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good morning

My name is Larryett Anderson. Im one of the Deacons at 232 Randolph St. BMBC. The owners of 250 Randolph St, are intending to develop said property. A neighborhood meeting was held and discussion ensued. It is in my opinion that the project is modest and proper for the entire community. I support the project as it was presented at the neighborhood meeting.

Than You..

## **Campbell, Cathleen (CPC)**

---

**From:** Debra Anderson <goofa03@aol.com>  
**Sent:** Wednesday, June 05, 2019 3:58 PM  
**To:** Campbell, Cathleen (CPC)  
**Subject:** Re:250 Randolph

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi I support the idea of the plans for the building. Or it was just sit there empty blight to the corner.

Sent from my iPhone

## Campbell, Cathleen (CPC)

---

**From:** Zack Subin <zack.subin@fastmail.fm>  
**Sent:** Wednesday, June 05, 2019 7:27 AM  
**To:** Campbell, Cathleen (CPC)  
**Cc:** Theodore Randolph; noa.bingo@gmail.com; Ben Sedat; Safai, Ahsha (BOS)  
**Subject:** Please support multi-family housing and ground-floor retail at 250 Randolph

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Cathleen Campbell,

I live at 192 Caine Ave with my husband Ben (cc'd, along with other neighbors). I strongly support building more multifamily housing in this neighborhood to address our housing affordability crisis. The integration with updated ground-floor retail and bicycle parking on this transit corridor can maximize the opportunity to improve the livability of this neighborhood and get more people walking, biking, and using transit on this street; this will have the added benefit of supporting some of the local businesses which are already here and in some cases are struggling to remain viable.

Please keep me informed about the planning commission's action on this project and I hope you can move it quickly towards construction.

Sincerely,  
Zack Subin

---

Zack Subin  
192 Caine Ave.  
San Francisco, CA 94112

[subin@post.harvard.edu](mailto:subin@post.harvard.edu) | [subin@berkeley.edu](mailto:subin@berkeley.edu) | [zachary.subin@ethree.com](mailto:zachary.subin@ethree.com)  
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[https://twitter.com/zack\\_subin](https://twitter.com/zack_subin)  
<https://www.linkedin.com/in/zachary-subin-9b6435bb/>

## Campbell, Cathleen (CPC)

---

**From:** sebastian quintero <sebastiandquint@gmail.com>  
**Sent:** Wednesday, June 05, 2019 9:45 AM  
**To:** Campbell, Cathleen (CPC)  
**Subject:** 250 Randolph Developement

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To whomever it may concern,

As a previous resident of the Ingleside neighborhood, I see the need for more housing. I believe the project to be modest enough as to not infringe on the neighborhood, but also spacious enough to help address the growing housing crisis that plagues all of San Francisco. Growth is often painful, but when faced with overcrowded and overpriced homes, it is necessary to accept the change and growth that will make our city functional and viable once again.

I fully support the development project at 250 Randolph street, and believe it will do the neighborhood well to replace an otherwise empty building.

Thank you for your time and for reading my thoughts.

-Sebastian Quintero

## **Campbell, Cathleen (CPC)**

---

**From:** Noah Goldstein <noa.bingo@gmail.com>  
**Sent:** Wednesday, June 05, 2019 4:23 PM  
**To:** Campbell, Cathleen (CPC)  
**Subject:** Please support multi-family housing and ground-floor retail at 250 Randolph

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Campbell,

I live in Merced Heights, just a few blocks away from the proposed building site, and I would am excited to see new construction in the neighborhood- San Francisco needs more homes, and I would be happy to see the main streets nearby revitalized. I hope you can move this project and others like it forward as expediently as possible.

Best,

Noah Goldstein

## Campbell, Cathleen (CPC)

---

**From:** Laura Padilla <ms.laurapadilla@gmail.com>  
**Sent:** Wednesday, June 05, 2019 8:09 AM  
**To:** Campbell, Cathleen (CPC)  
**Subject:** Support for 250 Randolph

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Cathleen, it has come to my attention that the property owners of 250 Randolph intend to develop the property. A neighborhood meeting was called and discussion ensued. In my view the project is modest and proper for the community at large. I support the project as presented at the neighborhood meeting. I hope the planning committee can support the project as well.

Thank you,  
Laura Padilla

Sent from my iPhone

## **Campbell, Cathleen (CPC)**

---

**From:** Larry Anderson <ladala89@aol.com>  
**Sent:** Wednesday, June 05, 2019 2:10 PM  
**To:** Campbell, Cathleen (CPC)  
**Subject:** Project at 250 Randolph

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

My name is Larry Anderson. It has come to my attention that the property owners of 250 Randolph intend to develop the property. A neighborhood meeting was called and discussion ensued. In my view the project is modest and proper for the community at large. I support the project as presented at the neighborhood meeting.

-Thank you for your time

Sent from my iPhone



## Campbell, Cathleen (CPC)

---

**From:** Ariela Morgenstern <arielam@gmail.com>  
**Sent:** Wednesday, June 05, 2019 4:39 PM  
**To:** Campbell, Cathleen (CPC)  
**Subject:** 250 Randolph Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello there,

I'm a homeowner on Head street in Oceanview and I am writing to offer my support for Sean and the developers of 250 Randolph Street. I'm looking forward to more businesses opening up on Randolph to revive the neighborhood and bring more options for us who live here. I'm excited for the new spaces opening up and support this multi-unit housing development with business space on the ground floor. I've heard from other people in the neighborhood and we'd like to see a space that sells food either in a cafe setting or a market setting - or both. A coffee shop/cafe with food to go etc. would be a huge boon to the neighborhood.

Thank you

Ariela

**ARIELA MORGENSTERN**

[www.morgensterncoaching.com](http://www.morgensterncoaching.com)





June 5, 2019

OFFICES

57 Post Street, Suite 711  
San Francisco, CA 94104  
(415) 882-7252

829 Thirteenth Street  
Modesto, CA 95354  
(209) 236-0330

67 Linoberg Street  
Sonora, CA 95370  
(209) 588-8636

www.tuolumne.org

President Myrna Melgar and Commissioners  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Via Email**

**Re: Item 13: 598 Brannan Street Project – Water Supply Assessment**

Dear President Melgar and Commissioners:

The Tuolumne River Trust requests that you continue Item 13 – 598 Brannan Street Project (Project) – on your June 6 agenda to a future date, and direct staff to meet with the SFPUC, conservation groups, the project sponsor and other interested parties to address issues related to the Water Supply Assessment (WSA) for the Project, as outlined below.

**The WSA identifies potentially extreme rationing**

On May 28, 2019, the SFPUC approved a revised WSA for the Project, and described the requirement as follows:

California's Water Supply Assessment law (State of California Water Code (Water Code) Sections 10910-10915) provides a nexus between the regional land use planning process and the environmental review process. The law also reflects the growing awareness of the need to incorporate water supply and demand analysis at the earliest possible stage in the land use planning process. The core of this law is the requirement for a public water system to prepare a Water Supply Assessment (WSA) of whether available water supplies are sufficient to serve the demand generated by projects of a specified size ("water demand projects"), as well as the reasonably foreseeable cumulative demand in the region over the next 20 years under a range of hydrologic conditions.

The SFPUC described the need for a revised WSA as follows:

Staff has prepared the attached Revised WSA to account for potential changes to water supply availability related to the December 12, 2018 Bay-Delta Plan Amendment.

Following the Commission's adoption of the original WSA for this project, the State Water Resources Control Board on December 12, 2018 adopted amendments to the Water Quality Control Plan for the San Francisco Bay/Sacramento-San Joaquin Delta Estuary (Bay-Delta Plan Amendment). If the Bay-Delta Plan Amendment were to be implemented, it would result in significant water supply shortages during single dry and multiple dry years,

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Norwood Scott  
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Patricia Sullivan  
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Holly Welles, Ph.D.  
Jennifer White, Ph.D.  
John Woolard

greater than those projected in the 2015 Urban Water Management Plan (UWMP).

The SFPUC described the adequacy of water supply for the Project as follows:

For these and other reasons described more fully in the attached WSA, whether the Bay-Delta Plan Amendment or the March 1st Proposed Voluntary Agreement will be implemented in the future is currently uncertain. Thus, the Revised WSA analyzes three scenarios:

1. Scenario 1: No implementation of the Bay-Delta Plan Amendment or the March 1st Proposed Voluntary Agreement
2. Scenario 2: Implementation of the March 1st Proposed Voluntary Agreement
3. Scenario 3: Implementation of the Bay-Delta Plan Amendment

During single dry years and multiple dry years under Scenario 3, the SFPUC could not reliably meet the projected demands of its retail customers, including the proposed project, existing customers, and foreseeable future development, without rationing at a level greater than that required to achieve the LOS goal of a maximum of 20% system-wide rationing beyond 2020. The SFPUC estimates it would impose up to 50% rationing across the retail service area, up to 30% rationing for mixed-used office customers such as the proposed project, and potentially less rationing specifically for the proposed project.

Given that the Bay Delta Plan amendments were adopted in December, regardless of whether they are eventually implemented (which is unknown at this time), the Planning Commission must base its decision on Scenario 3 above, which according to the SFPUC could result in 50% rationing throughout the service area.

Alternatively, the Commission and others could work with the SFPUC to reassess its Level of Service goals.

### **The SFPUC's Level of Service (LOS) goals**

Whereas neighboring water agencies have historically planned for 3-year droughts, and in 2020 Urban Water Management Plans will require planning for 5-year droughts, the SFPUC has adopted an 8.5-year "design drought."

The design drought combines the two worst droughts from the latter half of the last century – the 6-year drought of record (1987-92), followed immediately by the driest two-year period on record (1976/77). The SFPUC assumes every year is either the beginning or middle of this 8.5-year design drought, creating a very conservative reservoir management plan. As a result, projected rationing is much higher than it would be in neighboring water districts.

The Tuolumne River Trust modeled what would happen if: 1) water demand in the SFPUC service area rebounded to the pre-drought level – 223 million gallons per day (mgd) (it was 196 mgd last year); 2) the Bay Delta Plan's 40% unimpaired flow requirement were in effect; and 3) we experienced a repeat of the 6-year drought of record. We found that with a modest average of 10% rationing, the SFPUC could manage this scenario without running out of water.

### **Need to incorporate cumulative effects**

The Planning Commission must also consider the cumulative effects of the 598 Brannan Street Project, specifically with regard to pressure it will create to build more housing, which will require additional water. The Planning document for the Project states:

In summary, Buildings 1, 2 and 3 would contain a total of approximately 922,737 gsf of office space, approximately 60,471 gsf of ground-floor retail/PDR space and 5,546 gsf of institutional child care space.

According to the Planning Department's "Trip Generation Rates & Employee Densities for Typical Land Uses," the projected employee density for office space is one employee per 276 square feet, and for retail it is one employee per 350 square feet. Therefore, the office space would generate 3,343 employees and the retail space would generate 173 employees, for a total of 3,516 employees.

The Project would create approximately 72 dwelling units. Assuming 1.7 employees per dwelling unit, the Project would result in a deficit of 1,996 dwelling units (2,068 needed, but only 72 produced).

The extreme jobs/housing imbalance caused by the Project would exacerbate the need for more housing in San Francisco, but as described in the WSA, the SFPUC might not even have enough water for the Project itself.

### **Recommendation**

We encourage the Planning Commission to follow one of two paths:

- 1) Wait until the updated Bay Delta Water Quality Control Plan is implemented, amended or replaced before considering the Project; or
- 2) Work with all interested parties to consider changes to the SFPUC's Level of Service goals based on a less conservative approach to drought planning. The 598 Brannan Project would be compatible with planning for a repeat of the 6-year drought of record.

The Tuolumne River Trust would welcome the opportunity to work with the Planning Commission and others to resolve these issues.

Sincerely,



Peter Drekmeier  
Policy Director

peter@tuolumne.org  
(415) 882-7252 x13



Received at CPC Hearing

6/6/19

L. Hoagland

Dear President Myrna Melgar and Planning Commissioners,

Thank you for taking the time to hear and consider this item, and for always working to preserve the integrity of our City's built environment and the communities we serve.

I am writing in support of the 598 Brannan project development which includes the proposed Central SOMA Park. Alongside a group of neighborhood organizations that includes Bayanihan Equity Center, Kultivate Labs, West Bay, United Playaz and SOMCAN, SOMA Pilipinas- Filipino Cultural Heritage District has worked closely with the project's developer Tishman-Speyer to develop various community-oriented benefits commensurate with the project's impact and opportunities it presents.

This set of benefits addresses the Filipino and South of Market community's urgent needs for BMR space, full-time jobs, public realm art and design projects, and activation and stewardship of the new public park that is to be constructed as part of this project.

Given the Tishman-Speyer team's warm cooperation and neighborly approach to this process, SOMA Pilipinas is happy to voice our support of the 598 Brannan project, and hope that you will support it as well.

Please feel free to contact me if you I can be of further assistance at 415.244.9734.

Warm regards,

Raquel Redondiez  
SOMA Pilipinas Director  
Filipino Cultural Heritage District

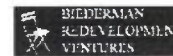
Received at CPC Hearing 6/6/19  
L. Hoagland



**598 BRANNAN STREET  
PLANNING COMMISSION HEARING  
6 JUNE 2019**



MICHAEL  
MALTZAN  
ARCHITECTURE



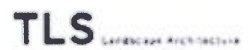
BIEDERMAN  
REDEVELOPMENT  
VENTURES



adamson  
ASSOCIATES ASSOCIATES



Parks  
Alliance  
OUR CITY. OUR PARKS.



TLS  
LAWRENCE ARCHITECTURE

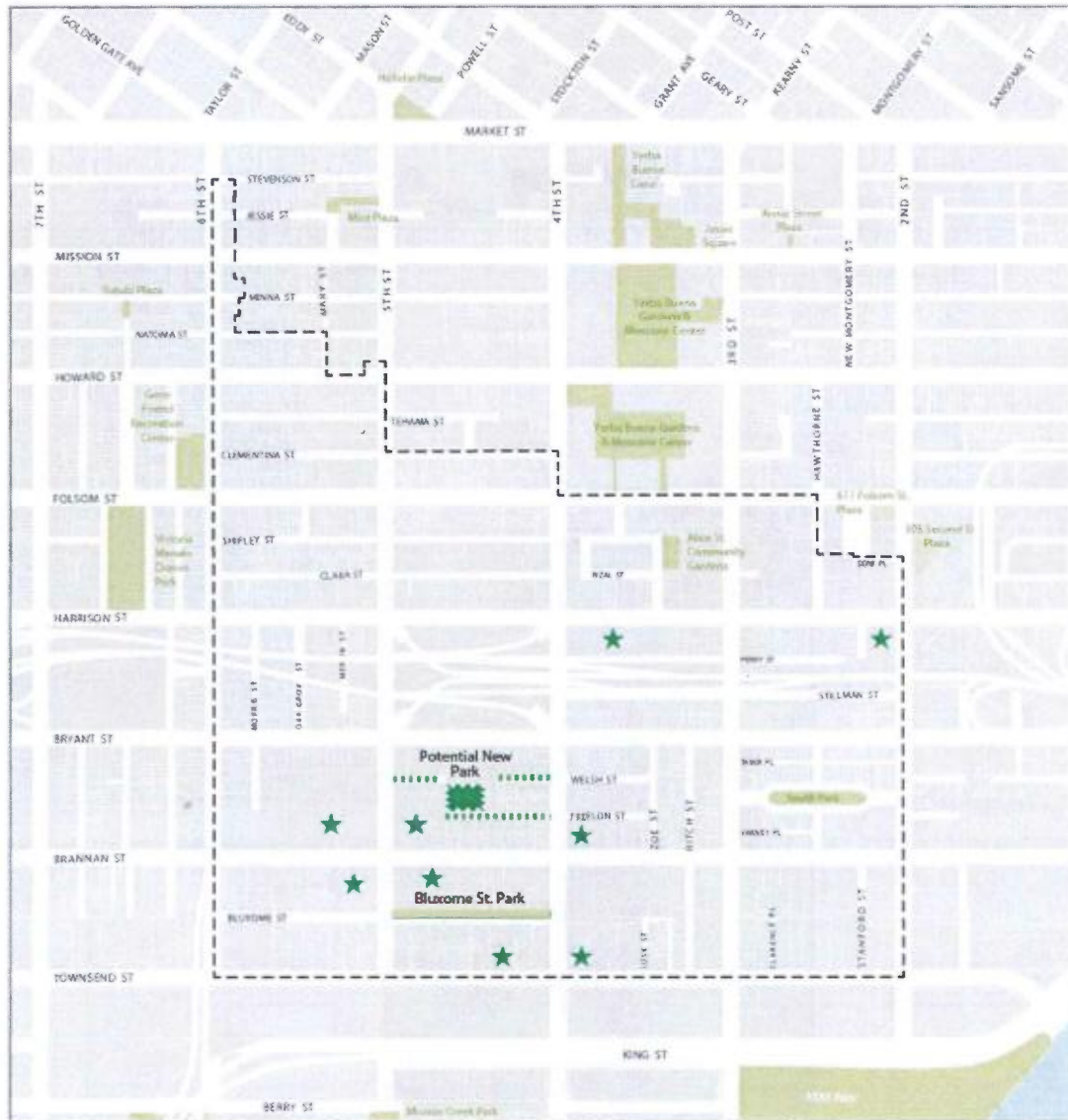
# 1 PROJECT INTRODUCTION

Carl Shannon, Tishman Speyer

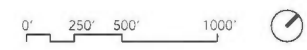
# 2 PROJECT DESIGN

Michael Maltzan, Michael Maltzan Architecture

Handwritten notes and a date: 1/10/14



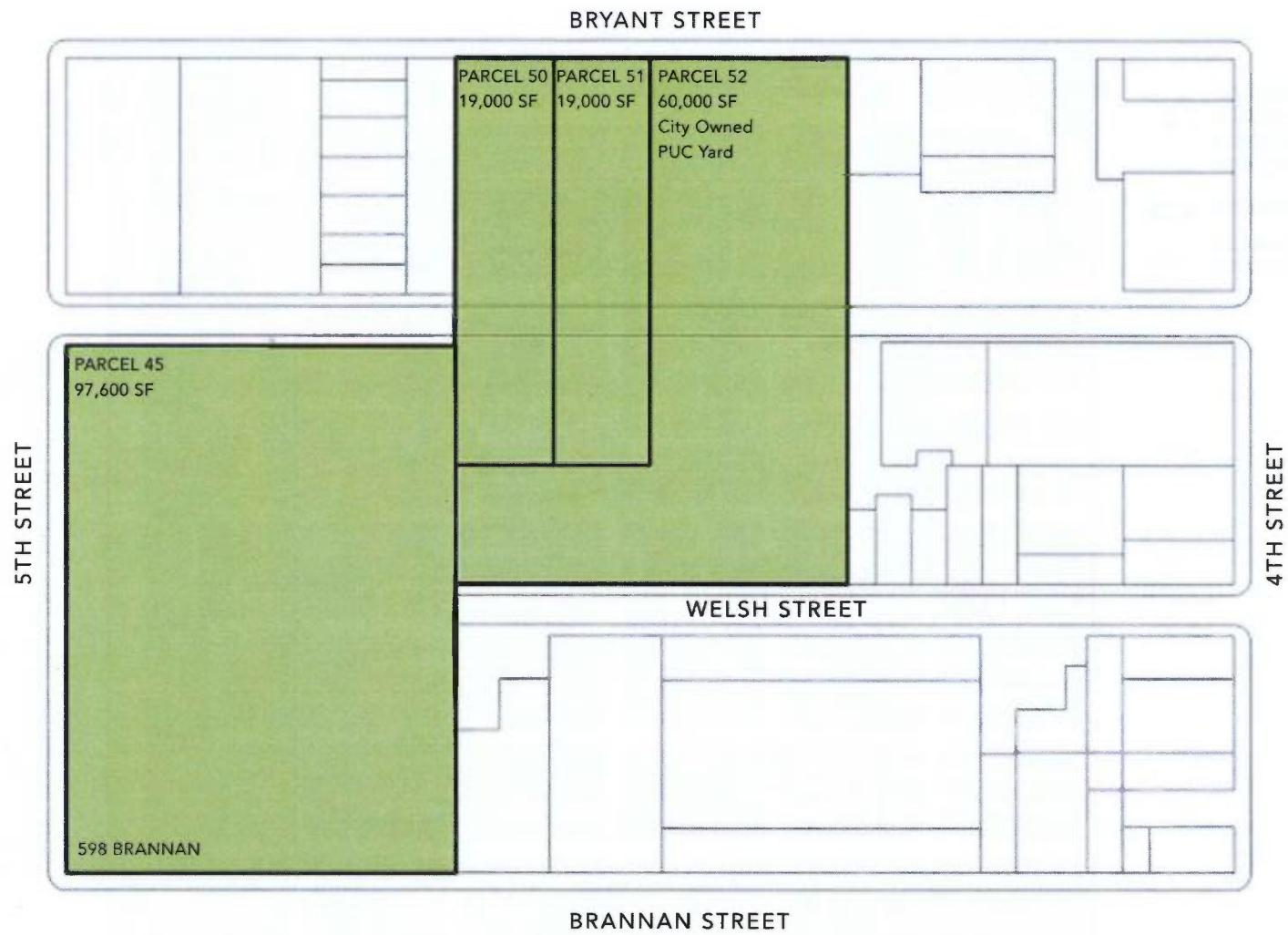
- EXISTING PARKS, RECREATION CENTERS, PLAZAS, AND POPOS
- POTENTIAL PARKS
- HIGH PRIORITY POTENTIAL SHARED PUBLIC WAYS
- POTENTIAL DEVELOPMENT SITES CONTAINING POPOS

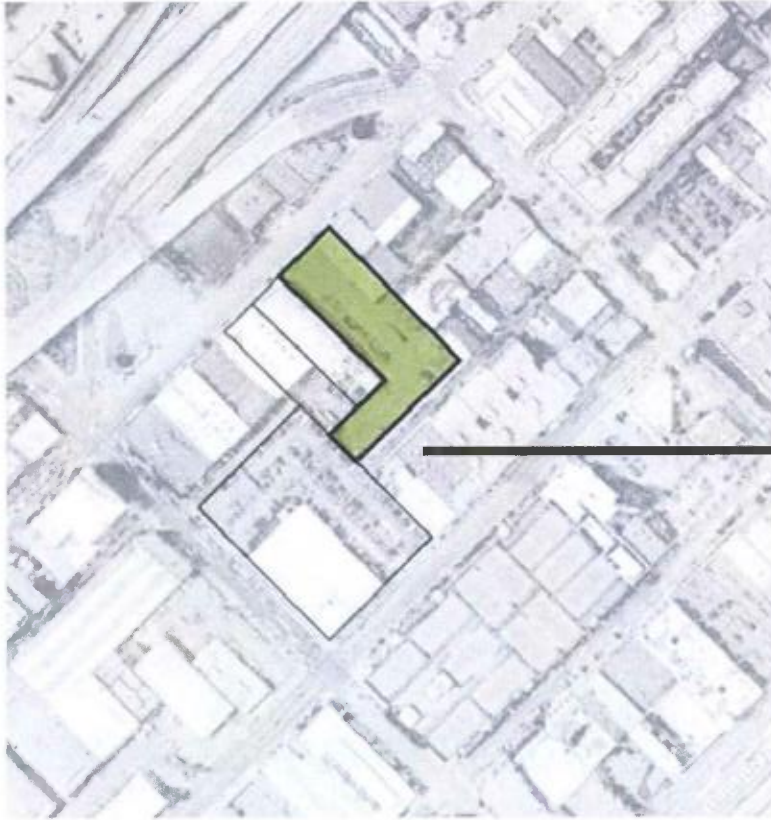


**PROJECT INTRODUCTION**

**CENTRAL SOMA MASTER PLAN**



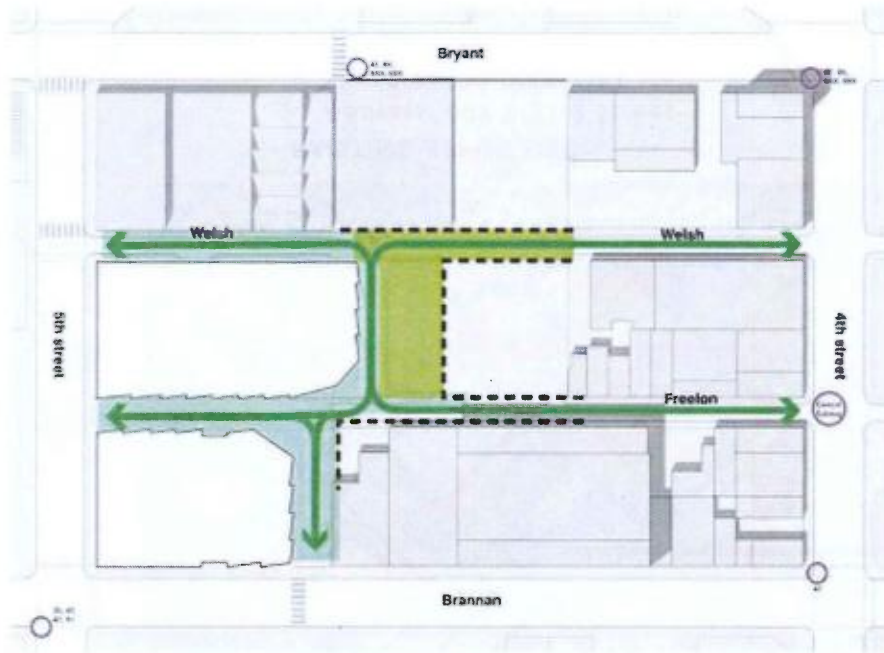




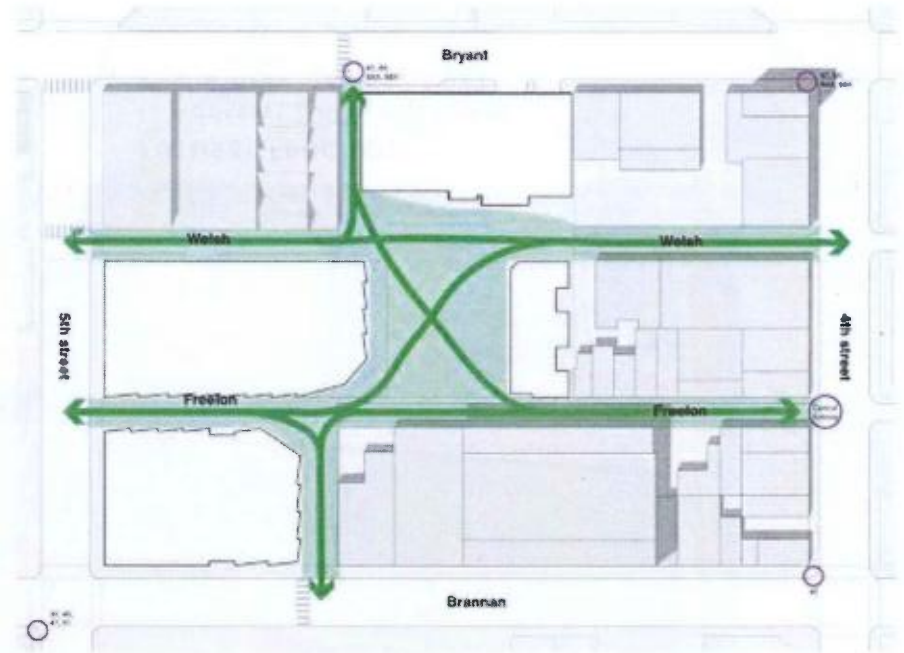
EXISTING SFPUC LOT  
• Address: 639 Bryant Street  
• Site Area: 60,000 SQFT



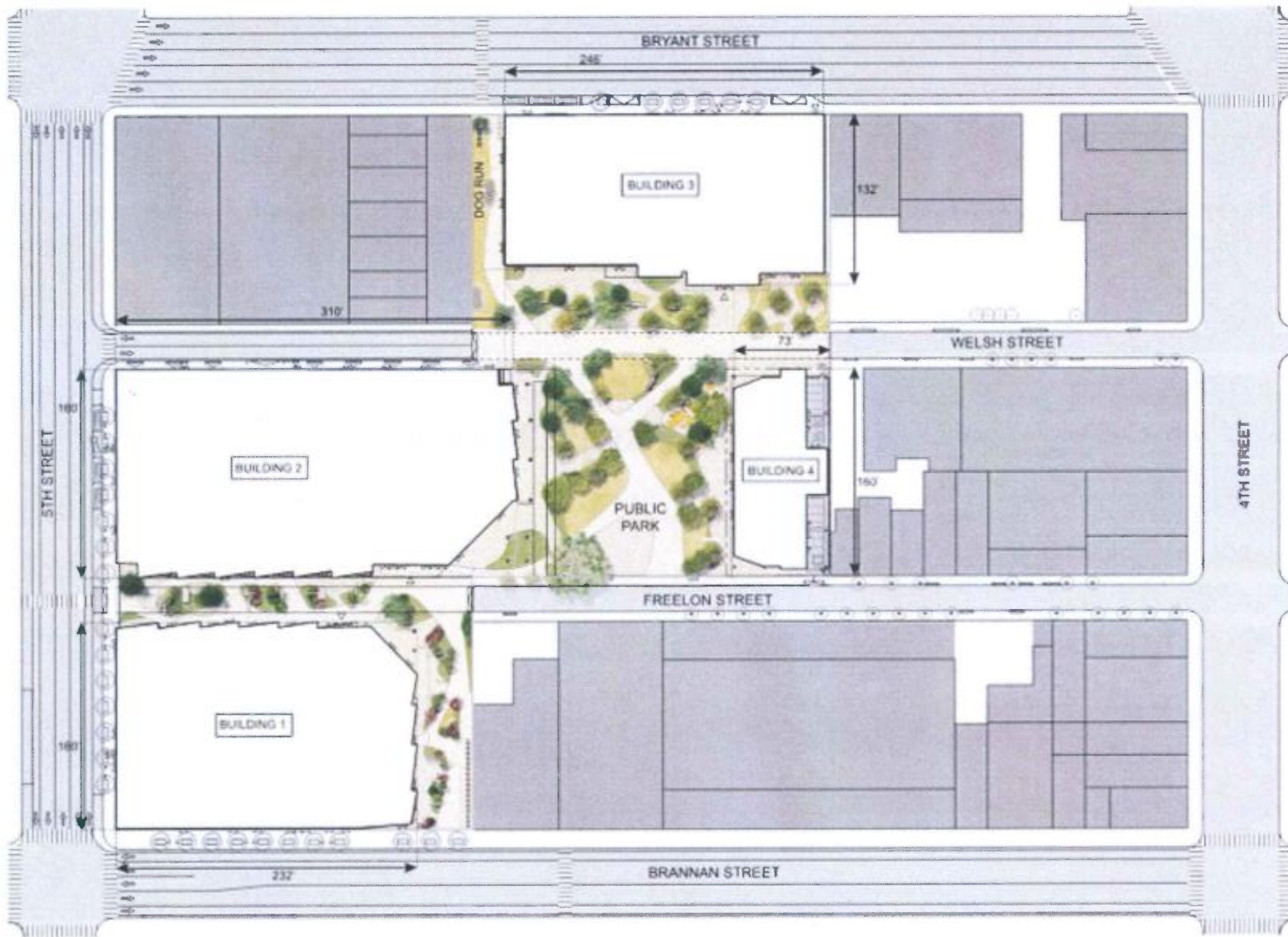
FUTURE SFPUC LOT  
• Address: 200 Marin Street  
• Site Area: 343,882 SQFT



**TEMPORARY PARK + SITE CIRCULATION  
(AFTER COMPLETION OF PHASE 1)**



**FINAL PARK + SITE CIRCULATION  
(AFTER COMPLETION OF PHASE 2)**



PROJECT INTRODUCTION



SITE PLAN

2019.06.06 7



**1 PROJECT INTRODUCTION**

Carl Shannon, Tishman Speyer

**2 PROJECT DESIGN**

Michael Maltzan, Michael Maltzan Architecture



**BUILDING DESIGN**

**NEIGHBORHOOD CONTEXT**







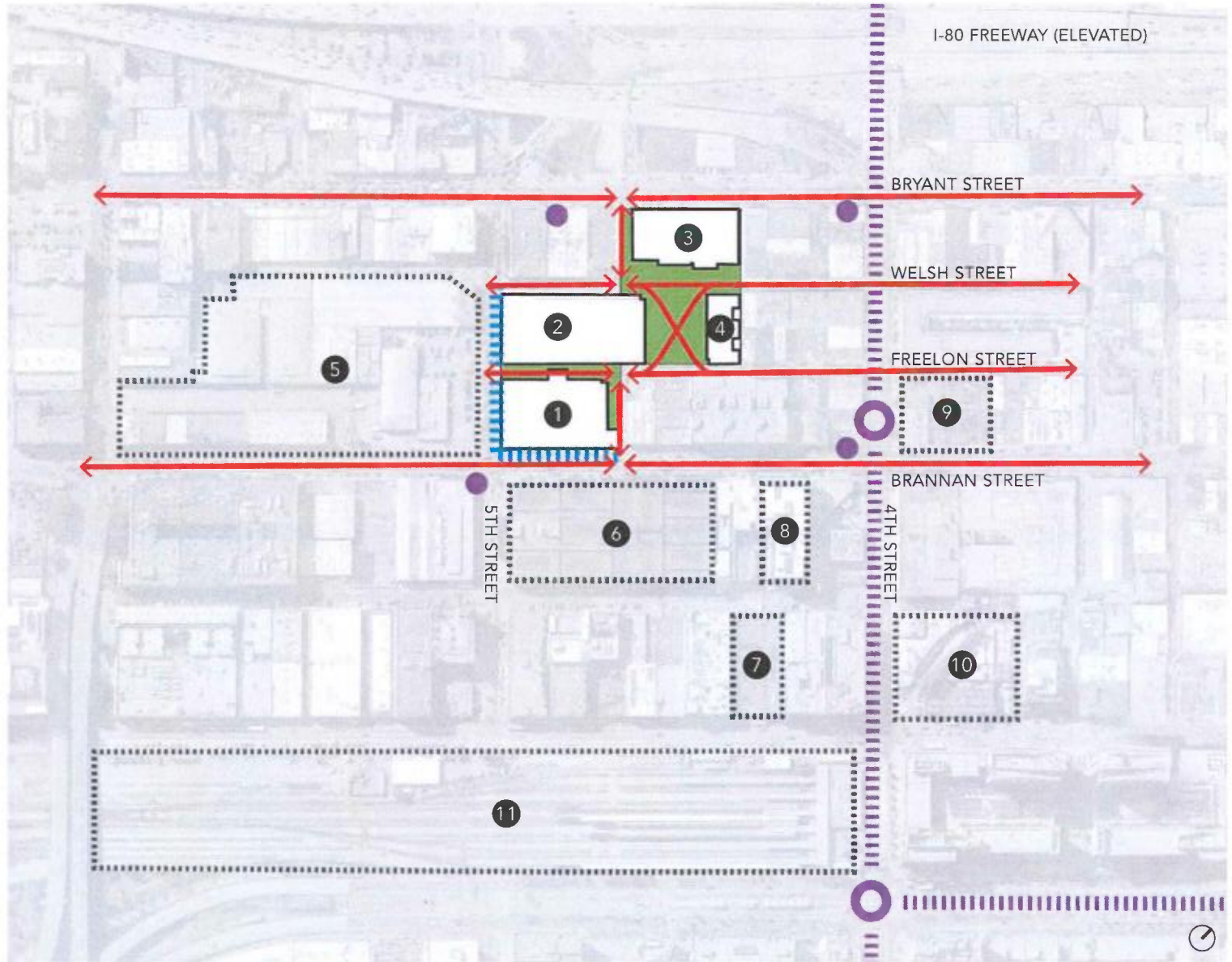
PROJECT DESIGN

URBAN CONTEXT MAP

VICINITY MAP KEY

- 1 598 BRANNAN BLDG 1
- 2 598 BRANNAN BLDG 2
- 3 598 BRANNAN BLDG 3
- 4 598 BRANNAN BLDG 4
- 5 FLOWER MART DEVELOPMENT
- 6 88 BLUXOME DEVELOPMENT
- 7 85 BLUXOME
- 8 505 BRANNAN
- 9 490 BRANNAN
- 10 655 4TH ST CREAMERY DEVELOPMENT
- 11 CALTRAIN COMMUTER RAIL STATION

-  NEW PARK + POPOS
-  NEW BIKE LANES
-  TRANSIT LINES
-  SITE CIRCULATION



PROJECT DESIGN

VICINITY MAP

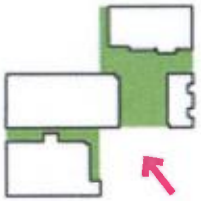




**PROJECT DESIGN**

**OVERALL SITE VIEW**

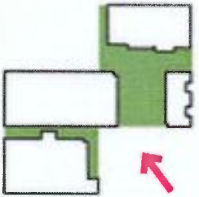
2019.06.06 12



PROJECT DESIGN

OVERALL SITE DESIGN - CENTRAL PARK

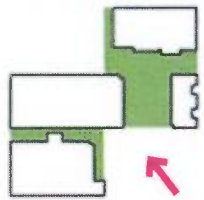
2019.06.06 13



**PROJECT DESIGN**

**OVERALL SITE DESIGN - MID-BLOCK CONNECTION + ALLEY POPOS**

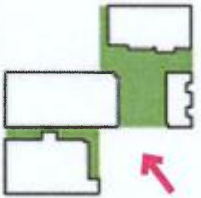
2019.06.06 14



**PROJECT DESIGN**

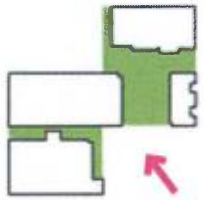
**OVERALL SITE DESIGN - DYNAMIC STREETSCAPE**

2019.06.06 15



**PROJECT DESIGN**

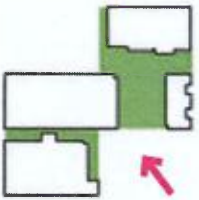
**OVERALL SITE DESIGN - VARIED MASSING / SKY-VIEW SETBACKS**



PROJECT DESIGN

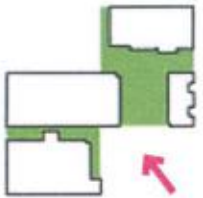
OVERALL SITE DESIGN - GREEN ROOFS

2019.06.06 17



**PROJECT DESIGN**

**OVERALL SITE DESIGN - DIFFERENTIATED FORMS + MATERIALS**



PROJECT DESIGN

OVERALL SITE DESIGN

2019.06.06 19





**PROJECT DESIGN**



SCALE: 1" = 80' 0' 20' 40' 80' 160'

**SITE PLAN - GROUND LEVEL | PUBLIC SPACE**

2019.06.06 20

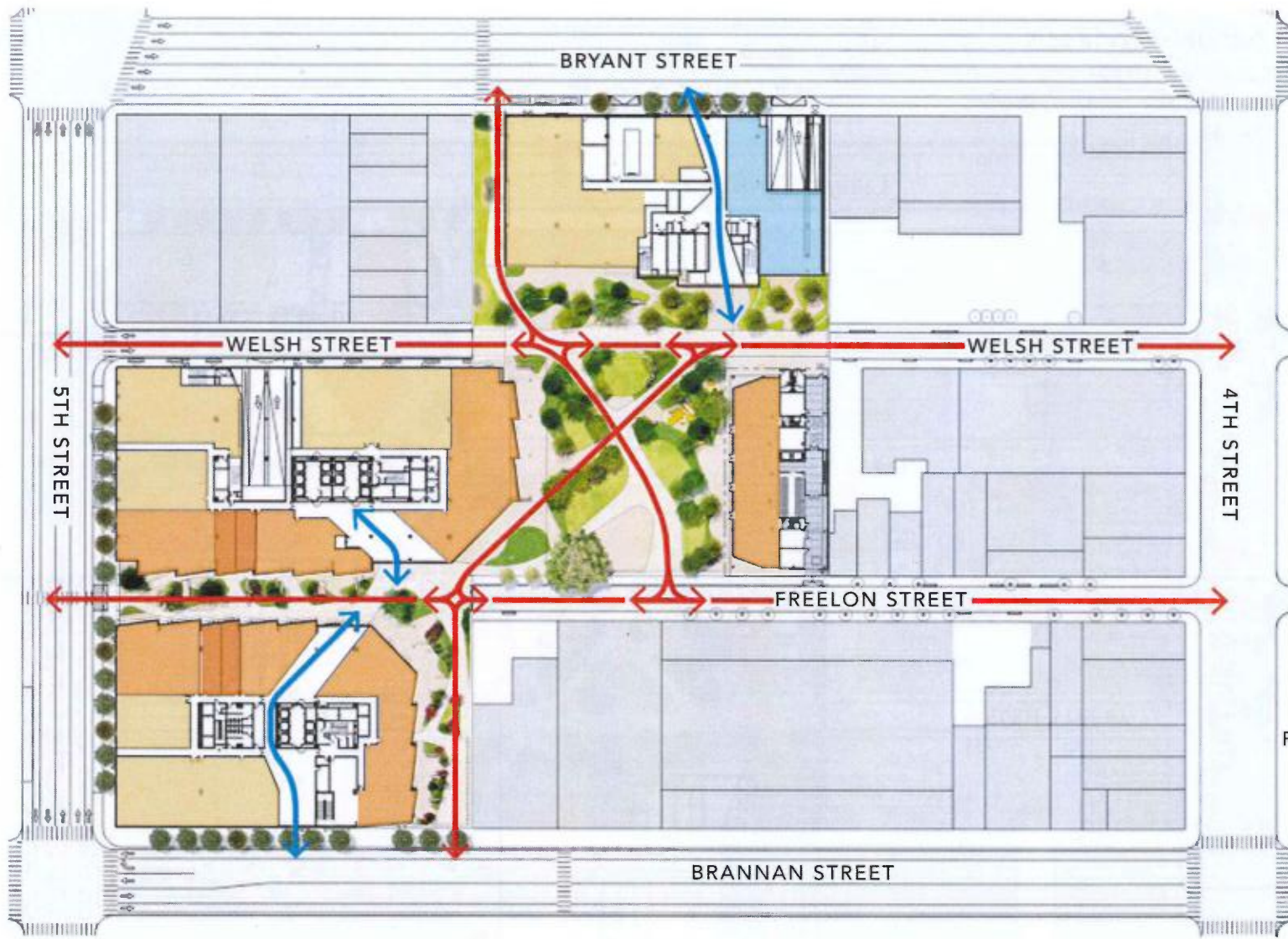


PROJECT DESIGN

SCALE: 1" = 80'  

SITE PLAN - GROUND LEVEL | PROGRAM

2019.06.06 21



-  PEDESTRIAN CIRCULATION
-  BUILDING ACCESS AND PASS-THROUGHS
-  CHILDCARE
-  MICRO-RETAIL
-  RETAIL
-  PDR

SCALE: 1" = 80' 



PROJECT DESIGN

AERIAL VIEW OF PARK

2019.06.06 23



PROJECT DESIGN

VIEW OF FREELON ALLEY POPOS



PROJECT DESIGN

VIEW OF URBAN PORCH



PROJECT DESIGN

VIEW OF BUILDING TERRACES

2019.06.06 26



OWNER  
TISHMAN SPEYER

MICHAEL  
MALTZAN  
ARCHITECTURE

DESIGN ARCHITECT  
MICHAEL MALTZAN ARCHITECTURE, INC.



ARCHITECT OF RECORD  
ADAMSON ASSOCIATE, INC.



LANDSCAPE ARCHITECT  
TLS LANDSCAPE ARCHITECTURE



PARK ACTIVATION,  
PROGRAMMING + MAINTENANCE  
BIEDERMAN REDEVELOPMENT VENTURES



COMMUNITY ENGAGEMENT  
PARKS ALLIANCE / PLACE LAB



June 6, 2019

Myrna Melgar, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: Supporting Approval of Project: 598 Brannan Street

Dear Commissioner Melgar:

Freelon Street has been my home since 1970, almost 50 years. I have witnessed much change during that time: the MSC homeless shelter which has grown to 425 beds; the latest 85 bed Navigation Center, which has drawn more tents than before, continued drug dealing and graffiti, and the broken car glass.

During the last several years, Tishman Speyer, has offered our neighborhood revitalization with the 598 Brannan Street Project: new office space, new much needed residences, a child care center, community center, and of course, a grand neighborhood park.

Our neighborhood has offered many ideas to this fabulous development, and Tishman Speyer listened. All three of the office buildings, and the affordable housing units, provide a shelter for the park. Tishman Speyer has offered to maintain and program the park, and to keep round-the clock security, which is critical at this time to the many residents who surround the development. I hope you will approve this project today in its entirety, as it is crucial to the safety and well-being of our community. Additionally, it will quickly provide the much needed housing that the city needs.

Sincerely,

Eileen Tillman  
Central SOMA Resident (49 years)

Cc: Jonas Ionin, Director of Commission Affairs  
London Breed, Mayor  
Matt Haney, Supervisor District 6

General Truck Drivers, Automotive and Allied Workers. General jurisdiction in Marin, Sonoma, Mendocino and Lake Counties and Automotive in San Francisco, San Mateo, Santa Clara and San Benito Counties, California.



## TEAMSTERS LOCAL UNION No. 665

AFFILIATED WITH THE INTERNATIONAL BROTHERHOOD OF TEAMSTERS  
& TEAMSTERS JOINT COUNCIL No. 7



Main Office:  
1801 Van Ness Avenue, Suite 310  
San Francisco CA 94109

Tel: 415.728.0811

email: [office@teamsters665.org](mailto:office@teamsters665.org)

Dear Planning Commissioners,

On behalf of over 6000 members of Teamsters Local 665, I'm writing to highlight the partnership we have had with Tishman Speyer. When one of our employers went out of business earlier this year, over 200 Teamster drivers were at risk of unemployment. Tishman Speyer immediately stepped up and offered space for free for us and the Mayor's Office of Economic and Workforce Development to retrain these drivers and give them the skills needed to drive for SF Muni.

Given this direct experience and the reputation Tishman Speyer has among our fellow brothers and sisters in the building trades, I am confident they will continue to build community at and around 598 Brannan St.

If you have any questions, please let me know.

Best,

*Tony Delorio*

Tony Delorio  
Vice President  
Teamsters Local 665  
650.255.0848

# somba South of Market Business Association

615 Seventh Street • San Francisco , CA 94103-4910 • [www.sfsomba.org](http://www.sfsomba.org)

Phone: 415.621.7533 • Fax: 415.621.7583 • e-mail: [info@sfsomba.com](mailto:info@sfsomba.com)

June 5, 2019

Ms. Myrna Melgar  
President San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
Re:  
598 Brannan Street

Dear President Melgar and Members of the Planning Commission,

I am a South of Market business owner, and vice president of SOMBA, South of Market Business Association. As someone deeply invested in the vision of South of Market as a vital place to live, work, visit and do business, I am writing in support of the development project and park proposed at 598 Brannan Street.

Small businesses in SOMA will benefit as projects like 598 Brannan move forward, and bring new residents and workers to the neighborhood. The 598 Brannan Project, and its associated park, represents a much-needed investment in the neighborhood's public realm, and will be a catalyst to bring all the dynamic facets of the SOMA community together. New retail, PDR, and the park at 598 Brannan will draw people to the area, while also serving those who have been here a long time. I am excited to see the positive change that unfolds as this project comes to fruition.

Sincerely,



Henry Karnilowicz  
Vice President

cc:

Commission Secretary - Jonas Ionin  
Commissioner Frank Fung  
Commissioner Millicent Johnson  
Commissioner Dennis Richards  
Linda Ajello Hoagland  
Sarah Phillip

Commissioner Joel Koppel  
Commissioner Rich Hillis  
Commissioner Kathrin Moore  
Richard Sucre

**From:** Raquel R. Redondiez [<mailto:raquel@somapilipinas.org>]

**Sent:** Thursday, June 6, 2019 9:41 AM

**To:** Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; joel.koppel@sfgov.org; Rich Hillis <[richhillissf@gmail.com](mailto:richhillissf@gmail.com)>; [milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)

**Cc:** Sears, Henry <[HSears@TishmanSpeyer.com](mailto:HSears@TishmanSpeyer.com)>; angelica somcan <[acabande@somcan.org](mailto:acabande@somcan.org)>; Carla Laurel <[carla@westbaycentersf.org](mailto:carla@westbaycentersf.org)>; Rudy Corpuz <[rudy@unitedplayaz.org](mailto:rudy@unitedplayaz.org)>; desi danganan <[desi@kultivatelabs.com](mailto:desi@kultivatelabs.com)>; Gina Rosales <[gina@makeitmariko.com](mailto:gina@makeitmariko.com)>; Luisa Antonio <[luisa.antonio@sfbec.org](mailto:luisa.antonio@sfbec.org)>; Haney, Matt (BOS) <[matt.haney@sfgov.org](mailto:matt.haney@sfgov.org)>; Abigail Rivamonte Mesa <[Abigail.RivamonteMesa@sfgov.org](mailto:Abigail.RivamonteMesa@sfgov.org)>

**Subject:** [EXT] Urging Approval 598 Brannan Development: Planning Items 13 a-c

Dear President Myrna Melgar and Planning Commissioners,

Thank you always working to preserve the integrity of our City's built environment and the communities we serve.

I am writing in support of the 598 Brannan project development which includes the proposed Central SOMA Park. Alongside a group of neighborhood organizations that includes Bayanihan Equity Center, Kultivate Labs, SOMCAN, United Playaz and West Bay Pilipino Multi-Service Corporation, SOMA Pilipinas- Filipino Cultural Heritage District has worked closely with the project's developer Tishman-Speyer to develop various community-oriented benefits commensurate with the project's impact and opportunities it presents.

This set of benefits addresses the Filipino and South of Market community's urgent needs for BMR space, full-time jobs, public realm art and design reflecting the cultural district, and activation and stewardship of the new public park that is to be constructed as part of this project.

Given the significant community partnership and Tishman-Speyer team's warm cooperation and collaborative approach to this process, SOMA Pilipinas is happy to voice our support of the 598 Brannan project, and hope that you will support it as well.

Please feel free to contact me if you I can be of further assistance at 415.244.9734.

Warm regards,

Raquel Redondiez

**Raquel R. Redondiez**  
SOMA Pilipinas Director  
San Francisco Filipino Cultural Heritage District



## Dennis Phillips, Sarah

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**From:** Ivor bradley <ivorbradley@sbcglobal.net>  
**Sent:** Tuesday, June 4, 2019 1:54 PM  
**To:** myrna.melgar@sfgov.org  
**Cc:** Dennis Phillips, Sarah  
**Subject:** [EXT] support for the 598 Brannan street and 655 fourth street

Dear Planning Commissioners,

I own and manage The Creamery, a unique Soma bistro, coffee shop and bar across the street from the 4th & King Caltrain Station. As a longtime small business operator in SOMA, I am writing in support of the development project and park proposed at 598 Brannan Street, and of the rental project proposed at 655 Fourth Street.

I've worked with Tishman Speyer in recent years as they've developed plans for their residential project at 655 Fourth Street, and we've established a strong partnership that we both believe will allow The Creamery to continue to live on in this vibrant area.

Our small businesses will benefit as projects like 598 Brannan and The Creamery move forward, and bring new residents and workers to the neighborhood. Amenities like the new park at 598 Brannan will draw people to the area, while also serving those of us who have been here a long time. At the Creamery, new retail spaces will open directly on to new open spaces, bringing much needed open space to the area, and ensuring they are enlivened by small businesses like mine. We are excited to participate in the positive change these projects will bring.

I urge you to approve these projects as they come before you, for the benefit of the small business community and the City overall.

Regards  
Ivor Bradley

## Dennis Phillips, Sarah

---

**From:** Vanessa Wellmann <vanessa@lavamae.org>  
**Sent:** Thursday, May 9, 2019 7:48 PM  
**To:** dennis.richards@sfgov.org; myrna.melgar@sfgov.org; joel.koppel@sfgov.org;  
richhillissf@gmail.com; milicent.johnson@sfgov.org; kathrin.moore@sfgov.org  
**Subject:** [EXT] 598 Brannan - Hearing on Tishman Speyer

Dear Planning Commissioners,

I'm writing to you in order to highlight the great work Tishman Speyer is doing for non-profit organizations like Lava Mae that depend on corporate philanthropy and community support to be able to continue delivering critical services to our neighbors in San Francisco experiencing homelessness. Tishman Speyer has supported Lava Mae for several years by allowing our organization to use their 2000 Marin Street site as parking for our mobile hygiene trailers and buses and office space for our on-site staff. They have acted as a community partner for Lava Mae, and for other community groups like Habitat for Humanity, among others that are benefiting from access to this site.

I'm confident Tishman Speyer will operate in a similar way – as a partner to the community, with the best interests of San Franciscans in mind - as they manage and program this park and its surrounding development at 598 Brannan.

If you have any questions, please let me know.

With appreciation,

Vanessa Wellmann

--

Vanessa Wellmann

Cel: 415-990-3271

A [1119 Fillmore St, SF, CA 94115](http://www.lavamae.org) O (415) 872-6950 ext. 102

E [vanessa@lavamae.org](mailto:vanessa@lavamae.org) W <http://www.lavamae.org>

Mission To transform the way communities see and serve our unhoused neighbors around the globe.



Shop at [Smile.Amazon.com](http://Smile.Amazon.com) and a percentage of your purchase will be donated to Lava Mae.

On Thu, Jun 6, 2019 at 10:02 AM Jane Martin <[jane.martin@seiu-usww.org](mailto:jane.martin@seiu-usww.org)> wrote:  
Esteemed Commissioners,

I am writing in support of the project at 598 Brannan that you will be hearing today. Tishman Speyer has been a collaborative partner with our union SEIU USWW working to ensure that their buildings provide good jobs in property services for janitors and security officers. We are further encouraged that the company has engaged in a dialogue with the community coalition convened by Soma Pilipinas and committed to providing union jobs and local hire for area residents.

Thank you for your consideration,

Jane Martin

---

*Jane Martin*  
*(415) 947 9284*  
*Political Coordinator*  
*Northern California*  
*SEIU USWW*

**From:** Maureen Sedonaen

**Sent:** Tuesday, June 4, 2019 2:06 PM

**To:** 'dennis.richards@sfgov.org' <dennis.richards@sfgov.org>; 'myrna.melgar@sfgov.org' <myrna.melgar@sfgov.org>; 'joel.koppel@sfgov.org' <joel.koppel@sfgov.org>; 'richhillissf@gmail.com' <richhillissf@gmail.com>; 'milicent.johnson@sfgov.org' <milicent.johnson@sfgov.org>; 'kathrin.moore@sfgov.org' <kathrin.moore@sfgov.org>

**Cc:** Jasmine Brennan <JBrennan@habitatgsf.org>; Erin Colton <EColton@habitatgsf.org>

**Subject:** 598 Brannan - Hearing on Tishman Speyer

Dear Planning Commissioners,

I'm writing to you in support of Tishman Speyer's unwavering support for Non-profits in the Community. As a long-time supporter of Habitat for Humanity Greater San Francisco (HGSF), Tishman Speyer has provided us no cost construction storage for the last several years. As you can imagine, this has allowed us to save hundreds of thousands of dollars and put those resources towards our incredibly urgent mission, responding to the affordable housing crisis.

Without this support Habitat GSF would have been in a horrible situation as we searched for months for a site. Increased costs on Warehouse space nearing \$3 per square foot, coupled with the complete lack even with the resources to find space in San Francisco was a significant barrier to our mission success.

By allowing Habitat to use their 2000 Marin Street site as a worksite and storage site for our construction materials, over 50 homes in the Bay View received critical repairs thwarting displacement for 50 families and supported over 16,000 community volunteers to have the tools, materials and work products to conduct community facility repairs, park and garden construction across SF and the aforementioned home repairs.

This also allowed us to prepare appropriately for 4 new developments of over 100 affordable homeownership opportunities in our pipeline across SF and safely and carefully store our very expensive equipment and tools.

Several other non-profits serving the homeless (Lava Mae) and others building affordable housing have benefitted from Tishman Speyer's generosity. Time and time again their name comes up as a true champion and supporter.

We are proud to call them a partner and appreciate their unprecedented community stewardship. We know they will continue to always act on their company ethos and ensure success and community benefit for the park and development of 598 Brannan.

If you have any questions, please feel free to contact me at [msedonaen@habitatgsf.org](mailto:msedonaen@habitatgsf.org) or 415-425-4864.

Respectfully,

Maureen Sedonaen

**Maureen Sedonaen** | Chief Executive Officer  
**Habitat for Humanity Greater San Francisco**





# SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing 6/6/19  
L. Hoagland

## Planning Commission Draft Motion

HEARING DATE: JUNE 6, 2019

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

*Record No.:* 2012.0640ENX  
*Project Address:* 598 BRANNAN STREET; 639,645 AND 649-651 BRYANT STREET  
*Zoning:* CMUO (Central SoMa Mixed Use Office) Zoning District  
 Central SoMa Special Use District  
*Height & Bulk:* 160-CS; 130-CS; 45-X; 50-X  
*Block/Lot:* 3777 / 045 & 050-052  
*Project Sponsor:* Brannan & Bryant Street, LLC  
 One Bush Street, Suite 450, San Francisco, CA, 94104  
*Property Owner:* The Hearst Corporation  
 San Francisco, CA 94103  
*Staff Contact:* Linda Ajello Hoagland – (415) 575-6823  
[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)  
*Recommendation:* Approval with Conditions

ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 329, TO ALLOW EXCEPTIONS TO 1) BUILDING SETBACKS AND STREETWALL ARTICULATION, PURSUANT TO PLANNING CODE SECTION 132.4; 2) PRIVATELY-OWNED PUBLIC OPEN SPACE, PURSUANT TO PLANNING CODE SECTION 138; 3) STREET FRONTAGE, PURSUANT TO PLANNING CODE SECTION 145.1; 4) OFF-STREET LOADING, PURSUANT TO PLANNING CODE SECTION 152.1 & 154; 5) CURB CUT, PURSUANT TO PLANNING CODE SECTION 155; 6) WIND, PURSUANT TO PLANNING CODE SECTION 249.78; 7) BULK CONTROLS, PURSUANT TO PLANNING CODE SECTIONS 261.1 AND 270; AND 8) HORIZONTAL MASS REDUCTION, PURSUANT TO PLANNING CODE SECTION 270.1; REVIEW CONSTRUCTION OF THREE 10-TO-13-STORY MIXED-USE OFFICE BUILDINGS CUMULATIVELY CONTAINING A TOTAL OF APPROXIMATELY 922,737 GROSS SQUARE FEET OF OFFICE USE TO BE APPROVED IN TWO PHASES, 60,471 GROSS SQUARE FEET OF RETAIL/PDR USE; 5,546 GROSS SQUARE FEET OF INSTITUTIONAL (CHILD CARE) USE, AND 200 OFF-STREET PARKING SPACES; ALLOW REDUCTION OR WAIVER OF CERTAIN CITYWIDE DEVELOPMENT IMPACT FEES IN CONNECTION WITH PROVISION OF LAND FOR DEVELOPMENT OF A PUBLIC PARK PURSUANT TO PLANNING CODE SECTION 406, LOCATED AT 598 BRANNAN STREET, AND 639, 645, AND 649-651 BRYANT STREET, LOTS 045 AND 050-052 IN ASSESSOR'S BLOCK 3777, WITHIN THE CMUO (CENTRAL SOMA MIXED USE OFFICE) ZONING DISTRICT, THE CENTRAL SOMA SPECIAL USE ZONING DISTRICT, AND A 160-CS, 130-CS, 45-X AND 50-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

### PREAMBLE

On December 18, 2017, Melinda Sarjapur of Reuben, Junius & Rose, LLP, acting on behalf of Brannan & Bryant Street, LLC (hereinafter "Project Sponsor") filed a request, as modified by subsequent submittals,

with the San Francisco Planning Department (hereafter "Department") for a Large Project Authorization pursuant to Planning Code Section 329 with exceptions from Planning Code ("Code") requirements for Phases 1 and 2: "Building Setbacks and Streetwall Articulation," "Street Frontage," "Off-Street Loading," "Wind," "Bulk Controls," and "Horizontal Mass Reductions,"; Phase 1: "POPOS Design,"; and Phase 2: "Curb Cut Restrictions", to demolish four existing one- and- two-story commercial and industrial buildings and associated surface parking on the site (598 Brannan Street and 639, 645, and 649-651 Bryant Street), and to construct three 10-to-13-story mixed-use office buildings containing a mix of office, institutional, commercial, and PDR (Production, Distribution & Repair) uses (collectively, the "Project").

The environmental effects of the Project were fully reviewed under the Final Environmental Impact Report for the Central SoMa Plan (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on May 10, 2018, by Motion No. 20182, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et. seq.*, (hereinafter "CEQA") the State CEQA Guidelines (Cal. Admin. Code Title 14, section 15000 *et seq.*, (hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31"). The Commission has reviewed the EIR, which has been available for this Commission's review as well as public review.

The Central SoMa Plan EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Central SoMa Plan, the Commission adopted CEQA findings in its Resolution No. 20183 and hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, or (d) are previously identified in the EIR, but which are determined to have more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then and EIR need not be prepared for that project solely on the basis of that impact.

On May 29, 2019, the Department determined that the Project did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Central SoMa Area Plan and was encompassed within the analysis contained in the EIR. Since the EIR was finalized, there have been no substantive changes to the Central SoMa Area Plan and no substantive changes in circumstances that would require major revisions to the 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 Central Soma Area Plan EIR and the Community Plan Exemption certificate, 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 Central SoMa Plan EIR that are applicable to the Project. These mitigation measures are set forth in their entirety in the MMRP attached to the Motion as EXHIBIT C.

On June 6, 2019, the Commission adopted Motion No. \_\_\_\_, approving an Office Development Authorization for the Project (Office Development Authorization Application No. 2012.0640B). Findings contained within said motion are incorporated herein by this reference thereto as if fully set forth in this Motion.

On June 6, 2019, the Commission adopted Resolution No. \_\_\_\_, authorizing the waiver or reduction of development impact fees associated with the Project in exchange for the Sponsor's agreement to provide land for construction of a public park on an approximately 39,661 square foot portion of the Project site.

On June 6, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2012.0640ENX.

The Planning Department Commission Secretary is the custodian of records located in the file for Case No. 2012.0640ENX at 1650 Mission Street, Fourth Floor, San Francisco, California.

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 approves the Large Project Authorization requested in Application No. 2012.0640ENX, subject to the conditions contained in "EXHIBIT A" of this motion and incorporated by reference, 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. **Project Description.** The Project would demolish all existing buildings and associated surface parking on the site and construct three 150-to-185-foot-tall, 10-to-13-story, mixed-use office buildings in two phases as follows:

Phase 1

- Building 1 would be a mixed-use office building reaching a height of 160 feet (180 ft. to top of rooftop mechanical screening), located at the northeast corner of Brannan and 5th streets, with 289,087 square feet of office use and 22,831 square feet of combined retail and PDR.
- Building 2 would be a mixed-use office building reaching a height of 185 feet (205 ft. to top of rooftop mechanical screening), located at the southeast corner of 5th and Welsh streets, with 422,049 square feet of office use and 27,036 square feet of combined retail and PDR.

Collectively in Phase 1, the Project would result in:

- 711,136 square feet of office
- 37,527 square feet of PDR
- 11,890 square feet of neighborhood serving retail
- 16,505 square feet of POPOS
- Land dedication to Mayor's Office of Housing for affordable housing site (Building 4)
- Land dedication to the City for an approximately 1-acre public park
- Sidewalk and alley improvements (5<sup>th</sup>, Brannan and Welsh Streets)
- Contribution to a new signalized crosswalk across 5<sup>th</sup> Street

Phase 2

- Building 3 would be a mixed-use office building reaching a height of 150 feet (170 ft. to top of rooftop mechanical screening), located mid-block on Bryant Street, with 211,601 square feet of office use, 11,054 square feet of combined retail and PDR and 5,546 square feet of child care facility.

In Phase 2, the Project would result in:

- 211,601 square feet of office
- 11,054 square feet of PDR
- 5,546 square foot childcare facility
- 2,831 square feet of POPOS
- Development of public park
- Sidewalk and alley improvements (Bryant and Freelon Streets)

In addition, the Project Sponsor has elected to dedicate an approximately 12,800 square foot parcel to the Mayor's Office of Housing and Community Development for construction of a future 100% affordable housing building (Building 4). The schedule for design and development of this building would be determined by the Mayor's Office of Housing and Community Development.

In summary, Buildings 1, 2 and 3 would contain a total of approximately 922,737 gsf of office space, approximately 60,471 gsf of ground-floor retail/PDR space and 5,546 gsf of institutional child care space. Buildings 1, 2, and 3 would be served by below-grade garages accessed along Freelon and

Bryant Streets and collectively containing 200 off-street parking spaces. Buildings 2, 3, and 4 (future affordable housing site) would be separated by a central, approximately 39,661-square-foot public park.

- 3. Site Description and Present Use.** The Project site spans four separate parcels (collectively encompassing approximately 4.5 acres) with addresses located at 598 Brannan Street and 639, 645, and 649-651 Bryant Street (Assessor's Block 3777, Lots 045 and 50-52) in San Francisco's South of Market Neighborhood. The Project site is located on the City block generally bounded by Bryant Street to the north, 4<sup>th</sup> Street to the east, Brannan Street to the south, and 5<sup>th</sup> Street to the west. Freelon and Welsh Streets also partially bisect and terminate within the block. The subject site has approximately 275-ft of frontage along Brannan Street; 355-ft of frontage along 5<sup>th</sup> Street; 275-ft of frontage along Bryant Street; and 310-ft along both Freelon and Welsh Streets. Currently, the subject parcels contain four one- and two-story industrial buildings that measure approximately 70,400 gross square feet, and associated surface parking with space for 272 vehicles.

639 Bryant Street (Assessor's Block/Lot: 3777/052) is a 59,812-square-foot lot at the northeast corner of the site which is currently owned by City under the jurisdiction of the San Francisco Public Utilities Commission ("PUC"). As a component of the Project, the Project Sponsor has proposed to enter into an agreement with the City by which it would agree to transfer 639 Bryant Street to the sponsor in exchange for the sponsor's transfer of an alternate approximately 343,882-square-foot property at 2000 Marin Street to the City for PUC use (the "Land Swap"). In connection with the Land Swap, the sponsor further proposes to construct and transfer to the City an approximately 39,661-square-foot public park at the center of the site (the "Proposed Park"). This agreement has already been tentatively approved by the Board of Supervisors via *Conditional Land Disposition and Acquisition Agreement-Potential Exchange of 639 Bryant Street for 2000 Marin Street* ([Resolution No. 248-18](#), Board of Supervisors File No. 180550).

- 4. Surrounding Properties and Neighborhood.** The Project site is located in the South of Market Neighborhood, within the CMUO (Central SoMa Mixed Use-Office) and Central SoMa Special Use Zoning Districts. The SoMa neighborhood is a high-density downtown neighborhood with a mixture of low- to mid-rise development containing commercial, office, industrial, and residential uses, as well as several undeveloped or underdeveloped sites, such as surface parking lots and single-story commercial buildings. Immediately north of the site along both sides of Bryant Street are one- to two-story industrial and office buildings, including automobile repair shops and a vacant lot. East of the site are a variety of commercial, mixed-use, and residential buildings. Single-family residences that range from two- to three-stories in height are located along both sides of Freelon Street and immediately adjacent to the project site. The San Francisco Tennis Club and the Academy of Art School of Interior Architecture and Design are located south of the site, across Brannan Street. Various commercial and industrial uses are located west of the project site across 5<sup>th</sup> Street, including the San Francisco Flower Market (Flower Mart).
- 5. Public Outreach and Comments.** To date, the Department has not received any comments regarding the Project. The Project Sponsor conducted extensive community outreach, including

approximately 25 meetings with individual stakeholders and 10 separate workshops and community outreach forums.

**6. Planning Code Compliance:** The Commission finds and determines that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. Permitted Uses in the CMUO Zoning District.** Planning Code Section 848 states that office; most retail; institutional (except for hospital and medical cannabis dispensary); residential; and certain production, distribution, and repair uses are principally permitted within the CMUO Zoning District.

*The Project would construct new general office, retail, PDR, and institutional uses principally permitted within the CMUO Zoning District; therefore, the Project complies with Planning Code Section 848.*

- B. Floor Area Ratio and Purchase of Transferrable Development Rights (TDR).** Planning Code Section 124 establishes basic floor area ratios (FAR) for all zoning districts. However, in the Central SoMa SUD, no maximum floor area ratio applies to development on lots zoned CMUO.

Rather, parcels located in Central SoMa Fee Tier C that contain new construction of 50,000 non-residential gross square feet or more and have a FAR of 3-to-1 or more are required to acquire TDR from a Transfer Lot in order to exceed an FAR of 3-to-1, up to an FAR of 4.25 to 1. Above an FAR of 4.25 to 1, the acquisition of additional TDR is not required. Section 128.1(b) states that both land dedicated to the City for affordable housing pursuant to Section 249.78 and land dedicated to the City for publicly-owned parks or publicly-owned recreation centers pursuant to Sections 263.32 or 263.34 is exempted from the calculation of the lot area subject to this requirement.

*The Project consists of nonresidential new construction that is greater than 50,000 square feet. It is classified as a "Tier C" site and has an FAR of greater than 3 to 1. As such, it must acquire TDR to develop the area from 3 to 1 to 4.25 to 1. The Project site has a total area of 195,467 square feet. However, in Phase 1, the Project intends to dedicate (1) an approximately 39,661 square foot portion of the site to the City for development of a public park; and (2) an approximately 12,800 square foot parcel to the City for affordable housing pursuant to Section 249.78 and 263.32, resulting in a lot area of approximately 143,787 for purposes of calculating the TDR requirement. Accordingly, the Project is anticipated to require the purchase of TDR for approximately 179,734 square feet for the area of development between an FAR of 3-to-1 and 4.25-1. The TDR will be provided according to the land associated with each phase of development.*

- C. Setbacks, Streetwall Articulation, and Tower Separation.** Planning Code Section 132.4 outlines setback, streetwall articulation, and tower separation controls in the Central SoMa SUD. Section 132.4(d)(1) requires that buildings within the Central SoMa SUD be built to the street-or alley-facing property line up to 65 feet in height, subject to certain exceptions; and that mid-rise buildings provide a 15-foot setback above a height of 85 feet, extending at least 60 percent of the frontage length at all street- and alley-facing property lines, and for the entire frontage along interior property lines. Section 132.4 also provides setback and separation controls for "tower" development above a height of 160 feet in the Central SoMa SUD, however mid-rise development

that receives a height bonus of up to 25 feet pursuant to Section 263.32, resulting in a total building height of more than 160 feet, is not subject to these tower setback or separation controls.

*The Project will entail construction of three separate buildings in two phases. The Project is seeking exception from certain streetwall articulation and setback requirements of Section 132.4 in connection with Buildings 1, 2 and 3 as part of the Large Project Authorization (See Below).*

- D. Non-Residential Usable Open Space in the Eastern Neighborhoods.** Per Planning Code Section 135.3, within the Eastern Neighborhoods Mixed Use Districts, retail, eating and/or drinking establishments, wholesale, home and business services, arts activities, institutional and like uses must provide 1 square foot of open space per each 250 square feet of occupied floor area of new or added square footage. Office uses must provide must provide 1 square foot of open space per each 50 square feet of occupied floor area of new, converted or added square footage. However, these requirements do not apply to projects within the Central SoMa SUD, which are instead subject to privately-owned public open space requirement pursuant to Section 138 (a)(2).

*The Project is located within the Central SoMa SUD and subject to privately-owned public open space requirement (POPOS) per Planning Code Section 138(a)(2). Therefore, the Project is not subject to a non-residential usable open space requirement per Section 135.3.*

- E. Privately-Owned Publicly Accessible Open Space.** Per Planning Code Section 138, projects proposing construction of 5,000 gross square feet or more of new non-residential use, excluding institutional, retail, and PDR uses in the Central SoMa SUD, are required to provide POPOS at a rate of 1 square foot for each 50 square feet of applicable use. POPOS may be provided on the Project Site or within 900 feet. On sites of at least 39,661 square feet located south of Bryant, the required POPOS must be provided outdoors, and such Projects may not pay an in-lieu fee for any POPOS not provided. Pursuant to Section 138(d)(2), outdoor POPOS must be provided at street grade up to an amount that equals 15% of the lot area—any additional required open space may be provided above street grade. Outdoor POPOS provided at grade and must be open to the sky and must be maximally landscaped with plantings on horizontal and vertical surfaces. Buildings that directly abut the open space must meet the active space requirements of Section 145.1. All POPOS space must include at least one publicly-accessible potable water source convenient for drinking and filling of water bottles; any food service area provided in the required open space cannot occupy more than 20% of the open space; and any restaurant seating may not take up more than 20% of the seating and tables provided in the required open space; and all spaces must facilitate three-stream waste sorting and collection.

*Per the Project's Phasing Plan, 16,505 square feet of POPOS will be constructed in Phase 1 and 2,831 square feet in Phase 2. In Phase 1, the Project includes 711,136 square feet of non-residential use; therefore, a POPOS measuring 14,223 square feet would be required. Per the Phasing Plan, the Project provides sufficient amount of POPOS in Phase 1. In Phase 2, the Project includes 211,601 square feet of non-residential use; therefore, a POPOS measuring at least 4,232 square feet would be required. Given the size of the Phase 1 POPOS, in combination with the Phase 2 POPOS, the Project would meet the POPOS requirement in terms of quantity.*

~~In total, if the Phase 1 and Phase 2, Planning Commission authorizes additional office development for Phase 2, the Project would contain approximately 922,737 gross square feet of new non-residential use (excluding retail, institutional, and PDR area, which are exempt), and is therefore required to provide approximately 18,455 gross square feet of POPOS. Collectively in Phase 1 and Phase 2, the Project would provide approximately 19,336 square feet of POPOS, thus exceeding this requirement.~~

However, the Project is seeking an exception from POPOS design standards as part of the Large Project Authorization Exceptions for Key Sites in Central SoMa to provide locate a portion of the POPOS space under cantilevered building sections and a wind gate screening feature.

~~Per the Project's phasing plan, 16,505 square feet of POPOS will be constructed in Phase 1 and 2,831 square feet in Phase 2.~~

- F. Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 requires a streetscape plan in compliance with the Better Streets Plan for new construction on a lot that is greater than one-half acre in area.

The Project includes the new construction of a multi-building mixed use development on a site that is greater than one-half acre in area. The Project has submitted a streetscape plan in compliance with the Better Streets Plan and proposes numerous improvements including installation of new street trees, curb extensions, and sidewalk improvements. Therefore, the Project complies with Planning Code Section 138.1.

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

The Project site 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-square feet and larger in size; therefore, the Project complies with Planning Code Section 139.

- H. Parking and Loading Entrances.** Per Planning Code Section 145.1(c)(2), no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new structure parallel to and facing a street may be devoted to parking and loading ingress or egress.

The Project includes a 24-foot, 2-inch wide loading dock and 27-foot wide parking garage entrance in Building 3, along Bryant Street; one shared 30-foot wide parking and loading ramp in Building 2, along Welsh Street—all which exceed the maximum widths requirements. Thus, the Project is seeking an exception from this standard as part of the Large Project Authorization.

- I. Active Uses.** Per Planning Code Sections 145.1 and 249.78(c)(1), with the exception of space allowed for parking and loading access, building egress, and access to mechanical systems, active uses—i.e. uses which by their nature do not require non-transparent walls facing a public street—active uses must be located within the first 25 feet of building depth on the ground floor and 15 feet on floors above facing a street at least 30 feet in width. Active uses are also required along any outdoor POPOS within the Central SoMa SUD. Lobbies are considered active, so long as they are



not longer than 40 feet or 25% of the building's frontage, whichever is larger. Within the Central SoMa SUD, office use is not considered an active use at the ground floor.

*Except for allowable parking and loading access, building egress, and access to mechanical systems, the Project would provide active uses along all subject street frontages and lining POPOS areas. Buildings 1 and 2 provide ground floor retail, micro-retail and PDR, while Building 3 provides ground floor PDR and childcare. Therefore, the Project meets the requirements of Planning Code Sections 145.1. and 249.78(c)(1).*

- J. Street Facing Ground Level Spaces.** Per Planning Code Section 145.1(c)(5), the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces.

*The active uses along the ground floor of each building are immediately adjacent to sidewalks and walkways and, therefore, meets the requirements for ground-level street-facing spaces of Planning Code Section 145.1.*

- K. Transparency and Fenestration.** Per Planning Code Sections 145.1(c)(6) and 249.78(c)(1)(F), building frontages with active uses must be fenestrated with transparent windows and doorways for no less than 60% of the street frontage at the ground level and allow visibility to the inside of the building. In the Central SoMa SUD, street frontages greater than 50 linear feet with active PDR uses fenestrated with transparent windows and doorways for no less than 30% of the street frontage at the ground level and allow visibility into the building. The use of dark or mirrored glass does not count towards the required transparent area.

*The Project meets all requirements for transparency and fenestration of building frontages.*

- L. Shadows on Publicly-Accessible Open Spaces.** Per Planning Code Section 147, new buildings in the Eastern Neighborhood Mixed Use District exceeding 50 feet in height must be shaped, consistent with the dictates of good design and without unduly restricting the development potential of the site, to reduce substantial shadow impacts on public plazas and other publicly-accessible spaces other than those under the jurisdiction of the Recreation and Parks Department. The following factors shall be taken into account: (1) the amount of area shadowed; (2) the duration of the shadow; and (3) the importance of sunlight to the type of open space being shadowed.

*Based on a detailed shadow analysis, the Project does not cast any net new shadow on property under the jurisdiction of the Recreation and Parks Commission. The Project has been designed to minimize shadow to [non-Recreation and Parks Commission](#) publicly-accessible open spaces by separating development into four buildings and staggering the massing of each to maximize view corridors, light, and air access to newly-developed open spaces. Accordingly, the Project as designed complies with the requirements of Section 147.*

- M. Off-Street Parking.** Off-street parking is not required for any use in the CMUO Zoning District. Planning Code Section 151.1 allows off-street parking at a maximum ratio of up to one car per 3,500 square feet of Occupied Floor Area of office use. The maximum ratio for retail uses is one for each 1,500 square feet of Gross Floor Area. The maximum ratio for industrial use is one car for each 1,500 square feet of Occupied Floor Area.

*Upon authorization of Phase 2 and final completion of both Phase 1 and Phase 2, the Project would contain approximately 922,737 gross square feet of office use, 16,741 gross square feet of retail use, and 48,581 gross square feet of PDR use and would provide up to 200 off-street parking spaces to serve these non-residential uses. Therefore, the Project complies with the requirements of Planning Code Section 151.1.*

- N. Required Off-Street Freight Loading.** Planning Code Section 152.1 requires 0.1 space per 10,000 square feet of occupied floor area of office use. For retail uses between 10,001 and 20,000 sf of occupiable floor area ("ofa"), 1 off-street loading spaces is required. For many PDR uses between 10,001 and 50,000 sf of ofa, 1 off-street loading space is required. Planning Code Section 154 requires freight loading spaces to have a minimum length of 35 feet, a minimum width of 12 feet, and a minimum vertical clearance including entry and exit of 14 feet, subject to certain exceptions.

*The Project would contain approximately 922,737 gross square feet of office use; 11,890 gross square feet of retail uses; and 48,581 gross square feet of PDR use upon completion of both Phase 1 and Phase 2. The Project is required to provide 12 freight loading spaces (9 spaces for Phase 1 Buildings 1 & 2, and 3 spaces for Phase 2 Building 3). The Project would provide 6 freight loading spaces in the shared garage of Buildings 1 and 2, and one at-grade loading space on Building 3. The Project is requesting exception from freight loading requirement per Section 152.1 for the remaining 3 spaces as part of the Large Project Authorization. In addition, the Project is requesting exception from minimum vertical clearance height of freight loading spaces per Section 154, to provide a vertical clearance height of 13' 6" for the loading entrance along Welsh and 13' for the loading entrance along Bryant.*

- O. Bicycle Parking.** Per Planning Code Section 155.2, office use requires 1 Class One space for every 5,000 sf of occupiable floor area ("ofa"), and a minimum of 2 Class Two spaces for any office use greater than 50,000 sf of office use, and one Class Two space for each additional 50,000 sf of office use. Bicycle parking for other proposed PDR, retail, and institutional uses vary by use type.

*The Project will provide 397 Class 1 and 155 Class 2 bicycle spaces in Phase 1, and 116 Class 1 and 45 Class 2 bicycle spaces in Phase 2, resulting in a total of approximately 513 Class 1 bicycle parking spaces and 209 Class 2 bicycle spaces across its three buildings, which exceeds maximum bicycle parking requirements for all uses within the Project and, thus complies with Planning Code Section 155.2.*

- P. Curb Cut Restrictions.** Section 155(r) limits curb cuts for garage entries, private driveways, or other direct access to off-street parking or loading. New curb cuts are not permitted along Brannan Street from 2<sup>nd</sup> to 6<sup>th</sup> Streets. Planning Code Section 329 allows for an exception to this requirement specifically for the site as a Key site.

*The Project will create a new curb cut along its Bryant Street frontage between 5<sup>th</sup> and 6<sup>th</sup> Streets to facilitate parking and loading access, and is therefore seeking exception from Section 155(r) as part of the Large Project Authorization (See Below).*

- Q. Showers and Lockers.** Section 155.4 requires that showers and lockers be provided in new buildings. Non-retail sales and service, institutional, industrial, arts, entertainment, and trade shop

uses require four showers and 24 clothes lockers where the occupied floor area exceeds 50,000 square feet. Retail uses require one shower and six clothes lockers where the occupied floor area exceeds 25,000 square feet but is no greater than 50,000 square feet, and two showers and 12 clothes lockers where the occupied floor area exceeds 50,000 square feet.

*The Project contains greater than 50,000 square feet of combined occupied floor area of non-retail sales and services, institutional, industrial, arts, entertainment, and/or trade shop use, and will therefore be required to provide four showers and 24 clothes lockers. No requirement applies to the Project's 16,741 square feet of retail area. The Project will provide showers and locker facilities in the podium basement of Buildings 1 & 2 in Phase 1 and in the basement level of Building 3 in Phase 2; therefore, the Project complies with Section 155.4.*

- R. Car Share.** Planning Code Section 166 requires non-residential development containing 50 or more off-street parking spaces to provide a ratio of one car-share space, plus one additional car-share space for every 50 parking spaces over 50. No car-share spaces are required for residential buildings with no off-street parking.

*The Project will provide 155 off-street parking spaces and 3 car share spaces in Phase 1 and 45 off-street parking spaces and 1 car share space in Phase 2, for a total of 200 off-street parking spaces serving non-residential uses and 4 car share spaces. The Project would provide 4 car-share spaces and therefore the Project complies with Planning Code Section 166.*

- S. Transportation Demand Management (TDM) Program.** Projects that add 10,000 occupied square feet or more of any non-residential use, excluding any area used for accessory parking, are required to comply with the TDM requirements of Section 169. Within the Central SoMa SUD, Tier C projects that filed a Development Application or submitted an Environmental Application deemed complete on or before September 4, 2016 shall be subject to 75% of such target.

*The Project submitted a completed Environmental Evaluation Application prior to September 4, 2016 and must achieve 75% of the point target established in the TDM Program Standards, resulting in a target of 23 points for office use; 15 points for retail use; 11 points for PDR use, and no points for residential use. As currently proposed, the Project will achieve its required points through the following TDM measures:*

- *Improve Walking Conditions (Option B – Office; Option C – Retail)*
- *Bicycle Parking (Option C – Office & Retail)*
- *Bicycle Repair Station*
- *Car-share Parking and Membership (Option C – Office, Retail & PDR)*
- *Delivery Supportive Amenities*
- *Multimodal Wayfinding Signage*
- *Real Time Transportation Information Displays*
- *Tailored Transportation Marketing Services (Option B – Office & Retail)*
- *Unbundle Parking (Option D – Office)*
- *Parking Cash Out: Non-Residential Tenants (Office & Retail)*
- *Parking Supply (Option C – Other; Option D – Office)*

- *Parking supply less than the neighborhood parking rate*

- T. Central SoMa Special Use District Community Development Control – Land Dedication.** Planning Code Section 249.78(e)(2) states that non-residential development in the Central SoMa SUD may opt to fulfill its requirements per Planning Code Section 413 (Jobs-Housing Linkage Fee) through the Land Dedication Alternative contained in Section 413.7. Section 413.7 states that the value of the dedicated land shall be determined by the Director of Property pursuant to Chapter 23 of the Administrative Code, but shall not exceed the actual cost of acquisition by the project sponsor of the dedicated land in an arm's length transaction. Projects that utilize this land dedication alternative are subject to the requirements of Section 419.5(a)(2)(A) and (C) through (J). In order to elect the land dedication alternative, the Project must obtain a letter from MOHCD verifying acceptance of site before it receives project approvals from the Planning Commission, which shall be used to verify dedication as a condition of approval.

*The Project contains non-residential development in the Central SoMa SUD that is subject to the requirements of Planning Code Section 413. The Project has elected to satisfy all or a portion of its obligation under Section 413 through the land dedication alternative, and has obtained the required conditional approval letter from MOHCD. The Project's land dedication election shall be reflected in conditions of approval for this Motion.*

- U. PDR Replacement.** Per Planning Code Section 249.78(c)(5)(D), a project proposing the development of 50,000 gross square feet or more of office use within the Central SoMa SUD must provide PDR use or Community Building Space in an amount equal to the greater of either (1) PDR space as required under Planning Code Section 202.8; (2) on-site space equal to 40% of the lot area (in which case land dedicated to building affordable housing, POPOS and mid-block alleys fully open to the sky except for permitted obstructions and certain cantilevered building areas, and any portion of the property containing buildings dedicated to residential use or ground floor child care facilities are exempt from the calculation of the lot area); (3) off-site space equal to 150% of gross square feet of the on-site PDR requirement, within a prescribed geographic area; or (4) preservation of existing PDR uses off-site, at a minimum of 200% of the on-site requirement, for the life of the project, within a prescribed geographic area.

*The Project proposes development of more than 50,000 gross square feet of office use and is located within the Central SoMa SUD. The Project site currently contains approximately 16,000 gross square feet of PDR use, which would be removed by the Project. The Project site has an adjusted lot area of approximately 118,124 for purposes of calculating on-site PDR replacement requirements of Section 249.78(c)(5)(D), resulting in a requirement to provide a total of approximately 47,249 gross square feet of PDR or Community Building Space use. This value exceeds the approximately 16,000 gross square feet of replacement PDR use that would otherwise apply to the Project under Planning Code Section 202.8. The Project would provide approximately 48,581 gross square feet of PDR or Community Building Space use, exceeding the requirements of Section 249.78(c)(5)(D), with 37,527 square feet of PDR in Phase 1 and 11,054 square feet of PDR in Phase 2.*

- V. **Central SoMa SUD, Micro-Retail.** Per Planning Code Section 249.78(c)(4)(B), within the Central SoMa SUD, new development projects on sites of 20,000 square feet or more must provide micro-retail spaces at a rate of one micro-retail space for every 20,000 square feet of site area, rounded to the nearest unit. All Micro-Retail units must be on the ground floor, independently and directly accessed from a public right-of-way or POPOS, and designed to be accessed and operated independently from other spaces or uses on the subject property. Formula retail uses are not permitted in the micro-retail spaces.

*The Project site is approximately 195,467 square feet. However, it is anticipated that approximately 39,661 square feet of the total site area will be dedicated to the City for development of a public park and an approximately 12,800 square foot parcel will be dedicated to the City for development of affordable housing. The resulting 143,787 square foot Project site results in a total requirement to provide 7 micro retail spaces. The Project will meet this requirement at the ground floors of Buildings 1, 2, & 3; therefore, the Project complies with Planning Code Section 249.78(c)(4)(B).*

- W. **Central SoMa SUD, Use on Large Development Sites.** Per Section 249.78(c)(6), on sites larger than 39,661 square feet south of Harrison Street that involve new construction or an addition of at least 100,000 square feet, at least two-thirds of the gross floor area of all building area below 160 feet in height shall be non-residential.

*The Project site is located south of Harrison Street and is larger than 39,661 square feet. Building 1 (non-residential building) will reach 159 feet, 6 inches in height; Building 2 (non-residential building) will reach 185-feet in height; Building 3 (non-residential building) will reach 149- feet, 9 inches in height; thus greater than 2/3 of all Project development below 160 feet in height will be non-residential. Accordingly, the Project complies with Section 249.78(c)(6).*

- X. **Central SoMa SUD, Solar and Living Roof Requirements (Section 249.78(d)(4)).** Solar and living roof requirements apply to lots of at least 5,000 square feet within the Central SoMa SUD where the proposed building constitutes a Large or Small Development Project under the Stormwater Management Ordinance and is 160 feet or less. For such projects, at least 50% of the roof area must be covered by one or more Living Roofs. Such projects must also comply with Green Building Code standards for solar photovoltaic systems and/or solar thermal systems. Finally, these project must commit to sourcing electricity from 100% greenhouse gas-free sources. Projects with multiple buildings may locate the required elements of this section on any rooftops within the project, so long as an equivalent amount of square footage is provided.

*The Project constitutes a Large Development Project under the Stormwater Management Ordinance, and Buildings 1, and 3 will reach a height to roof of 160 feet or less. The Project will provide solar and living roof features, and will commit to sourcing electricity from 100% greenhouse gas-free sources in compliance with Section 249.78(d)(4).*

- Y. **On-Site Child Care Facilities** – Planning Code Section 249.78(e)(4) requires that, prior to issuance of a building or site permit for a development project subject to the requirements of Section 414.4 (Child Care Requirements for Office and Hotel Development), a Project within the Central SoMa

SUD must elect its choice of the options described in subsection (A), (B) and (E) of Section 414.4(c)(1) as a condition of Project approval to fulfill the Child Care requirements.

*The Project is subject to the requirements of Planning Code Section 414.4 and is located within the Central SoMa SUD. The Project has elected the compliance option under Section 414.4(c)(1)(E) to “combine payment of an in-lieu fee to the Child Care Capital Fund with construction of a child care facility on the premises or providing child-care facilities near the premises, either singly or in conjunction with other sponsors pursuant to 414.9.” The Project has elected this option in conjunction with the sponsors of the proposed residential development at 655 4<sup>th</sup> Street. A 5,546 gsf child care facility will be provided on the Project site, and the projects will satisfy the remainder of their joint obligation with the proposed development at 655 4<sup>th</sup> Street (the Creamery) through Fee payment according to the formula provided in Section 414.9. This election will be reflected as a condition of approval to the Large Project Authorization. The child care facility will be located in Building 3, which will be constructed in Phase 2 of the Project.*

- Z. **Wind.** Planning Code Section 249.78(d)(7) provides thresholds for wind comfort and wind hazard levels associated with development within the Central SoMa SUD. Projects must generally refrain from resulting in wind speeds exceeding a specified “comfort” and “hazard” levels, provided that exceptions may be granted from these standards as part of a Large Project Authorization.

*The Project’s wind study indicates that it will result in test locations exceeding the standards set forth in Section 249.78(d)(7) for “comfort” and “one-hour hazard” criterion. The Project is seeking an exception from these standards, pursuant to Planning Code Section 329(d)(13)(D), as part of the Large Project Authorization for projects within the Central SoMa SUD.*

- AA. **Mass Reduction and Bulk Limits.** Planning Code Sections 261.1 and 270(h) apply the massing standards to development at the Project site, including the following standards:

Narrow Alley and Mid-Block Controls (Section 261.1). This Section provides minimum setback requirements for development along the north and south sides of east-west narrow streets in the Central SoMa Plan Area (which include Freelon and Welsh Streets on the Project site) beginning at a point 60 feet in from a street wider than 40 feet. This Section further requires that the façade of Buildings 1 and 2 fronting the new 35-foot wide mid-block alley per Section 270.2 that connects from 5<sup>th</sup> Street to Freelon provide a setback of 5 feet above a height of 35 feet, and that the façade of Building 3 fronting the new approximately 29-foot wide mid-block alley per Section 270.2 that connects from Bryant Street to the public park at the center of the site provide a 10’ setback above a height of 25 feet.

Apparent Mass Reduction (Section 270(h)(2)). Projects within the CS Bulk District are subject to Apparent Mass Reduction controls. Projects on the north side of a “major street” within a 160-foot height district must provide a 70% apparent mass reduction at 85 feet and above. Projects on the south side of a “major street” within a 160-foot height district are subject to an 80% apparent mass reduction requirement above 85 feet. Projects on the south side of “major street” within a 130-foot height district must provide a 67% apparent mass reduction at 85 feet and above.

*These Sections would apply the following massing standards to development at the site:*

- 1) *Building 1 to provide a 70% Apparent Mass Reduction ("AMI") along both its Brannan and 5th Street façades, and to provide a 5-foot setback above a height of 35 feet along its north and east façades facing mid-block alleys;*
- 2) *Building 2 to provide a 70% AMI along its 5th Street façade; along much of Welsh Street to setback upper stories at the property line such that they avoid penetration of a sun access plane defined by an angle of 45 degrees extending from the opposite northerly property line; and to provide a 5-foot setback above a height of 35 feet along its south façade facing the mid-block alley;*
- 3) *Building 3 to provide a 67% AMI along its Bryant Street façade, and to provide a 10' setback above a height of 25 feet along its west façade facing the mid-block alley.*

*As designed, the Project's apparent massing is as follows:*

- 1) *45% AMI for Building 1's Brannan Street façade and 48% AMI for its 5th Street façade (instead of 70%);*
- 2) *66% AMI for Building 2's Brannan Street façade (70% required) and 59% for its Welsh Street façade (67% required);*
- 3) *47% AMI for Building 3's Bryant Street façade (67% required).*

*Freelon and Welsh Streets on the Project site are east-west narrow streets subject to Section 261.1. The Project is seeking exception from these standards with regard to a portion of Building 2 as part of the Large Project Authorization. In addition, the Project also seeks exception from mid-block alley setback requirements pursuant to Section 261.1 for the northern and eastern façades of Building 1, southern façade of Building 2, and western façade of Building 3.*

*Brannan, Bryant, and 5th Streets are all considered "major streets" subject to apparent mass reduction requirements under Section 270(h). The Project is seeking exception from these standards with regard to portions of Buildings 1, 2, and 3.*

- BB. Transportation Sustainability Fee ("TSF").** Planning Code Section 411A outlines the requirements for TSF, which applies to the construction of a new non-residential use in excess of 800 gross square feet and to new construction of a PDR use in excess of 1,500 gross square feet.

*The Project would contain non-residential use in excess of 800 gross square feet, and PDR use in excess of 1,500 gross square feet. These uses would be subject to the TSF requirement, as outlined in Section 411A.*

- CC. Eastern Neighborhoods Infrastructure Impact Fee.** Planning Code Section 423 outlines the requirements for the Eastern Neighborhoods Infrastructure Impact Fee, which applies to all new construction within the Eastern Neighborhoods Plan Area.

*The Project is located within the Eastern Neighborhoods Plan Area, and would result in new construction. The Project is subject to Eastern Neighborhoods Infrastructure Impact Fee requirements for Tier C development, as outlined in Section 423.*

- DD. Jobs-Housing Linkage Fee.** Planning Code Section 413 outlines the requirements for the Jobs-Housing Linkage Fee, which applies to any project resulting in a net addition of at least 25,000 gsf certain uses, including office and retail. Credits are available for existing uses on site.

*The Project would contain more than 25,000 gross square feet of uses subject to the Jobs-Housing Linkage Fee, and would therefore be subject to the requirements of Section 413.*

- EE. Public Art.** Planning Code Section 429 outlines the requirements for public art. In the case of construction of a new non-residential use area in excess of 25,000 sf on properties located in the CMUO Zoning District and located north of Division/Duboce/13<sup>th</sup> Streets, a project is required to include works of art costing an amount equal to one percent of the construction cost of the building.

*The Project is located in the CMUO Zoning District, located north of Division/ Duboce / 13<sup>th</sup> Streets, and will contain greater than 25,000 sf of non-residential use. The Project is subject to the public art requirement, as outlined in Section 429.*

- FF. Central SoMa Community Services Facilities Fee.** Planning Code Section 432 is applicable to any project within the Central SoMa SUD that is in any Central SoMa fee tier and would construct more than 800 square feet.

*The Project would construct more than 800 gross square feet of new use within the Central SoMa SUD. The Project is subject to the Central SoMa Community Services Facilities Fee, as outlined in Planning Code Section 432.*

- GG. Central SoMa Infrastructure Impact Fee.** Planning Code Section 433 is applicable to any new construction or an addition of space in excess of 800 gross square feet within the Central SoMa SUD.

*The Project would construct more than 800 gross square feet of new use within the Central SoMa SUD. The Project is subject to the Central SoMa Infrastructure Impact Fee, as outlined in Planning Code Section 433.*

- HH. Central SoMa Community Facilities District (Section 434).** Project that proposed more than 25,000 square feet of new non-residential development on Central SoMa Tier B or C properties, and which exceed the Prevailing Building Height and Density Controls established in Section 249.78(d)(1)(B), must participate in the Central SoMa Community Facilities District.

*The Project is located within Central Soma Tier C and proposes development of more than 25,000 square feet of non-residential use. The Project will be required to participate in the Central SoMa CBD in order to exceed Prevailing Building Height and Density Controls.*

- II. Waiver or Reduction of Fees for Public Park in the Central SoMa Plan Area.** Planning Code Section 406 provides that project may elect to provide land and other resources in order to construct a public park on an approximately 40,000 square-foot portion of Block 3777 as called for in the Central SoMa Plan, and in doing so may be eligible for a waiver against all or a portion of fees



otherwise applicable to such development. As part of the approval process for such a project, the Planning Commission may waive all or a portion of the Eastern Neighborhoods Infrastructure Impact Fee, the Central SoMa Infrastructure Impact Fee, the Transit Impact Development Fee, and the Transit Sustainability Fee, and may specify how such waiver would be distributed among the aforementioned fees, provided such total amount does not exceed the value of the park land, which shall be calculated based on actual costs to acquire the land.

On July 24, 2018 per Resolution No. 248-18 (File No. 180550), the Board of Supervisors adopted a Conditional Land Disposition and Acquisition Agreement for the City's future transfer of real property at 638 Bryant Street (APN Block No. 3777, Lot No. 052) under the jurisdiction of San Francisco Public Utilities Commission (SFPUC) in exchange for real property at 2000 Marin Street (APN Block No. 4346, Lot No. 002). This agreement provides an exchange of land for the public park provided as part of the Project.

The Project proposes to dedicate land for construction of a public park on an approximately 39,661 square-foot portion of Block 3777 in Phase 1 and is therefore eligible for waiver or reduction of all or a portion of its otherwise applicable Eastern Neighborhoods Infrastructure Impact Fee, Central SoMa Infrastructure Impact Fee, Transit Impact Development Fee, and Transit Sustainability Fee. The Sponsor has entered a waiver agreement with the City pursuant to Section 406(e) and the Planning Commission approved the Fee Waiver in Resolution No. XXXXX. Per this agreement the Sponsor will be entitled to a reduction of all or a portion of the above-specified fees. Final approval of the Conditional Land Disposition and Acquisition Agreement by the Board of Supervisors is necessary to facilitate both the construction of the public park as well as the fee waiver.

7. **Large Project Authorization Design Review in Eastern Neighborhoods Mixed Use District.** Planning Code Section 329(c) lists nine aspects of design review in which a project must comply; the Planning Commission finds that the project is compliant with these nine aspects as follows:

- a) **Overall building mass and scale.** *The Project's mass and scale are appropriate for the large lot and surrounding context. The existing SoMa neighborhood is a high-density downtown neighborhood with a mixture of low- to- mid-rise development containing commercial, office, industrial, and residential uses, as well as several undeveloped or underdeveloped sites, such as surface parking lots and single-story commercial buildings. The massing of individual structures has also been designed to respect the scale and character of the evolving Central SoMa neighborhood. The Project site is located to the immediate north (across Brannan Street) from the San Francisco Tennis Club, which is anticipated for redevelopment with two mixed-use office towers reaching heights of 225 and 185 feet and containing approximately 840,240 gsf of office space, 8,000 gsf of PDR, 16,590 gsf of retail, 4,400gsf of child care, and 30,000 gsf of community/recreation center use. The Project site is located immediately east (across 5<sup>th</sup> Street) from the San Francisco Flower Mart, which is anticipated for redevelopment with approximately 2,290,000 gross square feet of above-grade buildings reaching a height of 236 feet, and 500,000 gsf of below grade retail.*

*For Phase 1, the height and massing of the Project's two new buildings, which would range in height from 160 to 185 feet, would be staggered to maximize view corridors, light, and air access to the new mid-block public park.*

*In Phase 2, the Project would construct a third mixed-use office building, measuring 130 feet in height, which would complement and complete the overall scale and character of the neighborhood.*

- b) **Architectural treatments, facade design and building materials.** *The Project proposes varied and engaged architecture that creates a sense of “urban campus” focused around the large public park. It proposes high-quality treatments, design, and building materials that vary across the Project site.*

*Building 1 and 2 will feature similar materials, including wood cladding and a frameless glass storefront system along the base, with a terracotta façade with painted metal framed windows above. The mechanical screen will be painted perforated metal terracotta color options include orange, pastel red, sand, and iron gray. These buildings are roughly divided into three-to-four-part vertical stacked composition, with each layer of the building slightly offset from the layer above or below it. This design creates and opportunity for a number of terraces and courtyard spread throughout the two buildings. They also vary in height, enhancing visual interest. Each building features unique “pop-outs” that further create a sense of scale.*

*The materials of Building 3 are similar – including frameless glass along the base and vertical and horizontal bands of terracotta façade. But it includes a large glass curtainwall system and a different color scheme which differentiates it and creates a sense of visual interest.*

- 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.** *The Project’s ground floor is designed to provide predominantly retail, PDR, and institutional (child care) use fronting on attractively-landscaped publicly-accessible open spaces. These uses feature largely transparent facades and vary significantly in terms of size and function. Their location, lining the project’s new mid-block alleys, will help to further activate the area and draw pedestrian foot traffic from adjacent street frontages to the new approximately 39,661 square foot public park at the center of the site.*
- d) **The provision of required open space, both on- and off-site. In the case of off-site publicly accessible open space, the design, location, access, size, and equivalence in quality with that otherwise required on-site.** *The Project will create approximately 58,997 square feet of usable open space, including an approximately 39,661 square foot public park at the center of the site and 19,336 square feet of POPOS, which would be provided throughout the site. The total area of usable open space provided by the Project (including the public park) exceeds Code requirements. The Central SoMa Plan area currently suffers from a shortage of public parks and recreational areas relative to the number of existing residents. The Central SoMa Plan identifies the Project site as a preferred location for a new public park, noting that the proposed location at the interior of the lot would provide protection from noise and traffic and allow for activation by surrounding ground-floor retail and PDR use within the Project.*
- e) **The provision of mid-block alleys and pathways on frontages between 200 and 300 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as required by and pursuant to the criteria set forth in Section 270.2.** *The Project will create three new mid-block alleys and pathways meeting the criteria of Section 270. These passages will connect pedestrians from Brannan, Bryant, and 5<sup>th</sup> Streets to and across the new public park at the center of the site.*

- f) **Streetscape and other public improvements, including tree planting, street furniture, and lighting.** *In compliance with Planning Code Section 138.1, the Project includes numerous streetscape improvements, including installation of new street trees, re-construction and widening of adjacent sidewalks, and installation of new bulb outs, street furniture and lighting.*
  - g) **Circulation, including streets, alleys and mid-block pedestrian pathways.** *The Project would improve circulation in the area by creating three new mid-block alleys along Bryant, Brannan, and 5<sup>th</sup> Streets. The Project would also provide Fire Department access between the current dead-end segments of Welsh Streets at the center of the block, and a new turn-around at the terminus of Freelon Street.*
  - h) **Bulk limits.** *The overall bulk of the Project is minimized by providing three distinct buildings at the site, with staggered height and massing designed to maximize view corridors, light, and air access to the new mid-block park.*
  - i) **Other changes necessary to bring a project into conformance with any relevant design guidelines, Area Plan or Element of the General Plan.** *The Project, on balance, meets the Objectives and Policies of the General Plan. See Below.*
8. **Central SoMa Key Site Exceptions & Qualified Amenities.** Pursuant to Section 329(e), within the Central SoMa SUD, certain Code exceptions are available for projects on Key Sites that provide qualified amenities in excess of what is required by the Code. Qualified additional amenities that may be provided by these Key Sites include: affordable housing beyond what is required under Section 415 et seq.; land dedication pursuant to Section 413.7 for the construction of affordable housing; PDR at a greater amount and/or lower rent than is otherwise required under Sections 202.8 or 249.78(c)(5); public parks, recreation centers, or plazas; and improved pedestrian networks. Exceptions under Section 329(e) may be approved by the Planning Commission if the following criteria are met:
- a) The amenities and exceptions would, on balance, be in conformity with and support the implementation of the Goals, Objectives, and Policies of the Central SoMa Plan,  
  
*The Project's provision of an approximately 39,661 square foot public park at the center of the site and dedication of an approximately 12,800 square foot parcel to the MOHCD for development of 100% affordable housing are in conformity with and directly advance goals and policy objectives of the Central SoMa Plan.*
  - b) The amenities would result in an equal or greater benefit to the City than would occur without the exceptions, and  
  
*The requested exceptions are necessary to secure provision of an approximately 39,661 square foot public park at the center of the site and 100% affordable housing development. These amenities exceed Planning Code requirements for development at the Property.*
  - c) The exceptions are necessary to facilitate the provision of important public assets that would otherwise be difficult to locate in a highly developed neighborhood like SoMa.

*The Central SoMa Plan area currently suffers from a shortage of public parks and recreational areas relative to the number of existing residents. The Central SoMa Plan identifies the Project site as a preferred location for a new public park, noting that the proposed location at the interior of the lot would provide protection from noise and traffic and allow for activation by surrounding ground-floor retail and PDR use within the Project. Due to the scarcity of sizeable publicly-accessible open spaces in Central SoMa, creation of a new park was identified as a high priority of the Plan (Policy 5.2.1). Its provision directly advances Plan Goal 5: Offer an abundance of parks and recreational opportunities. The Project's dedication of land to MOHCD will also provide an opportunity for provision of affordable housing in a densely-developed area where it would be otherwise difficult to locate property for construction of such a public benefit.*

Accordingly, pursuant to Planning Code Sections 329(d) and 329(e) the Planning Commission has considered the following exceptions to the Planning Code, makes the following findings, and grants each exception to the Project as further described below:

- d) **Building Setbacks and Streetwall Articulation (Section 132.4).** Section 132.4 requires, among other items, that (1) buildings within the Central SoMa SUD be built up to the street-or alley-facing property line up to 65 feet in height, subject to the controls of Section 261.1 (additional height limits for narrow streets and alleys) as applicable; and (2) that mid-rise buildings provide a 15-foot setback above a height of 85 feet, extending at least 60 percent of the frontage length along all street- and alley-facing property lines, and for the entire frontage along interior property lines.

*Buildings 1 and 2 front on Brannan, 5<sup>th</sup>, and Welsh Streets, and will reach heights of 160 feet and 185 feet, respectively. The buildings will feature a dynamic cantilevered design, creating the appearance that certain portions of the massing float above others. Building 3 fronts on Bryant Street, and will reach a height of 149 feet 9 inches.*

*Two of the buildings will require exception from building mid-rise setback standards. Specifically, the Brannan Street façade of Building 1 will provide a 15-foot setback at 87-feet; and the Bryant Street façade of Building 3 provides a 15-foot setback at approximately 91 feet instead of 85-feet. The project will also require exception for portions of building frontages set back from the street frontage below a height of 65-feet.*

*These exceptions are minor in scope and necessary to facilitate an innovative architectural design style that meets the intent of Section 132.4 by contributing to the dynamicism of the neighborhood while maintaining a strong streetwall presence and sense of "urban room". This design also allows for the project to shift massing in a manner that maximizes sun access to the public part at the center of the mid-block connections.*

- e) **POPOS Design Standards (Section 138(d)).** Section 138(d) requires outdoor POPOS provided at the property to be open to the sky, except for permitted obstructions per Planning Code Section 136 and subject to and allowance of up to 10% of the space to be located under cantilevered portions of the building if the space has a minimum height of 20 feet. The Project is required to provide 18,455 square feet of POPOS for its 922,737 square feet of office (PDR, retail, and institutional uses are exempted from POPOS calculations in Central SoMa).

*The Project will provide a total of 19,336 square feet of POPOS in the form of attractively landscaped areas at the ground floor, much of which contributes to a series of new mid-block connections leading to the central public park area. This exceeds the code requirement by nearly 1,000 square feet. However, approximately 4,036 square feet of this area will be located beneath cantilevered building portions and a wind gate screening feature necessary to mitigate potential wind comfort and hazard exceedances at the site. The combination of these areas would equal up to 17% of the required POPOS area, exceeding the 10% area allowance under Section 138(d).*

*Exception from this standard is justified as the height of the cantilevered building portions range from 45 to 87 feet above grade, and the proposed wind gate screening feature would be positioned at least 15 feet above grade and feature a largely transparent design. These features would not conflict with the Project's ability to provide attractive, highly-activated, and well-lit outdoor open areas accessible to the public. In addition, unlike any other Key Site in Central SoMa, the project is anticipated to provide a public park that will be approximately twice the size of the proposed POPOS, resulting in substantial provision of outdoor public open areas.*

- f) **Street Frontage Controls (Section 145.1(c)).** This Section requires projects in the CMUO District to limit parking and loading entrances to 1/3 the width of the respective building frontage or 20 feet, whichever is less.

*The Project requires exception for minor variation in garage entry width along Freelon, Welsh, and Bryant Streets. The Project's parking and loading entrances along Bryant Street (Building 3) include a 24-foot, 2-inch-wide loading dock and 27-foot-wide garage ramp. Along Welsh Street, Building 2 would provide one 30-foot-wide shared parking and loading ramp. These exceptions are justified due to the limited number of parking and loading access points provided on the site, and the need for sufficient entrance widths to accommodate parking and loading turn areas within narrow alleys such as Welsh. In addition, the Project's PDR tenants will require adequate loading areas with bigger vehicles than typically found in office developments. The Project design minimizes the potential for pedestrian and vehicle conflicts by avoiding curb cuts along 5<sup>th</sup> and Brannan Streets.*

- g) **Off-Street Loading (Sections 152.1 & 154).** Planning Code Section 152.1 requires the Project is required to provide a total of 12 off-street freight loading spaces (9 spaces for Buildings 1 & 2, and 3 spaces for Building 3). Planning Code Section 154 requires freight loading spaces to have a minimum length of 35 feet, a minimum width of 12 feet, and a minimum vertical clearance including entry and exit of 14 feet, subject to certain exceptions.

*The Project requires exception to provide a total of 6 freight loading spaces located in the shared garage of Buildings 1 and 2, and one freight loading space at grade in Building 3. The Project as designed will provide ample off-street loading to accommodate site deliveries and will see approval of an additional 60-foot' wide on-street loading zone along Bryant that will service Building 3.*

*In addition, the Project requires exception from minimum vertical clearance height of freight loading spaces per Section 154, to provide a vertical clearance height of 13' 6" for the loading entrance along Welsh and 13' for the loading entrance along Bryant Street.*

- h) **Curb Cut Restrictions (Section 155(r)).** Planning Code Section 155(r) requires new development containing curb cuts along Bryant Street between 2<sup>nd</sup> and 6<sup>th</sup> Streets to obtain an exception as part of a Large Project Authorization.

*The Project will locate new curb cuts along its Bryant Street frontage to facilitate parking and loading access below Building 3. This exception is required as there is no alternative street frontage available to locate parking and loading access for this building, and the Project is restricted from providing new curb cuts along its 5<sup>th</sup> Street or Brannan Street frontages.*

- i) **Wind Standards (Section 249.78(d)(7)).** This Section provides thresholds for wind comfort and wind hazard levels associated with development within the Central SoMa Plan area, as follows:

Wind Comfort. Projects must generally refrain from resulting in wind speeds exceeding a "Comfort Level" (ground-level wind speeds of 11 mph in areas of substantial pedestrian use and seven mph in public seating areas between 7 a.m. and 6 p.m., when occurring for more than 15% of the time year round) and may not cause a "Substantial Increase" in wind speeds of more than six miles per hour for more than 15% of the time year round) at any location where the existing or resulting wind speed exceeds the Comfort Level. However, a project may seek exception from this standard if it demonstrates that (1) it has undertaken all feasible measures to reduce wind speeds through such means as building sculpting and appearances, permanent wind baffling measures, and landscaping; and (2) further reducing wind speeds would substantially detract from the building design or unduly restrict the square footage of the project.

Wind Hazard. Projects must refrain from resulting in net new locations with an exceedance of the "One-Hour Hazard Criterion" (ground-level equivalent wind speed of 26 mph for more than one hour per year per test location), except that exceedance from this standard may be allowed by the Planning Commission where (1) The project, with mitigations, does not result in net new locations with an exceedance of the "Nine-Hour Hazard Criterion" (ground-level equivalent wind speed of 26 mph for more than nine hours per year per test location); (2) The project has undertaken all feasible measures to reduce hazardous wind speeds, such as building sculpting and appurtenances, permanent wind baffling measures, and landscaping; and (3) meeting the requirements of the One-Hour Hazard Criterion standard would detract from the building design or unduly restrict the square footage of the project.

*The Project requires exception from both the wind comfort and wind hazard standards. The Project will result in wind speeds at a total of 51 test locations (out of 78) to exceed the Comfort Criterion approximately 18% of the time and will result in two new hazard locations over the one-hour hazard criterion but would not cause any exceedance of the nine-hour hazard criterion.*

*Exception from these standards are justified because:*

*(1) The project would not result in any exceedance of the Nine Hour Hazard Criterion;*

*(2) The project has undertaken all feasible measures to reduce hazardous wind speeds including refinement of building massing; provision of a large wind gate at the entrance to Freelon Alley off 5<sup>th</sup> Street; provision of a wind screen at the corner of Freelon Street and Building 4; and substantial on-site landscaping, including the proposed planting of dozens of trees; and*

*(3) Further reduction of wind speeds would detract from building design and/or unduly restrict the square footage of the project. The project massing has already undergone significant revisions and reductions in order to mitigate wind conditions.*

- j) **Apparent Mass Reduction / Narrow and Mid-Block Alley Controls (Sections 261.1 & 270(h)).** These Sections collectively apply bulk controls for development in Central SoMa. Specifically, the following massing standards apply to the Project site: (1) Building 1 to provide a 70% Apparent Mass Reduction (“AMI”) along both its Brannan and 5<sup>th</sup> Street facades; (2) Building 2 to provide a 70% AMI along its 5<sup>th</sup> Street façade and along much of Welsh Street to set back upper stories at the property line such that they avoid penetration of a sun access plane defined by an angle of 45 degrees extending from the opposite northerly property line; and (3) Building 3 to provide a 67% AMI along its Bryant Street façade. Further, Section 261.1 applies minimum setback requirements to building facades facing mid-block alleys formed pursuant to Planning Code Section 270.2, resulting in the following requirements: (1) The façades of Buildings 1 and 2 fronting the new 35-foot wide mid-block alley connecting from 5<sup>th</sup> Street to Freelon to provide a setback of 5 feet above a height of 35 feet; and (2) the façade of Building 3 fronting the new approximately 29-foot wide mid-block alley per Section 270.2 that connects from Bryant Street to the public park at the center of the site provide a 10’ setback above a height of 25 feet.

*The Project requires exception from these standards to provide AMI as follows: (1) Building 1 - 45% AMI for the Brannan Street façade and 48% AMI for the 5<sup>th</sup> Street façade (70% required); (2) Building 2 - 66% AMI for the Brannan Street façade (70% required) and 59% for the Welsh Street façade (85% required); (3) Building 3 - 47% AMI for the Bryant Street façade (67% required). The Project also requires exception from the prescribed mid-block alley setbacks on portions of Buildings 1, 2, and 3.*

*These massing exceptions are key to the buildings’ architectural expression. Through design, color, materials, and height differentiations between the buildings—even between Buildings 1 and 2—the Project will create a sense of depth and perceived bulk relief. Three of the exceptions are for facades along significant and busy SOMA streets, an appropriate location for midrise buildings that incorporate some massing relief.*

*The massing exceptions are also justified by the Project’s inclusion of approximately 58,997 square feet of usable open space, including an approximately 39,661 square foot public park at the center of the site and 19,336 square feet of publicly-accessible and private open space, which would be provided throughout the site. The total area of usable open space provided by the project (including the public park) would exceed Code*

requirements. The three mid-block alley connections provided per Section 270.2 will range in width from approximately 29- to 43-feet, significantly exceeding the minimum 20-foot width for such connections under the Planning Code and thereby ensuring ample access to light and air for pedestrian use.

- k) **Horizontal Mass Reductions (Section 270.1).** Planning Code Section 270.1 requires that new development in the Eastern Neighborhoods with building lengths exceeding 200 square feet incorporate horizontal mass reductions with certain minimum dimensions, to break up the apparent building massing.

*The Project requires exception from this standard for frontages on Buildings 1, 2, and 3 along Brannan, Welsh, and Bryant Streets, which extend for a length of more than 200 feet without incorporating the prescribed horizontal mass reductions. This exception is justified, as the building walls along these frontages help to provide a strong street wall presence with active ground floor uses, consistent with design goals of the Central SoMa Plan. Further, the Project overall incorporates a number of wide mid-block connection that achieve the intent of Section 270.1 by breaking up apparent massing on this large site into discrete segments.*

9. **General Plan Compliance.** The Project ([both Phase 1 and Phase 2](#)) is, on balance, consistent with the following Objectives and Policies of the Central SoMa Plan and the General Plan as follows:

## RECREATION AND OPEN SPACE ELEMENT

### Objectives and Policies

#### OBJECTIVE 2:

INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BAY REGION.

#### Policy 2.1:

Prioritize acquisition of open space in high-needs areas.

#### Policy 2.2:

Provide and promote a balanced recreation system which offers a variety of high quality recreational opportunities for all San Franciscans.

#### Policy 2.7:

Expand partnerships among open space agencies, transit agencies, private sector and nonprofit institutions to acquire, develop and/or manage existing open spaces.

#### OBJECTIVE 3:

IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE.

#### Policy 3.2:



Establish and Implement a network of Green Connections that increases access to parks, open spaces, and the waterfront.

*Upon completion of Phases 1 and 2, the Project is anticipated to result in the development of a new approximately 39,661 square foot public park at the center of the site, with three new mid-block connections and approximately 19,336 square feet of privately-owned, publicly-accessible open space. The Central SoMa Plan area currently suffers from a shortage of public parks and recreational areas relative to the number of existing residents. The Central SoMa Plan identifies the Project site as a preferred location for a new public park, noting that the proposed location at the interior of the lot would provide protection from noise and traffic and allow for activation by surrounding ground-floor retail and PDR use within the Project. Due to the scarcity of sizeable publicly-accessible open spaces in Central SoMa, creation of a new park was identified as a high priority of the Plan (Policy 5.2.1). Its provision directly advances Plan Goal 5: Offer an abundance of parks and recreational opportunities.*

## **COMMERCE AND INDUSTRY ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 1:**

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

##### **Policy 1.1:**

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

##### **Policy 1.3:**

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

#### **OBJECTIVE 2:**

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

##### **Policy 2.1:**

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

##### **Policy 2.3:**

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

#### **OBJECTIVE 3:**

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

**Policy 3.1:**

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

**Policy 3.2:**

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

*Upon completion, Phases 1 and 2 of the Project will contain approximately 922,737 gross square feet of office, 48,581 gross square feet of PDR, 5,546 gross square feet of institutional (child care), and 11,890 gross square feet of retail, expanding employment opportunities for city residents within close proximity to a range of public transit options. These uses will help to retain existing commercial and industrial activity and attract new such activity. The Project will also include up to 7 micro-retail spaces intended to contain smaller-scale neighborhood-serving uses.*

**OBJECTIVE 4:**

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

**Policy 4.1:**

Maintain and enhance a favorable business climate in the city.

**Policy 4.2:**

Promote and attract those economic activities with potential benefit to the City.

**Policy 4.3:**

Carefully consider public actions that displace existing viable industrial firms.

**Policy 4.11:**

Maintain an adequate supply of space appropriate to the needs of incubator industries

*The Project would contain approximately 48,581 of PDR use, which will mitigate against the potential displacement of viable industrial firms.*

**URBAN DESIGN ELEMENT:**

**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 1.3:**

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

**Policy 1.4:**

Protect and promote large-scale landscaping and open space that define districts and topography.

**OBJECTIVE 3:**

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

**Policy 3.1:**

Promote harmony in the visual relationships and transitions between new and older buildings.

**Policy 3.2:**

Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.

**Policy 3.3:**

Promote efforts to achieve high quality of design for buildings to be constructed at prominent locations.

**Policy 3.4:**

Promote building forms that will respect and improve the integrity of open spaces and other public areas.

**Policy 3.5:**

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

**Policy 3.6:**

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

*The Project features varied and engaged architecture that will create a sense of “urban campus,” focused around a large public park at the center of the site. The building materials of are high quality and will promote visual relationships and transitions with new and older buildings in the Central SoMa neighborhood. The Project will feature four separate buildings, which will break down the prevailing scale of development to avoid overwhelming or dominating appearance in new construction.*

**CENTRAL SOMA PLAN**

**GOAL 2: MAINTAIN A DIVERSITY OF RESIDENTS**

**OBJECTIVES AND POLICIES**

**OBJECTIVE 2.3:**

ENSURE THAT AT LEAST 33 PERCENT OF NEW HOUSING IS AFFORDABLE TO VERY LOW, LOW, AND MODERATE INCOME HOUSEHOLDS

**Policy 2.3.2:**

Require contribution to affordable housing from commercial uses.

**Policy 2.3.3:**

Ensure that affordable housing generated by the Central SoMa Plan stays in the neighborhood.

**OBJECTIVE 2.6:**

SUPPORT SERVICES – SCHOOLS, CHILD CARE, AND COMMUNITY SERVICES – NECESSARY TO SERVE LOCAL RESIDENTS

**Policy 2.6.2:**

Help facilitate the creation of childcare facilities.

*The Project includes the dedication of land to MOHCD for the development of 100% affordable housing (Building 4) and will provide a 5,546 square foot child care facility in Building 3.*

**GOAL 3: FACILITATE ECONOMICALLY DIVERSIFIED AND LIVELY JOBS CENTER OBJECTIVES AND POLICIES**

**OBJECTIVES AND POLICIES**

**OBJECTIVE 3.1:**

ENSURE THE PLAN AREA ACCOMODATES SIGNIFICANT SPACE FOR JOB GROWTH

**Policy 3.1.1:**

Require non-residential uses in new development on large parcels.

**OBJECTIVE 3.2:**

SUPPORT THE GROWTH OF OFFICE SPACE

**Policy 3.2.1:**

Facilitate the growth of office.

**OBJECTIVE 3.3:**

ENSURE THE REMOVAL OF PROTECTIVE ZONING DOES NOT RESULT IN A LOSS OF PDR IN THE PLAN AREA

**Policy 3.3.2:**

Limit conversion of PDR space in formerly industrial districts.

**Policy 3.3.3:**

Require PDR space as part of large commercial development.

**OBJECTIVE 3.4:**

**FACILITATE A VIBRANT RETAIL ENVIRONMENT THAT SERVES THE NEEDS OF THE COMMUNITY**

**Policy 3.4.2:**

Require ground-floor retail along important streets.

**Policy 3.4.3:**

Support local, affordable, community-serving retail.

*Upon completion, Phases 1 and 2 of the Project will provide 922,737 gross square feet office; 60,471 gross square feet of PDR/retail use; and 5,546 gsf of institutional child care space. Ground-floor retail and will be located along Brannan, 5th and Bryant Streets, which are "important streets". Additionally, micro-retail will be provided on the ground floor along a new pedestrian network within the development site. The new office, retail and PDR uses will accommodate significant opportunities for job growth within the Central SoMa SUD.*

**GOAL 4; PROVIDE SAFE AND CONVENIENT TRANSPORTATION THAT PRIORITIZES WALKING, BICYCLING, AND TRANSIT**

**OBJECTIVE 4.1:**

**PROVIDE A SAFE, CONVENIENT, AND ATTRACTIVE WALKING ENVIRONMENT ON ALL THE STREETS IN THE PLAN AREA**

**Policy 4.1.1:**

Ensure streets throughout the Plan Area are designed in accordance with the City's Vision Zero Policy.

**Policy 4.1.2:**

Ensure sidewalks on major streets meet Better Streets Plan standards.

**Policy 4.1.4:**

Provide signalized crosswalks across major streets.

**Policy 4.1.7:**

Provide corner sidewalk extensions to enhance pedestrian safety at crosswalks, in keeping with the Better Streets Plan.

**Policy 4.1.8:**

Ensure safe and convenient conditions on narrow streets and alleys for people walking.

**Policy 4.1.10:**

Expand the pedestrian network wherever possible through creation of narrow streets, alleys, and mid-block connections.

**OBJECTIVE 4.4:**

ENCOURAGE MODE SHIFT AWAY FROM PRIVATE AUTOMOBILE USAGE

**Policy 4.4.1:**

Limit the amount of parking in new development.

**Policy 4.4.2:**

Utilize Transportation Demand Management strategies to encourage alternatives to the private automobile.

**Policy 4.5.2:**

Design buildings to accommodate delivery of people and goods with a minimum of conflict.

*The Project will provide 200 off-street parking spaces for the non-residential uses, which is well below the maximum required. Additionally, a total of 513 Class 1 and 209 Class 2 bicycle spaces will be provided. The Project has also developed a TDM Program and will for incorporate improvements to the pedestrian network, including bulb-outs, mid-block connections and contribution to a new a signalized crosswalk at 5<sup>th</sup> Street. All street and sidewalk improvements will comply with the City's Better Street's Plan and Vision Zero Policy.*

**GOAL 5: OFFER AN ABUNDANCE OF PARKS AND RECREATIONAL OPPORTUNITIES  
OBJECTIVES AND POLICIES**

**OBJECTIVES AND POLICIES**

**OBJECTIVE 5.2:**

CREATE NEW PUBLIC PARKS

**Policy 5.2.1:**

Create a new park in the highest growth portion of the Area Plan.

**OBJECTIVE 5.5:**

AUGMENT THE PUBLIC OPEN SPACE AND RECREATION NETWORK WITH PRIVATELY-OWNED PUBLIC OPEN SPACES (POPOS).

**Policy 5.5.1:**

Require new non-residential development and encourage residential development to provide POPOS that address the needs of the community.

*Additionally, upon completion, Phases 1 and 2 of the Project include approximately 19,336 square feet of POPOS and a 39,661 square foot public park that will be dedicated to the City in Phase 1. Construction of the public park, including any maintenance, will occur after Phase 2.*

**GOAL 6: CREATE AN ENVIRONMENTALLY SUSTAINABLE AND RESILIENT NEIGHBORHOOD OBJECTIVES AND POLICIES**

**OBJECTIVES AND POLICIES**

**OBJECTIVE 6.2:**  
MINIMIZE GREENHOUSE GAS EMISSIONS

**Policy 6.2.1:**  
Maximize energy efficiency in the built environments.

**Policy 6.2.2:**  
Maximize onsite renewable energy generation.

**Policy 6.2.3:**  
Satisfy 100 percent of electricity demand using greenhouse gas-free power supplies.

*The Project will meet all Title 24 Energy Standards and, as required for development sites within the Central SoMa SUD, will comply with the Living and Solar Roofs and Renewable Energy Requirements, pursuant to Planning Code 249.78.*

**GOAL 8: ENSURE THAT NEW BUILDINGS ENHANCE THE CHARACTER OF THE NEIGHBORHOOD AND CITY OBJECTIVES AND POLICIES**

**OBJECTIVES AND POLICIES**

**OBJECTIVE 8.1:**  
ENSURE THAT THE GROUND FLOORS OF BUILDING CONTRIBUTE TO THE ACTIVATION, SAFETY, AND DYNAMISM OF THE NEIGHBORHOOD

**Policy 8.1.1:**  
Require that ground floor uses actively engage the street.

**Policy 8.1.2:**  
Design building frontages and public open spaces with furnishings and amenities to engage a mixed-use neighborhood.

**Policy 8.1.3:**  
Ensure buildings are built up to the sidewalk edge.

**Policy 8.1.4:**  
Minimize parking and loading entrances.

**OBJECTIVE 8.4:**

**ENSURE THAT NARROW STREETS AND ALLEYS MAINTAIN THEIR INTIMATENESS AND SENSE OF OPENNESS TO THE SKY.**

**Policy 8.4.1:**

Require new buildings facing alleyways and narrow streets to step back at the upper stories.

**OBJECTIVE 8.5:**

**ENSURE THAT LARGE DEVELOPMENT SITES ARE CAREFULLY DESIGNED TO MAXIMIZE PUBLIC BENEFIT.**

**Policy 8.6.1:**

Conform to the City's Urban Design Guidelines.

**Policy 8.6.2:**

Promote innovative and contextually-appropriate design.

**Policy 8.6.3:**

Design the upper floors to be deferential to the "urban room".

**Policy 8.6.4:**

Design buildings to be mindful of wind.

**Policy 8.6.5:**

Ensure large projects integrate with the existing urban fabric and provide a varied character.

*The Project Sponsor has worked with City staff for many years to develop a project that would incorporate high-quality design in both structures and open space. The Project features varied and engaged architecture that will create a sense of "urban campus," focused around a large public park at the center of the site. The building materials are of high quality and will promote visual relationships and transitions with new and older buildings in the Central SoMa neighborhood. The Project will feature three separate buildings, which will break down the prevailing scale of development to avoid overwhelming or dominating appearance in new construction. The Project also incorporates features on-site to mitigate potential wind impacts.*

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 complies 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 currently contains limited neighborhood-serving retail uses, including a dog daycare at 598 Brannan and an auto body shop/repair facility at 645 Bryant. Upon completion, the Project would create approximately 11,890 gross square feet of new retail use, including seven new micro-retail spaces, and approximately 48,541 gross square feet of PDR use, enhancing future opportunities for employment and ownership of area 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 at the Project site. The Project has elected to provide an approximately 12,800 square foot parcel to MOHCD for construction of a new 100% affordable housing building on the site, containing approximately 72 dwelling units. In addition, the Project's office, retail, and PDR components will conserve and protect the neighborhood's existing commercial and industrial character.*

- 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 encompasses a 100% affordable housing development containing approximately 72 units.*

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

*The Project will not impede transit service, or overburden streets or neighborhood parking. The Project will contain off-street parking spaces to serve non-residential uses within the ratios principally permitted by the Planning Code, and will participate in the City's Transportation Demand Management Program. The site is within walking distance of San Francisco's downtown, Financial District, and office hubs around SoMa, as well as the Montgomery Street BART station and the 4<sup>th</sup> and King Caltrain station, providing access to the East Bay, the peninsula and into Silicon Valley. The Property is also extremely well-served by public transit. The Property is within walking distance of the 10, 20, 45, 47, 91, 8AX, 8BX, 8X, 14X, 83X, and N-OWL bus lines. The Central Subway is under construction one blocks to the east. The area is currently well-served by public transit, including Caltrain and MUNI.*

- 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 site contains relatively small-scale non-residential uses that will be demolished as part of the Project. However, the Project will provide approximate 48,581 gross square feet of PDR space, consistent with Planning Code requirements within the Central SoMa SUD, which will mitigate the effect of displacement on these industries. The Project will construct new retail, PDR, and institutional use providing future opportunities for resident employment and ownership in such sectors.*

- 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.

*The Project site does not contain any City Landmarks or historic buildings.*

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

*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. The Project will be designed to maximize sunlight and vistas to the proposed future public park at the center of the site.*

- 11. 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.
- 12. The Commission hereby finds that approval of the Large 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 Large Project Application No. 2012.0640ENX** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 23, 2019, 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 Transit Center District 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 Large 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 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 in person at 1650 Mission Street, Room 304, San Francisco, CA 94103, or call (415) 575-6880.

**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 June 6, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 6, 2019

## EXHIBIT A

### AUTHORIZATION

This authorization is for a **Large Project Authorization** to allow the demolition of existing four buildings and construction of three new mixed-use/office buildings with a total of 922,737 square feet of office use, approximately 60,471 square feet of PDR/retail use, 5,546 square feet of child care use, approximately 200 off-street below-grade parking spaces, and approximately 19,336 square feet of privately-owned public open space (POPOS) located at 598 Brannan Street and 639, 645 and 649-651 Bryant Streets within the CMUO and Central SoMa Special Use Zoning Districts and 160-CS, 130-CS, 45-X and 50-X Height and Bulk Districts; in general conformance with plans, dated May 23, 2019, and stamped "EXHIBIT B" included in the docket for Case No. 2012.0640ENX and subject to conditions of approval reviewed and approved by the Commission on June 6, 2019 under Motion No. \_\_\_\_\_. 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 June 6, 2019 under Motion No. \_\_\_\_\_.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the "Exhibit A" of this Planning Commission Motion No. \_\_\_\_\_ 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 Large Project Authorization and any subsequent amendments or modifications.

### SEVERABILITY

The Project or 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.

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for ~~five~~<sup>three</sup> (35) 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 or and/or commence the approved use within this three (3) year period.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the ~~five~~<sup>three</sup> (53) 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](http://www.sf-planning.org).*
3. **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 ~~five~~<sup>three</sup> (53) 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](http://www.sf-planning.org).*
4. **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 of the Project or a legal challenge of Central SoMa Area Plan approvals or environmental determination, 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](http://www.sf-planning.org).*
5. **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](http://www.sf-planning.org).*
6. **Additional Project Authorization.** The Project Sponsor must obtain an Office Allocation

Authorization under Section 321. 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.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

7. **Mitigation Measures.** Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the Project sponsor. Their implementation is a condition of project approval.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

- ~~8. **Development Timeline – Office.** Pursuant to Planning Code Section 321(d)(2), construction of the office development project shall commence within 18 months of the effective date of the Office Approval Motion. Failure to begin work within that period or to carry out the development diligently thereafter to completion, shall be grounds to revoke approval of the office development under this office development authorization.~~

~~*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*~~

- ~~9.8. **Phased Development.** In the event that Phase 2 of the Project is not constructed, the Project Sponsor shall be required to fulfill the Onsite Childcare Requirements, as provided in Planning Code Section 249.78(e)(4) for Phase 1.~~

## DESIGN — COMPLIANCE AT PLAN STAGE

- ~~10.9. **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](http://www.sf-planning.org)*~~

- ~~11.10. **Streetscape Elements.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the required Streetscape features so that the plan generally meets the standards of the Better Streets and Downtown Plans and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.~~

~~*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*~~

**12.11. 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.sfplanning.org](http://www.sfplanning.org)*

**13.12. Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan and full building elevations to the Planning Department prior to Planning approval of the architectural addendum to the Site Permit application. 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.sfplanning.org](http://www.sfplanning.org)*

**14.13. Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the architectural addendum to the site permit application. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sfplanning.org](http://www.sfplanning.org)*

**15.14. Transformer Vault Location.** 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 in consultation with Public Works shall require the following location(s) for transformer vault(s) for this project: if an electrical transformer is required, SDAT recommends it be located outside of the public ROW, as proposed to and accepted by SDAT at their February 11, 2019 meeting. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sfplanning.org](http://www.sfplanning.org)*

**16.15. Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sfplanning.org](http://www.sfplanning.org)*

**16. Central SoMa SUD, Solar and Living Roof Requirements.** The Project shall fulfill all on-site electricity demands through any combination of on-site generation of 100% greenhouse gas-free sources in compliance with Planning Code Section 249.78(d)(4).

## PARKING AND TRAFFIC



17. **Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize the TDM Plan prior to issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to issuance of a first Building Permit or Site Permit, 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 to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

*For information about compliance, contact the TDM Performance Manager at [tdm@sfgov.org](mailto:tdm@sfgov.org) or 415-558-6377, [www.sf-planning.org](http://www.sf-planning.org)*

18. **Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1 and 155.2, the Project shall provide no fewer than **513 Class 1 bicycle parking spaces and 209 Class 2 bicycle parking spaces** (397 Class 1 and 155 Class 2 bicycle spaces in Phase 1, and 116 Class 1 and 45 Class 2 bicycle spaces in Phase 2). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks and ensure the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class 2 bike racks required by the Planning Code.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

19. **Parking Maximum.** The Project shall provide no more than **200** off-street parking spaces (157 spaces in Phase 1 and 45 in Phase 2).

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

20. **Off-Street Loading.** The Project shall provide 7 off-street freight loading spaces (6 spaces in the basement of Buildings 1 & 2 in Phase 1, and 1 space at grade on Building 3 in Phase 2).

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

21. **Showers and Clothes Lockers.** Pursuant to Planning Code Section 155.4, the Project shall provide no fewer than **4 showers and 24 clothes lockers.**

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

22. **Car-Share.** Pursuant to Planning Code Section 166, no fewer than **four (4) car share spaces** (3 spaces in Phase 1 and 1 space in Phase 2) shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its services subscribers.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
23. **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](http://www.sf-planning.org)*
24. **Driveway Loading and Operations Plan.** Pursuant to Planning Code Section 155(u), the Project sponsor shall prepare a DLOP for review and approval by the Planning Department, in consultation with the San Francisco Municipal Transportation Agency. The DLOP shall be written in accordance with any guidelines issued by the Planning Department.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
25. **POPOS Design and Operations Strategy (Central SoMa Plan – Implementation Matrix Measure 5.5.1.3).** The project shall be required to submit a design and operations strategy for the proposed Privately-Owned Public Open Spaces, that will be reviewed and approved by the Planning Department and Recreation and Parks Department (if applicable), soliciting feedback from members of the public.
26. **Central SoMa Community Facilities District Program (Planning Code Section 434).** The development project shall participate in the CFD if established by the Board of Supervisors pursuant to Article X of Chapter 43 of the Administrative Code (the “Special Tax Financing Law”) and successfully annex the lot or lots of the subject development into the CFD prior to the issuance of the first Certificate of Occupancy for the development. For any lot to which the requirements of this Section 434 apply, 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 prior to the first Certificate of Occupancy for the development, except that for condominium projects, the Zoning Administrator shall approve and order the recordation of such Notice prior to the sale of the first condominium unit. This Notice shall state the requirements and provisions of subsections 434(b)-(c) above. The Board of Supervisors will be authorized to levy a special tax on properties that annex into the Community Facilities District to finance facilities and services described in the proceedings for the Community Facilities District and the Central SoMa Implementation Program Document submitted by the Planning Department on November 5, 2018 in Board of Supervisors File No. 180184.
27. **Rates for Long-Term Office Parking.** Pursuant to Planning Code Section 155(g), to discourage long-term commuter parking, off-street parking spaces provided for all uses other than residential or hotel

must be offered pursuant to the following rate structure: (1) the rate charged for four hours of parking cannot be more than four times the rate charged for the first hour; (2) the rate charged for eight hours of parking cannot be less than ten (10) times the rate charged for the first hour; and (3) no discounted parking rates are allowed for weekly, monthly, or similar time-specific periods.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## ADDITIONAL PROVISIONS

28. **Transferable Development Rights.** Pursuant to Section 124 and 249.78(e)(3) the Project Sponsor shall purchase the required number of units of Transferrable Development Rights (TDR) and secure a Notice of Use of TDR prior to the issuance of a site permit for all development which exceeds the base FAR of 3 to 1, up to an FAR of 4.25 to 1.

*For more information about compliance, contact the Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

29. **Fee Waiver for Provision of Public Park.** Pursuant to Planning Code Section 406, the Project sponsor may enter into an Agreement with the City to provide land in order to construct a public park on an approximately 39,661 square-foot portion of the site, and in doing so shall be eligible for a waiver against all or a portion of the Eastern Neighborhoods Infrastructure Impact Fee, the Central SoMa Infrastructure Impact Fee, the Transit Impact Development Fee, and the Transit Sustainability Fee otherwise applicable to the Project.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

- ~~1. **Privately Owned Public Open Space Provision.** Pursuant to Planning Code Section 138, the Project shall provide no less than 19,336 gross square feet of privately owned public open space (POPOS). The Project Sponsor shall continue to work with Planning Department staff to refine the design and programming of the POPOS so that the open space meets the standards of Section 138(d) and the Urban Design Guidelines. Prior to the first certificate of occupancy for any building on the site, the Project Sponsor shall submit a maintenance and operations plan for the POPOS for review and approval by the Planning Department. At a minimum the maintenance and operations plan shall include:~~
- ~~a. a description of the amenities and programming for the POPOS and how it serves the open space and recreational needs of the diverse users, including but not limited to residents, youth, families, workers, and seniors;~~
  - ~~a. a site and floor plan of the POPOS detailing final landscape design, irrigation plan, public art, materials, furnishings, lighting, signage and areas for food service [Edit for any project specific requirements];~~
  - ~~a. a description of the hours and means of public access to the POPOS;~~
  - ~~a. a proposed schedule for maintenance activities; and~~
  - ~~a. contact information for a community liaison officer.~~

~~*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*~~

~~1. **Hours of Access of Open Space.** All POPOS shall be publicly accessible during all daylight hours, from 7AM to 6PM every day. Should all or a portion of the POPOS be temporarily closed due to construction or maintenance activities, the operator shall contact the Planning Department in advance of the closure and post signage, plainly visible from the public sidewalks, that indicates the reason for the closure, an estimated date to reopen, and contact information for a community liaison officer. For information about compliance, contact the Code Enforcement, Planning Department at 415-558-6378, [www.sfplanning.org](http://www.sfplanning.org)~~

~~1. **Food Service in Open Spaces.** Pursuant to Planning Code Section 138, food service area shall occupy no more than 20% of the required POPOS during the hours that the open space is accessible to the public. Restaurant seating shall not take up more than 20% of the seating and tables provided in the required open space. For information about compliance, contact the Code Enforcement, Planning Department at 415-558-6378, [www.sfplanning.org](http://www.sfplanning.org)~~

~~1. **Open Space Plaques.** Pursuant to Planning Code Section 138 (i), the Project Sponsor shall install the required public open space plaques at each building entrance. The plaques shall be plainly visible from the public sidewalks on Brannan, 5<sup>th</sup>, Bryant, Welsh and Freelon Streets. Design of the plaques shall utilize the standard templates provided by the Planning Department, as available, and shall be approved by the Department staff prior to installation. For information about compliance, contact the Code Enforcement, Planning Department at 415-558-6378, [www.sfplanning.org](http://www.sfplanning.org)~~

~~1. **Monitoring and Reporting – Open Space.** One year from the issuance of the first certificate of occupancy for any building on the site, and then every 3 years thereafter, the Project Sponsor shall submit a maintenance and operations report to the Zoning Administrator for review by the Planning Department. At a minimum the maintenance and operations report shall include:~~

- ~~a. a description of the amenities, and list of events and programming with dates, and any changes to the design or programming during the reporting period;~~
- ~~a. a plan of the POPOS including the location of amenities, food service, landscape, furnishing, lighting and signage;~~
- ~~a. photos of the existing POPOS at time of reporting;~~
- ~~a. description of access to the POPOS;~~
- ~~a. a schedule of the means and hours of access and all temporary closures during the reporting period;~~
- ~~a. a schedule of completed maintenance activities during the reporting period;~~
- ~~a. a schedule of proposed maintenance activities for the next reporting period; and~~
- ~~a. contact information for a community liaison officer.~~

~~For information about compliance, contact the Code Enforcement, Planning Department at 415-558-6378, [www.sfplanning.org](http://www.sfplanning.org)~~

30. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program as 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 more information about compliance, contact the First Source Hiring Manager at 415-581-2335, [www.onestopSF.org](http://www.onestopSF.org)*

31. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

32. **Jobs-Housing Linkage Fee.** The Project is subject to the Jobs-Housing Linkage Fee, as applicable, pursuant to Planning Code Section 413. In the event the City adopts legislation establishing a new Jobs Housing Linkage Fee, increasing the amount of the Fee, or changing the methodology for determining the amount of the Jobs Housing Linkage Fee, before the Project procures a Certificate of Occupancy or a Certificate of Final Completion, and such new fee is applicable to development projects in the Central SOMA Plan area under the terms of the legislation, the Project shall be subject to such new or increased fee and shall pay any additional amounts due before the City may issue a Certificate of Occupancy or Final Completion.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

Pursuant to Planning Code Section 249.78(e)(2), Project sponsor has elected to satisfy all or a portion of its Jobs-Housing Linkage Fee obligation through the land dedication Alternative contained in Section 413.7, and has provided a letter from MOHCD verifying acceptance of an approximately 12,800 square foot parcel of land at the Project Site in Phase 1 for this purpose. The value of the dedicated land shall be determined by the Director of Property pursuant to Chapter 23 of the Administrative Code, but shall not exceed the actual cost of acquisition by the project sponsor of the dedicated land in an arm's length transaction. In the event that the subject parcel is not dedicated to MOHCD prior to issuance of a first construction document for the Project, the sponsor shall pay the full amount of Jobs-Housing Linkage Fee otherwise applicable to the Project pursuant to Section 413, at the time such Fee is payable.

33. **Childcare Requirements – Office and Hotel Development.** The Project is subject to Childcare Fee for Office and Hotel Development Projects, as applicable, pursuant to Planning Code Section 414. Pursuant to Planning Code Section 249.78(e)(4), prior to issuance of a building or site permit the Project must elect its choice of the options described in subsection (A), (B) and (E) of Section 414.4(c)(1) as a condition of Project approval. The Project anticipates electing compliance option under Section 414.4(c)(1)(E) to “combine payment of an in-lieu fee to the Child Care Capital Fund with construction of a child care facility on the premises or providing child-care facilities near the premises, either singly or in conjunction with other sponsors pursuant to 414.9.” The Project anticipates such election would be made in conjunction with the sponsors of the proposed residential development at 655 4<sup>th</sup> Street. In the event the Project intends to elect an alternate method of compliance as provided in Section

249.78(e)(4), it shall notify the Planning Department of this change prior to issuance of a building or site permit for the Project.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

34. **Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhood Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

35. **Central SoMa Community Services Facilities Fee.** The Project is subject to the Central SoMa Community Services Facilities Fee, as applicable, pursuant to Planning Code Section 432. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

36. **Central SoMa Community Infrastructure Fee.** The Project is subject to the Central SoMa Community Infrastructure Fee, as applicable, pursuant to Planning Code Section 433.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

37. **Central SoMa Community Facilities District.** The Project is subject to the Central SoMa Community Facilities District, pursuant to Pursuant to Planning Code Sections 434 and 249.78(d)(1)(C), and shall participate, as applicable, in the Central SoMa CFD.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

~~38.1. **Central SoMa SUD, Solar and Living Roof Requirements.** The Project shall fulfill all on-site electricity demands through any combination of on-site generation of 100% greenhouse gas free sources in compliance with Planning Code Section 249.78(d)(4).~~

~~39.~~38. **Public Art Requirement.** The Project is subject to the Public Art Fee, as applicable, pursuant to Planning Code Section 429.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

~~40.~~39. **Art Plaques.** Pursuant to Planning Code Section 429(b), the Project Sponsor shall provide a plaque or cornerstone identifying the architect, the artwork creator and the Project completion date in a publicly conspicuous location on the Project Site. The design and content of the plaque shall be approved by Department staff prior to its installation.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

~~41.~~40. **Art - Concept Development.** Pursuant to Planning Code Section 429, the Project Sponsor and the artist shall consult with the Planning Department during design development regarding the height,

size, and final type of the art. The final art concept shall be submitted for review for consistency with this Motion by, and shall be satisfactory to, the Director of the Planning Department in consultation with the Commission. The Project Sponsor and the Director shall report to the Commission on the progress of the development and design of the art concept prior to the approval of the first building or site permit application.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

**42.41. Art - Installation.** Pursuant to Planning Code Section 429, prior to issuance of any certificate of occupancy, the Project Sponsor shall install the public art generally as described in this Motion and make it available to the public. If the Zoning Administrator concludes that it is not feasible to install the work(s) of art within the time herein specified and the Project Sponsor provides adequate assurances that such works will be installed in a timely manner, the Zoning Administrator may extend the time for installation for a period of not more than twelve (12) months.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

## MONITORING

**43.42. 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 or its successor(s) 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 415-558-6863, [www.sf-planning.org](http://www.sf-planning.org).*

**44.43. Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of the 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](http://www.sf-planning.org).*

## OPERATION

**45.44. Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrances to the buildings 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>*

46.45. 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](http://www.sf-planning.org)*

47.46. 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 nuisances to any surrounding property. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

47. Privately- Owned Public Open Space Provision. Pursuant to Planning Code Section 138, the Project shall provide no less than ~~194,336~~223 gross square feet of privately-owned public open space (POPOS) in Phase 1 and no less than 4,232 gross square feet of POPOS in Phase 2 (as measured collectively across both phases).

The Project Sponsor shall continue to work with Planning Department staff to refine the design and programming of the POPOS so that the open space meets the standards of Section 138(d) and the Urban Design Guidelines. Prior to the first certificate of occupancy for any building on the site, the Project Sponsor shall submit a maintenance and operations plan for the POPOS for review and approval by the Planning Department. At a minimum the maintenance and operations plan shall include:

- a. a description of the amenities and programming for the POPOS and how it serves the open space and recreational needs of the diverse users, including but not limited to residents, youth, families, workers, and seniors;
- b. a site and floor plan of the POPOS detailing final landscape design, irrigation plan, public art, materials, furnishings, lighting, signage and areas for food service [Edit for any project specific requirements];
- c. a description of the hours and means of public access to the POPOS;
- d. a proposed schedule for maintenance activities; and
- e. contact information for a community liaison officer.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

48. Hours of Access of Open Space. All POPOS shall be publicly accessible during all daylight hours, from 7AM to 9PM every day. Should all or a portion of the POPOS be temporarily closed due to construction or maintenance activities, the operator shall contact the Planning Department in advance



of the closure and post signage, plainly visible from the public sidewalks, that indicates the reason for the closure, an estimated date to reopen, and contact information for a community liaison officer.  
For information about compliance, contact the Code Enforcement, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)

**49. Food Service in Open Spaces.** Pursuant to Planning Code Section 138, food service area shall occupy no more than 20% of the required POPOS during the hours that the open space is accessible to the public. Restaurant seating shall not take up more than 20% of the seating and tables provided in the required open space.  
For information about compliance, contact the Code Enforcement, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)

**50. Open Space Plaques.** Pursuant to Planning Code Section 138 (i), the Project Sponsor shall install the required public open space plaques at each building entrance. The plaques shall be plainly visible from the public sidewalks on Brannan, 5<sup>th</sup>, Brvant, Welsh and Freelon Streets. Design of the plaques shall utilize the standard templates provided by the Planning Department, as available, and shall be approved by the Department staff prior to installation.  
For information about compliance, contact the Code Enforcement, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)

**51. Monitoring and Reporting - Open Space.** One year from the issuance of the first certificate of occupancy for any building on the site, and then every 3 years thereafter, the Project Sponsor shall submit a maintenance and operations report to the Zoning Administrator for review by the Planning Department. At a minimum the maintenance and operations report shall include:

- a. a description of the amenities, and list of events and programming with dates, and any changes to the design or programing during the reporting period;
- b. a plan of the POPOS including the location of amenities, food service, landscape, furnishing, lighting and signage;
- c. photos of the existing POPOS at time of reporting;
- d. description of access to the POPOS;
- e. a schedule of the means and hours of access and all temporary closures during the reporting period;
- f. a schedule of completed maintenance activities during the reporting period;
- g. a schedule of proposed maintenance activities for the next reporting period; and
- h. contact information for a community liaison officer.

For information about compliance, contact the Code Enforcement, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)





# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Resolution No. XXXXX

*Record No.:* 2012.0640ENX  
*Project Address:* 598 BRANNAN STREET; 639,645 AND 649-651 BRYANT ST  
*Zoning:* CMUO (Central SoMa Mixed Use Office) Zoning District  
 Central SoMa Special Use District  
*Height & Bulk:* 160-CS; 130-CS; 45-X; 50-X  
*Block/Lot:* 3777 / 045 & 050-052  
*Project Sponsor:* Brannan & Bryant Street, LLC  
 One Bush Street, Suite 450, San Francisco, CA, 94104  
*Property Owner:* The Hearst Corporation  
 San Francisco, CA 94103  
*Staff Contact:* Linda Ajello Hoagland – (415) 575-6823  
[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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**RESOLUTION RECOMMENDING THAT THE PLANNING DIRECTOR APPROVE A DEVELOPMENT IMPACT FEE WAIVER AGREEMENT PURSUANT TO PLANNING CODE SECTION 406(E) FOR THE PROPOSED PROJECT AT 598 BRANNAN STREET AND 639, 645 AND 649-651 BRYANT STREET FOR UP TO THE AMOUNT OF THE ACTUAL COSTS TO ACQUIRE LAND TO PROVIDE AN APPROXIMATELY 40,000 SQUARE FOOT PUBLIC PARK (ASSESSOR'S BLOCK NO. 3777, LOT NO. 052) IN THE CENTRAL SOMA PLAN AREA.**

WHEREAS, on January 13, 2019 the Central SoMa Plan became effective. The Plan and the associated Planning Code Text Amendments included Planning Code Section 406(e), which enabled a project sponsor to seek a waiver from the Eastern Neighborhoods Infrastructure Impact Fee, the Central SoMa Infrastructure Impact Fee, the Transit Impact Development Fee, and the Transit Sustainability Fee in order to construct a public park on an approximately 40,000 square-foot portion of Block 3777 as called for in the Central SoMa Plan.

WHEREAS, on June 6, 2019, the Commission adopted Motion Nos. XXXXX and XXXXX, and granted a Large Project Authorization (for Phase 1 and 2) and Office Development Authorization (for Phase 1 only) to the project proposed for 598 Brannan Street; 639, 645 and 649-651 Bryant Street (Project). The Project would demolish all existing buildings and associated surface parking on the site and construct three 150-to-185-foot-tall, 10-to-13-story, mixed-use office buildings in two phases. In summary, Buildings 1, 2 and 3 would contain a total of approximately 922,737 gross square feet (gsf) of office space, approximately 60,471 gsf of ground-floor retail/PDR space and 5,546 gsf of institutional child care space. Buildings 1, 2, and 3 would be served by below-grade garages accessed along Freelon and Bryant Streets and collectively containing 200 off-street parking spaces. Buildings 2, 3, and 4 (future affordable housing site) would be separated by a central, approximately 39,661-square-foot public park. Findings contained within said motions are incorporated herein by this reference thereto as if fully set forth in this Motion.

WHEREAS, Under Planning Code Section 406(e), the Project is eligible for a waiver of the following development impact fees: Eastern Neighborhoods Infrastructure Impact Fee (Planning Code Section 423), the Central SoMa Infrastructure Impact Fee (Planning Code Section 433), and the Transit Sustainability Fee (Planning Code Section 411A ). The waiver will be calculated based on the actual land costs at time of acquisition.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission hereby authorizes the Planning Director to approve a development impact fee waiver agreement, since this agreement would promote the public welfare, convenience and necessity for the following reasons:

- The development impact fee waiver agreement facilitates the transfer of land to the City and County of San Francisco for use as a public park. A public park is a much needed amenity within the Central SoMa neighborhood. This development impact fee waiver agreement is contingent upon the future transfer of land to be approved by the Board of Supervisors.
- The proposed improvements would provide a new public open space, enhance pedestrian safety, and calm traffic, consistent with the Central SoMa Area Plan. The Central SoMa Area Plan builds on the neighborhood's mixed-use, industrial character, envisioning increased housing and commercial uses, an enhanced public realm, and improvements to support transit use, walking, and biking. It also calls for additional parks and open spaces, provided both by the City and in collaboration with new residential and commercial development. Further, the Plan recognizes underutilized streets and rights-of-way as a valuable resource to creatively develop new open spaces.
- The proposed improvements implement Policy 5.2.1 of the Central SoMa Area Plan ("Create a new public park in the highest growth portion of the Plan Area") by creating a new open space in the area anticipated to see the greatest volume of new growth. This Plan identified these parcels as an opportunity site for a new park.

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution Commission on June 6, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 6, 2019



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Draft Motion

HEARING DATE: JUNE 6, 2019

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*Record No.:* 2012.0640B  
*Project Address:* 598 Brannan Street; 639, 645 and 649-651 Bryant Street  
*Zoning:* Central SoMa Mixed-Use Office (CMUO) Zoning District  
45-X, 50-X, 130-CS and 160-CS Height and Bulk Districts  
Central SoMa Special Use District  
Western SoMa Eastern Neighborhoods  
*Block/Lot:* 3777/026, 045, 050, 051 and 052  
*Project Sponsor:* Brannan and Bryant Street, LLC  
One Bush Street, Suite 450  
San Francisco, CA 94104  
*Property Owner:* The Hearst Corporation  
San Francisco, CA 94103  
*Staff Contact:* Linda Ajello Hoagland, AICP – (415) 575-6823  
[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)

ADOPTING FINDINGS RELATING TO AN ALLOCATION OF OFFICE SQUARE FOOTAGE UNDER THE 2018 – 2019 ANNUAL OFFICE DEVELOPMENT LIMITATION PROGRAM PURSUANT TO PLANNING CODE SECTIONS 321 AND 322 THAT WOULD AUTHORIZE UP TO 711,136 GROSS SQUARE FEET OF OFFICE USE AT THE PROPOSED PROJECT AT 598 BRANNAN STREET, AND 639, 645, AND 649-651 BRYANT STREET, LOCATED ON ASSESSOR'S BLOCK 3777, LOTS 026, 045, 050, 051 AND 052, WITHIN THE CMUO (CENTRAL SOMA MIXED-USE OFFICE) ZONING DISTRICT, CENTRAL SOMA SPECIAL USE DISTRICT, AND THE 45-X, 50-X, 130-X AND 160-CS HEIGHT AND BULK DISTRICTS.

### PREAMBLE

On December 19, 2017, Melinda Sarjapur of Reuben, Junius and Rose, LLP (hereinafter "Project Sponsor") on behalf of Bryant and Brannan Street, LLC, filed Application No. 2012.0640B (hereinafter "Application") with the Planning Department (hereinafter "Department") for an Office Development Authorization to authorize 922,737 gsf of office use at 598 Brannan Street (Block 3777, Lots 026, 045, 050, 051 and 052) in San Francisco, California within the CMUO (Central SoMa Special Use District) Zoning District, and 45-X, 50-X, 130-CS and 160-CS Height and Bulk Districts.

On May 10, 2018, the San Francisco Planning Commission certified the Final Environmental Impact Report (EIR) for the Central South of Market (Central SoMa) Plan in compliance with the California Environmental Quality Act (CEQA).

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), on May 29, 2019, the Planning Department of the City and County of San Francisco determined that the proposed application was exempt from further environmental review under Section 15183 of the CEQA Guidelines and California Public Resources Code Section 21083.3. The

Project is consistent with the adopted zoning controls in the Central South of Market (Central SoMa) Plan and was encompassed within the analysis contained in the Central SoMa Plan Final EIR. Since the Final EIR was finalized, there have been no substantial changes to the Central SoMa 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 conclusion set forth in the Final EIR

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Eastern Neighborhoods Plan EIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Large Project Authorization Motion No. XXXXX as Exhibit C.

On June 6, 2019, the Commission adopted Motion No. XXXXX, approving a Large Project Authorization for the Proposed Project (Large Project Authorization Application No. 2012.0640ENX). Findings contained within said motion are incorporated herein by this reference thereto as if fully set forth in this Motion.

On June 6, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Office Development Authorization Application No. 2012.0640B.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2012.0640B is located at 1650 Mission Street, Suite 400, San Francisco, California.

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~~ 711,136 square feet of office use identified as Phase 1 in the Office Development Authorization ~~as~~ requested in Application No. 2012.0640B, 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 Project site is comprised of five parcels with a total lot area of 195,467± sq. ft. The site is bound by Bryant, 5<sup>th</sup>, Brannan, Welsh, and Freelon Streets. Currently, the subject lots contain four existing one- and two-story commercial, industrial, and warehouse buildings and associated surface parking lots.

3. **Surrounding Properties and Neighborhood.** The Project Site is located within the CMUO Zoning District in the Central SoMa Special Use District and the Western SoMa Eastern Neighborhoods Area Plan. The immediate context is mixed in character with residential, recreational, industrial, and institutional uses. The immediate neighborhood includes Bay Club SF Tennis to the southeast, Goodwill Donation Center to the east, St. Vincent De Paul Society to the northwest, the Flower Mart to the southwest and automotive and industrial uses to the north. Other zoning districts in the vicinity of the Project Site include: MUG (Mixed-Use, General); MUR (Mixed-Use, Residential); SALI (Service/Arts/Light Industrial); and, P (Public).
4. **Project Description.** The Project includes the demolition of four existing buildings and construction of three mixed-use office buildings in 2 phases, resulting in: Phase 1, consisting of Building 1 - 289,087 gsf of office and Building 2 - 422,049 gsf of office; and, Phase 2, consisting of Building 3 - 211,601 gsf of office; thus, resulting in a total of 922,737 gsf of office use at the project site.

In this approval action, the Commission authorizes office use for Phase 1 in Building 1 and Building 2, or approximately 711,136 square feet of office use at the project site.

5. **Public Outreach and Comments.** To date, the Department has not received any public comments regarding the proposed project.
6. **Planning Code Compliance:** The Planning Code Compliance findings set forth in Motion No. \*\*\*\*\*, Case No. 2012.0640ENX (Large Project Authorization), pursuant to Planning Code Section 329) apply to this Motion and are incorporated herein as though fully set forth.
7. **Office Development Authorization.** Planning Code Section 321 establishes standards for San Francisco's Office Development Annual Limit. In determining if the Phases 1 and 2 of the proposed Project would promote the public welfare, convenience and necessity, the Commission considered the seven criteria established by Code Section 321(b)(3), and finds as follows:
  - I. APPORTIONMENT OF OFFICE SPACE OVER THE COURSE OF THE APPROVAL PERIOD IN ORDER TO MAINTAIN A BALANCE BETWEEN ECONOMIC GROWTH ON THE ONE HAND, AND HOUSING, TRANSPORTATION AND PUBLIC SERVICES, ON THE OTHER.

*Currently, there is approximately 2,892,466 gross square feet of available "Large Cap" office space in the City. The Project has been identified as one of eight Key Site Development Sites within Central SoMa, with the development potential of approximately one million square feet of development, including office, residential, retail and PDR uses, and for the land dedication and development of a one-acre public park and land dedication of an affordable housing site. Additionally, the proposed project is subject to various development impact fees that will benefit the surrounding community and the city. The property is located just a few blocks from the Powell Street BART station, within approximately*

*two blocks of Caltrain and MUNI Metro, and just minutes away from numerous bus lines including the 10, 30, 45, 47, 91, 8AX, 8BX, 8X, 14X, 83X, N-OWL. The property is also less than one block from the future Central Subway line that is currently under construction. Therefore, both Phases 1 and 2 of the Project will help maintain the balance between economic growth, housing, transportation and public services.*

II. THE CONTRIBUTION OF THE OFFICE DEVELOPMENT TO, AND ITS EFFECTS ON, THE OBJECTIVES AND POLICIES OF THE GENERAL PLAN.

*Phases 1 and 2 of the Project are each separately and both Phases together are consistent with the General Plan, as outlined in Section 8 below. The entire Project would advance the Objectives and Policies of the Commerce, Urban Design, Housing, Eastern SoMa, and Transportation Elements of the General Plan, and presents no significant conflicts with the other elements.*

III. THE QUALITY OF THE DESIGN OF THE PROPOSED OFFICE DEVELOPMENT.

*Both Phases of the Project incorporate a high-quality design reflective of the aesthetic character of the surrounding South of Market Area, as well as the specific land use and urban form policies of the Central SoMa Plan.*

*The Project's massing is split into four separate buildings ranging in height and separated by a series of alleyways connecting pedestrians to the Proposed Park at the center of the site. It would provide three new mid-block pedestrian passageways along street frontages on 5th Street, Brannan, and Bryant Streets, connecting to a central public park. Further, the project would incorporate varied building setbacks consistent with Central SoMa Plan massing standards, reducing the appearance of building mass adjacent to the Proposed Park area.*

*The Project proposes varied and engaged architecture that creates a sense of "urban campus" focused around the large public park. It proposes high-quality treatments, design, and building materials that vary across the Project site. Phase 1 Buildings 1 and 2 will feature similar materials, including wood cladding and a frameless glass storefront system along the base, with a terracotta façade with painted metal framed windows above. The mechanical screen will be painted perforated metal Terracotta color options include orange, pastel red, sand, and iron gray. These buildings are roughly divided into three-to-four part vertical stacked composition, with each layer of the building slightly offset from the layer above or below it. This design creates and opportunity for a number of terraces and courtyard spread throughout the two buildings. They also vary in height, enhancing visual interest. Each building features unique "pop-outs" that further create a sense of scale.*

*The Project's ground floor in both Phases 1 and 2 has been designed to provide predominantly retail, PDR, and institutional (child care) use fronting on attractively-landscaped publicly-accessible open spaces. These uses feature largely transparent facades and vary significantly in terms of size and function. Their location, lining the project's new mid-block alleys, will help to further activate the area*



*and draw pedestrian foot traffic from adjacent street frontages to the new approximately 39,661 square foot public park at the center of the site.*

IV. THE SUITABILITY OF THE PROPOSED OFFICE DEVELOPMENT FOR ITS LOCATION, AND ANY EFFECTS OF THE PROPOSED OFFICE DEVELOPMENT SPECIFIC TO THAT LOCATION.

- a) Use. *The proposed project is located within the CMUO (Central SoMa Mixed-Use Office) Zoning District, which permits office use pursuant to Planning Code Section 848. Completion of both phases of the Project would include a mix of dense office, PDR/retail, institutional (child care), and affordable housing within walking distance to the downtown core and in an area that is well-served by a range of local and regional public transit options. In the event that Phase 2 of the Project is not constructed, the project sponsor shall be required to fulfill the Onsite Childcare Requirements, as provided in Planning Code Section 249.78(e)(4) for Phase 1.*
- b) Transit Accessibility. *The area is served by a variety of transit options. The property is located just a few blocks from the Powell Street BART station, within approximately two blocks of Caltrain and MUNI Metro, and just minutes away from numerous bus lines including the 10, 30, 45, 47, 91, 8AX, 8BX, 8X, 14X, 83X, N-OWL.*
- c) Open Space Accessibility. *Upon completion of Phases 1 and 2, the Project will provide a 36,661 square foot public park in the center of the development and 19,336 square feet of privately owned public open space (POPOS). In the event that Phase 2 is not constructed, the POPOS will be reduced to 16,505 square feet and the park will not be constructed by the developer and any fee waivers granted for the construction of the park would be rescinded. Additionally, all three office buildings have private terraces to provide open space to the tenants of the buildings. Each building will have three to four private terraces divided between the floors, with a combined square footage of approximately 60,000 square feet.*
- d) Urban Design. *Both phases of the Project have been designed to provide a high-quality building designs which comply with the Central SoMa Plan and Urban Design Guidelines. The Project will use high quality materials and finishes, such as terracotta facades, wood cladding, metal framed windows and frameless glass storefront systems, which will reinforce the character of the surrounding district.*
- e) Seismic Safety. *The Project would be designed in conformance with current seismic and life safety codes as mandated by the Department of Building Inspection.*

V. THE ANTICIPATED USES OF THE PROPOSED OFFICE DEVELOPMENT IN LIGHT OF EMPLOYMENT OPPORTUNITIES TO BE PROVIDED, NEEDS OF EXISTING BUSINESSES, AND THE AVAILABLE SUPPLY OF SPACE SUITABLE FOR SUCH ANTICIPATED USES.

- a) Anticipated Employment Opportunities. Phase 1 and Phase 2 of the Project include 922,737 square feet of office space that will be suitable for a range of potential tenants seeking high-quality office facilities in Central SoMa, as well as 60,471 square feet of PDR and retail creating new and varied opportunities for employment. No specific tenant or tenants have been proposed to occupy the project at this time.
- b) Needs of Existing Businesses. The Project will provide an opportunity for existing office uses to expand and remain in San Francisco.
- c) Availability of Space Suitable for Anticipated Uses. Both phases of the Project will provide large open floor plates, which will allow for quality office space that is suitable for a variety of office uses and sizes.

VI. THE EXTENT TO WHICH THE PROPOSED DEVELOPMENT WILL BE OWNED OR OCCUPIED BY A SINGLE ENTITY.

*The future occupancy of the proposed development has not yet been determined. However, occupancy by new, modern office uses will be consistent with the express goals of the Central SoMa Plan.*

VII. THE USE, IF ANY, OF TRANSFERABLE DEVELOPMENT RIGHTS ("TDR's") BY THE PROJECT SPONSOR.

*Planning Code Section 249.78(e)(3) requires the Project to purchase TDR for all development which exceeds the base FAR of 3 to 1, up to an FAR of 4.25 to 1. Land dedicated to the City for affordable housing pursuant to Section 249.78 and land dedicated to the City for publicly-owned parks or publicly-owned recreation centers pursuant to Sections 263.32 or 263.34 are exempted from the calculation of the lot area subject to this requirement.*

*The Project site has a total area of 195,467 square feet. However, in Phase 1, the Project intends to dedicate (1) an approximately 39,661 square foot portion of the site to the City for development of a public park; and (2) an approximately 12,800 square foot parcel to the City for affordable housing pursuant to Section 249.78 and 263.32, resulting in a lot area of approximately 143,787 for purposes of calculating the TDR requirement. Accordingly, the Project is anticipated to require the purchase TDR for approximately 179,734 square feet for the area of development between an FAR of 3-to-1 and 4.25-1.*

8. **General Plan Consistency.** The General Plan Consistency Findings set forth in Motion No. \*\*\*\*\*, Case No. 2012.0640ENX (Large Project Authorization, pursuant to Planning Code Section 329) apply to this Motion, and are incorporated herein as though fully set forth.
9. **Section 101.1 Priority Policy Findings.** Section 101.1(b)(1-8) establishes eight priority planning Policies and requires review of permits for consistency with said policies.

The Commission finds and determines that the Project is consistent with the eight priority policies, for the reasons set forth below.

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

*The project site currently contains limited neighborhood-serving retail uses (a dog daycare at 598 Brannan and a body shop/auto repair facility at 645 Bryant Street). Phase 1 of the Project would create approximately 49,417 square feet of new ground floor retail and PDR and a total of approximately 60,000 square feet upon completion of Phase 2, allowing for a mix of retail and PDR businesses and users, substantially enhancing future opportunities for resident employment and ownership of area businesses.*

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

*There are currently no residential uses located on the property. The Project will dedicate land to the City to accommodate a new affordable housing building during Phase 1, thus contributing to the City's housing stock and preserving the cultural and economic diversity of the neighborhood. In addition, the Project's office and PDR/commercial components will be designed to conform as closely as possible to the existing commercial and industrial character of the surrounding neighborhood, while promoting policies, goals and design aspirations of the Central SoMa Plan.*

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

*There is no existing affordable or market-rate housing on the Project Site. The development includes a dedication of land to the Mayor's Office of Housing and Development in Phase 1, which will allow for the construction of a new affordable housing building, which will enhance the City's supply. Therefore, the Project is in compliance with this priority policy.*

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

*The property is located within one of the City's most well-connected neighborhoods that is well-served by public transit. The property is located just a few blocks from the Powell Street BART station, within approximately two blocks of a Caltrain station and MUNI Metro, and just minutes away from numerous bus lines including the 10, 30, 45, 47, 91, 8AX, 8BX, 8X, 14X, 83X, N-OWL. The Project would also be located less than one block from the future Central Subway line, which is currently under construction. It is anticipated that the majority of the workers and visitors will travel to and from the Project using one of the many transit options in the neighborhood, as well as walk or bike.*

*Given that most workers and visitors are anticipated to walk, bike, or take public transit, commuter traffic associated with the Project would not result in significant congestion on City streets. In addition, the Project would provide below-grade off-street parking in an amount consistent with the standards set forth in the Plan, and will therefore avoid burdening neighborhood parking*

- 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 site contains relatively small-scale non-residential uses that will be demolished as part of the Project and replaced with two new buildings containing a mix of approximately 711,136 gross square feet of office use, and 37,527 gross square feet of PDR/commercial use in Phase 1. Phase 2 will include the construction of a third building that will include 211,601 gross square feet of office use, 11,054 gross square feet of PDR, and a 5,546 gross square feet of child care space. The Project would also dedicate an approximately 12,800 square foot parcel to MOHCD for development of affordable housing as part of Phase 1. The proposed office development is consistent with the policies of the Central SoMa Plan, which envisions a drastic increase in commercial and office development within a two-block radius of the future Central Subway line. The project will vastly expand future opportunities for resident employment and ownership within the businesses housed by the proposed office, PDR/commercial, and child care spaces.*

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

*The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code.*

- G. That landmarks and historic buildings be preserved.

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

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

*The Project will not affect any nearby parks or open space. However, the Project will include a new, approximately 39,661-square-foot publicly accessible park at the center of the site, which will be dedicated to the City in Phase 1 of the Project and constructed in Phase 2. The Project will protect access to sunlight and vistas in this area by constructing separate buildings on the property, separated by mid-block alley connections.*

- 10. 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.

11. The Commission hereby finds that approval of the Office Development 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 Phase 1, which includes approximately 711,136 square feet of office use out of the requested 922,737 square feet identified in Office Development Application No. 2012.0640B** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 23, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Section 321 Office-Space Allocation 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 June 6, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

**Draft Motion  
June 6, 2019**

**RECORD NO. 2012.0640B  
598 Brannan Street**

ABSENT:

ADOPTED: June 6, 2019

## EXHIBIT A

### AUTHORIZATION

This authorization is for an Office Development Authorization to authorize 711,136 gross square feet of office use located at 598 Brannan Street, Block 3777, and Lots ~~026~~, 045, 050, 051 and 052, pursuant to Planning Code Section 321 within the CMUO (Central SoMa Mixed-Use Office) Zoning District and 45-X, 50-X, 130-CS and 160-CS Height and Bulk Districts; in general conformance with plans, dated May 29, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2012.0640B and subject to conditions of approval reviewed and approved by the Commission on June 6, 2019 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.

### COMPLIANCE WITH OTHER REQUIREMENTS

The Conditions of Approval set forth in Exhibit B of Motion No. \*\*\*\*\*, Case No. 2012.0640ENX (Large Project Authorization Under Section 329), and the Mitigation, Monitoring, and Reporting Program adopted as Exhibit C to Planning Commission Motion No. \*\*\*\*\*, Case No. 2012.0640ENX apply to this approval, and are incorporated herein as though fully set forth, except as modified herein.

### 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 June 6, 2019 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 Conditional Use authorization and any subsequent amendments or modifications.

### 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 Conditional Use authorization.



## Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Development Timeline - Office.** Pursuant to Planning Code Section 321(d)(2), construction of an office development shall commence within eighteen months of the date of this Motion approving this Project becomes effective. Failure to begin work within that period or to carry out the development diligently thereafter to completion, shall be grounds to revoke approval of the office development under this conditional use authorization. The Commission recognizes and reaffirms its policies as set forth in Commission Resolutions 16418 and 17846A.

*For information about compliance, contact the Planning Department at 415-558-6378, [www.sfplanning.org](http://www.sfplanning.org).*

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said construction is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

*For information about compliance, contact the Planning Department at 415-558-6378, [www.sfplanning.org](http://www.sfplanning.org).*

3. **Additional Project Authorization.** The Project Sponsor must obtain a Large Project Authorization under Section 329. In addition, the Project Sponsor must obtain an additional Office Development Authorization to address office uses in Phase 2 of the Project under Section 321. Finally, the Project must obtain a fee waiver agreement under Section 406(e) to allow for the reduction of development impact fees in exchange for a public park. The Project Sponsor must satisfy all the conditions thereof for each additional project Authorization. The conditions set forth herein 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.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sfplanning.org](http://www.sfplanning.org)*





# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Resolution No. XXXXX

*Record No.:* 2012.0640ENX  
*Project Address:* 598 BRANNAN STREET; 639,645 AND 649-651 BRYANT ST  
*Zoning:* CMUO (Central SoMa Mixed Use Office) Zoning District  
Central SoMa Special Use District  
*Height & Bulk:* 160-CS; 130-CS; 45-X; 50-X  
*Block/Lot:* 3777 / 045 & 050-052  
*Project Sponsor:* Brannan & Bryant Street, LLC  
One Bush Street, Suite 450, San Francisco, CA, 94104  
*Property Owner:* The Hearst Corporation  
San Francisco, CA 94103  
*Staff Contact:* Linda Ajello Hoagland – (415) 575-6823  
[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

RESOLUTION RECOMMENDING THAT THE PLANNING DIRECTOR APPROVE A DEVELOPMENT IMPACT FEE WAIVER AGREEMENT PURSUANT TO PLANNING CODE SECTION 406(E) FOR THE PROPOSED PROJECT AT 598 BRANNAN STREET AND 639, 645 AND 649-651 BRYANT STREET FOR UP TO THE AMOUNT OF THE ACTUAL COSTS TO ACQUIRE LAND TO PROVIDE AN APPROXIMATELY 40,000 SQUARE FOOT PUBLIC PARK (ASSESSOR'S BLOCK NO. 3777, LOT NO. 052) IN THE CENTRAL SOMA PLAN AREA.

WHEREAS, on January 13, 2019 the Central SoMa Plan became effective. The Plan and the associated Planning Code Text Amendments included Planning Code Section 406(e), which enabled a project sponsor to seek a waiver from the Eastern Neighborhoods Infrastructure Impact Fee, the Central SoMa Infrastructure Impact Fee, the Transit Impact Development Fee, and the Transit Sustainability Fee in order to construct a public park on an approximately 40,000 square-foot portion of Block 3777 as called for in the Central SoMa Plan.

WHEREAS, on June 6, 2019, the Commission adopted Motion Nos. XXXXX and XXXXX, and granted a Large Project Authorization (for Phase 1 and 2) and Office Development Authorization (for Phase 1 only) to the project proposed for 598 Brannan Street; 639, 645 and 649-651 Bryant Street (Project). The Project would demolish all existing buildings and associated surface parking on the site and construct three 150-to-185-foot-tall, 10-to-13-story, mixed-use office buildings in two phases. In summary, Buildings 1, 2 and 3 would contain a total of approximately 922,737 gross square feet (gsf) of office space, approximately 60,471 gsf of ground-floor retail/PDR space and 5,546 gsf of institutional child care space. Buildings 1, 2, and 3 would be served by below-grade garages accessed along Freelon and Bryant Streets and collectively containing 200 off-street parking spaces. Buildings 2, 3, and 4 (future affordable housing site) would be separated by a central, approximately 39,661-square-foot public park. Findings contained within said motions are incorporated herein by this reference thereto as if fully set forth in this Motion.

WHEREAS, Under Planning Code Section 406(e), the Project is eligible for a waiver of the following development impact fees: Eastern Neighborhoods Infrastructure Impact Fee (Planning Code Section 423), the Central SoMa Infrastructure Impact Fee (Planning Code Section 433), and the Transit Sustainability Fee (Planning Code Section 411A ). The waiver will be calculated based on the actual land costs at time of acquisition.

**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission hereby authorizes the Planning Director to approve a development impact fee waiver agreement, since this agreement would promote the public welfare, convenience and necessity for the following reasons:

- The development impact fee waiver agreement facilitates the transfer of land to the City and County of San Francisco for use as a public park. A public park is a much needed amenity within the Central SoMa neighborhood. This development impact fee waiver agreement is contingent upon the future transfer of land to be approved by the Board of Supervisors.
- The proposed improvements would provide a new public open space, enhance pedestrian safety, and calm traffic, consistent with the Central SoMa Area Plan. The Central SoMa Area Plan builds on the neighborhood's mixed-use, industrial character, envisioning increased housing and commercial uses, an enhanced public realm, and improvements to support transit use, walking, and biking. It also calls for additional parks and open spaces, provided both by the City and in collaboration with new residential and commercial development. Further, the Plan recognizes underutilized streets and rights-of-way as a valuable resource to creatively develop new open spaces.
- The proposed improvements implement Policy 5.2.1 of the Central SoMa Area Plan ("Create a new public park in the highest growth portion of the Plan Area") by creating a new open space in the area anticipated to see the greatest volume of new growth. This Plan identified these parcels as an opportunity site for a new park.

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution Commission on June 6, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 6, 2019

**598 Brannan Street**  
**Impact Fee Estimate Eligible for Park Fee Waiver [Section 406(e)]**

**Phase 1:**

<b>Impact Fee</b>	<b>Area Subject to Fee</b>	<b>2019 Fee Value</b>	<b>Subtotal</b>
Transportation Sustainability Fee (PC §411A)	Office/Retail: 723,026 gsf PDR: 21,527 gsf	Office/Retail: \$24.04/gsf PDR: \$8.96/gsf	\$17,574,427
Eastern Neighborhoods Infrastructure Impact Fee (Tier 3) (PC §423)	723,026 gsf	\$21.00/gsf	\$15,183,546
Central Soma Infrastructure Impact Fee (PC §433)	37,527 gsf	\$20.00/gsf	\$750,540
		<b>Subtotal:</b>	\$33,508,513
		<b>Annual Fee Inflation Estimate (4%):</b>	\$1,340,340
		<b>Estimated Total:</b>	<b>\$34,848,853</b>

**Phase 2:**

<b>Impact Fee</b>	<b>Area Subject to Fee</b>	<b>2019 Fee Value</b>	<b>Subtotal</b>
Transportation Sustainability Fee (PC §411A)	Office/Retail: 228,201 gsf PDR: 11,054	Office/Retail: \$24.04/gsf PDR: \$8.96/gsf	\$5,584,996
Eastern Neighborhoods Infrastructure Impact Fee (Tier 3) (PC §423)	217,147 gsf	\$21.00/gsf	\$4,792,221
Central Soma Infrastructure Impact Fee (PC §433)	11,054 gsf	\$20.00/gsf	\$221,080
		<b>Subtotal:</b>	\$10,598,297
		<b>Annual Fee Inflation Estimate (4%):</b>	\$423,932
		<b>Estimated Total:</b>	<b>\$11,022,229</b>

**598 Brannan Street:**  
**Staff Recommendation for Park Fee Waiver [Section 406(e)]**

Section 406(e) allows the Planning Commission to waive all or a portion of the Eastern Neighborhoods Infrastructure Impact Fee, the Central SoMa Infrastructure Impact Fee, the Transit Impact Development Fee, and the Transit Sustainability Fee, and may specify how such waiver would be distributed among the aforementioned fees, provided such total amount does not exceed the value of the park, which shall be calculated based on actual costs to acquire the land.

**Estimated Fee Waiver Value & Fee Waiver Cap (Exhibit F of draft agreement):**

Based on the current estimates of the land acquisition costs, below is a calculation of the potential Fee Waiver Value & Fee Waiver Cap

<b>Estimated Land Value</b>	\$30,269,659
<b>Fee waiver cap</b>	
<i>10% Maximum price fluctuation</i>	\$3,026,966
<b><i>Total Maximum Fee Waiver</i></b>	<b>\$33,296,625</b>

**Estimated Park Fee Waiver:**

Based on the current estimate of the Project's impact fee requirements, staff recommend the Park Fee Waiver be allocated among the following Phase 1 fees. The fees would come first from the Eastern Neighborhoods Infrastructure Impact Fee. If that fee requirement is exhausted, the remainder would come from the Central SoMa Infrastructure Impact Fee, and the Transit Sustainability Fee.

Eastern Neighborhoods Fee (Tier 3)	\$15,183,546
Central SoMa Infrastructure Impact Fee	\$750,540
Transit Sustainability Fee (TSF)	\$17,362,539
<b>TOTAL: Maximum Park Fee Waiver</b>	<b>\$33,296,625</b>

# OTIS PLAZA SUPPORT SUMMARY



**101**  
SIGNATURES OF  
SUPPORT

**46**  
LETTERS OF  
SUPPORT

**147**  
TOTAL PLAZA  
SUPPORTERS

CITY BALLET - SAN FRANCISCO

September 10, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

Dear Commission President,

As the owner of City Ballet School and City Ballet Foundation I am overjoyed that the 30 Otis project creates a new home for our organizations. The City Ballet School has operated at the project site since 2001 and will remain on site after construction of the project in a permanent home for our operations.

In a time when you see many of the arts programs in the City go under, the Align team has paid for us to relocate into a temporary location while the development is under construction. Once the project is completed we will move back to the new approximately 16,000 square feet of arts activities space which includes new dance studios, changing rooms, ticket and concession booths and a theater space for performances at a discounted rent. Please approve the project as proposed without delay.

Many thanks,



Ken Patsel  
City Ballet School

CC - Andrew Perry



September 17, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: 30 Otis Street Proposed Development**

Dear Commission President,

As a longtime resident on Brady Street I look forward to the addition of the 30 Otis development to the neighborhood. I have meet with the developer and was walked through the proposed plans for the project. I am glad they have placed access to bike parking off Chase Court and provided 3 access doors to help activation on the back of the building.

It is wonderful to hear the development will be providing a long term home to City Ballet and Foundation, a new 7,200sf public plaza though an In-kind Agreement, ground floor retail, and much needed housing. I look forward to this new development being added to the neighborhood. Please approve as proposed.

Sincerely,

Lisa Dunmeyer  
Resident on Brady Street

September 24, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street Proposed Development

Dear Commission President,

I am writing to let you know, as a longtime resident of San Francisco and someone that frequents the area daily, I am in full support of the 30 Otis Street project. I have seen the design and it is beautiful! The development will bring a non-descript, underutilized area of the city to life. I am especially pleased that the development will include a permanent home for City Ballet and Foundation, a new public plaza, ground floor retail, and 400+ units of much needed housing.

Please approve the project as proposed without delay. I look forward to this new development being added to the neighborhood.

Best regards,

Susan Lundquist

September 19, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: 30 Otis Street Proposed Development**

Dear Commission President,

As a previous student of City Ballet I am so grateful for all of the fond memories of my time at the school, as well as invaluable life lessons I carry with me to this day through my dance training. I am ecstatic to hear that the 30 Otis Street development will be providing a new home to City Ballet School so that current and future dancers will be offered the same opportunities that continue to have a lasting impact on my life.

The 30 Otis Street project provides 416 urgently needed homes with ground floor retail while creating a permanent home for the City Ballet School and Foundation with updated dance studios and a performance theater. It will be a great neighborhood addition to have this 7,200sf plaza located at 12<sup>th</sup> Street and South Van Ness Avenue, which the project will deliver through an In-Kind Agreement.

I am in full support of the 30 Otis Street mixed-use development. Please approve this beautifully designed project as proposed.

Sincerely,

  
Janelle Mammini

September 18, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street

Dear Commission President,

As the Project Sponsor of the adjacent development at 42 Otis we are in support of the 30 Otis Street development. Align has walked our team through the proposed plans and have reviewed the logistics of the two developments happening in parallel.

It is impressive that the development will be delivering ballet studios and a new space for City Ballet School, a new public plaza through an In-kind Agreement, ground floor retail, and housing. This development is wonderful addition to the area. Please approve without delay.

Thank you,

Owner 42 Otis Development

Bora Ozturk

September 17, 2018

*Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103*

***Re: 30 Otis Street Proposed Development***

*Dear Commission President,*

*As the longtime owner of 65 Brady Street Apartment building I am in full support of the 30 Otis Street mixed-use Development. Align has walked me through the proposed plans and helped me understand how the project steps down towards Chase Court which abuts the back of my property.*

*City Ballet and Ken Pastel, the owner, have been wonderful neighbors for nearly 20 years, helping to keep the area safe and clean. I was very pleased to hear that Align found a way to keep locally based arts in the neighborhood. I am really delighted to hear the development will be providing a long term home to City Ballet, a new public plaza through an In-kind Agreement, and much needed housing. I look forward to this new development being added to the neighborhood.*

*Sincerely,*

*Don Hesse  
Owner 65 Brady Street Apartments*

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

Dear Commission President,

As a City Ballet parent, I am delighted that the 30 Otis project will create a new home for our dedicated ballet students. The City Ballet School has had a home at 30 Otis since 2001 and we are thrilled that a permanent home will be provided as part of the development.

Everyone affiliated with the Ballet School is excited for the new dance studios and theater space for performances. I love that the entry of the school and theater will open onto a new public plaza that the project is building through an In-Kind Agreement. Please approve the project as proposed without delay so that the new school can open for the 2020 school year.

Sincerely,

A handwritten signature in black ink, appearing to read "Margaret Lopez". The signature is written in a cursive, flowing style.

City Ballet School Parent

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

Dear Commission President,

As a City Ballet parent, I am delighted that the 30 Otis project will create a new home for our dedicated ballet students. The City Ballet School has had a home at 30 Otis since 2001 and we are thrilled that a permanent home will be provided as part of the development.

Everyone affiliated with the Ballet School is excited for the new dance studios and theater space for performances. I love that the entry of the school and theater will open onto a new public plaza that the project is building through an In-Kind Agreement. Please approve the project as proposed without delay so that the new school can open for the 2020 school year.

Sincerely,

  
City Ballet School Parent

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

Dear Commission President,

As a City Ballet parent, I am delighted that the 30 Otis project will create a new home for our dedicated ballet students. The City Ballet School has had a home at 30 Otis since 2001 and we are thrilled that a permanent home will be provided as part of the development.

Everyone affiliated with the Ballet School is excited for the new dance studios and theater space for performances. I love that the entry of the school and theater will open onto a new public plaza that the project is building through an In-Kind Agreement. Please approve the project as proposed without delay so that the new school can open for the 2020 school year.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill M. J.", written in a cursive style.

City Ballet School Parent



September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

Dear Commission President,

As a City Ballet parent, I am delighted that the 30 Otis project will create a new home for our dedicated ballet students. The City Ballet School has had a home at 30 Otis since 2001 and we are thrilled that a permanent home will be provided as part of the development.

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Sincerely,

A handwritten signature in black ink, consisting of a stylized, cursive 'C' followed by a horizontal line extending to the right.

City Ballet School Parent

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,



Rebecca J. Weber  
City Ballet School Parent

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,

Jana Roginsky  
City Ballet School Parent

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,

*Aina Smith*  
*Neil Smith*  
City Ballet School Parent

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

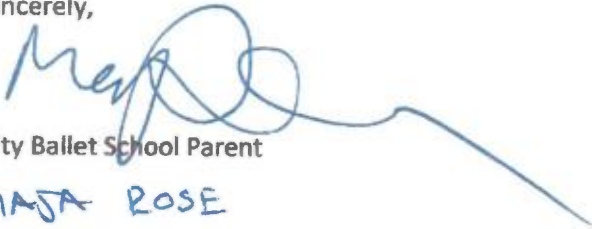
Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,



City Ballet School Parent

HAJA ROSE

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

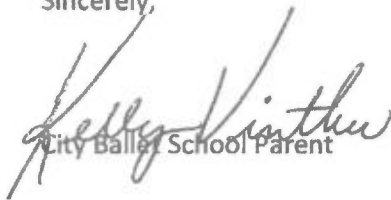
Re: 30 Otis Street – City Ballet School

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Sincerely,

  
Kelly Vanthru  
City Ballet School Parent

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,

  
City Ballet School Parent

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

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Sincerely,

City Ballet School Parent

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.



September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

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Sincerely,

City Ballet School Parent

A handwritten signature in cursive script that reads "Yan Bing". The signature is written in dark ink and is positioned below the typed name "City Ballet School Parent".

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

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Sincerely,



City Ballet School Parent

September 19, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street Development

Dear Commission President,

As a recipient of the City Ballet School Foundation services we are so thankful they have been provided a new home in 30 Otis Street so they can continue their phenomenal efforts that help so many. The mission of the foundation is community engagement with a focus on underserved communities. The City Ballet Foundation provides tuition assistance for dancers passionate about classical ballet, so they can obtain training and participate in performances regardless of their economic means.

The foundation provides free tickets to performances and provides ballet classes at the Salvation Army's Kroc Center in the Tenderloin to ensure all residents of San Francisco have access and exposure to ballet and the arts. Thank you for your time and please approve the project as proposed.

Sincerely,

*Milo Demulenaere*

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

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Sincerely,



City Ballet School Parent

Jonathan Lichtman  
Parent of Hank

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,

A handwritten signature in black ink, appearing to be a stylized name, positioned above the typed name of the sender.

City Ballet School Parent

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,

A handwritten signature in black ink, appearing to be 'Ella', written over a horizontal line.

City Ballet School Parent

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103


Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,

A handwritten signature in cursive script, appearing to read "Andrew Kwan".

City Ballet School Parent

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,

A handwritten signature in cursive script that reads "Donald Batten".

City Ballet School Parent



September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103


Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,

  
Shelley Schmidtlin

City Ballet School Parent

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

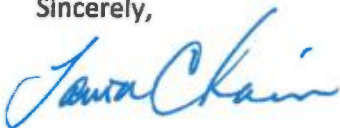
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Sincerely,



City Ballet School Parent

September 19, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street Development

Dear Commission President,

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Sincerely,

*Tiara Chaim-White*

September 19, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street Development

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Sincerely,

A handwritten signature in black ink, appearing to be 'RH', with a long horizontal line extending to the right.

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,

A handwritten signature in black ink, appearing to read "Gallagher", written in a cursive style.

City Ballet School Parent

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street -- City Ballet School

Dear Commission President,

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Sincerely,

A handwritten signature in blue ink, appearing to read "J. [unclear]", written over a horizontal line.

City Ballet School Parent

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

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City Ballet School Parent

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

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Sincerely,



City Ballet School Parent



September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,

A handwritten signature in black ink, appearing to be 'C. Hillis', written in a cursive style.

City Ballet School Parent

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

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Sincerely,

A handwritten signature in black ink, appearing to be a stylized 'J' or 'K' followed by a horizontal line.

City Ballet School Parent

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School


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Sincerely,

City Ballet School Parent

CRISTINA RAMIRAN  


September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,

City Ballet School Parent

A handwritten signature in black ink, appearing to be 'J. Hillis', written in a cursive style.

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,



City Ballet School Parent

Brian Chew

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,

  
Annette Garza-Meilandt  
City Ballet School Parent

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,

City Ballet School Parent

A handwritten signature in black ink, appearing to read "Richard Hillis", written over a light blue horizontal line.

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,

A handwritten signature in purple ink that reads "Gordon Salvador". The signature is written in a cursive, flowing style.

City Ballet School Parent



September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,



City Ballet School Parent

Stephen Morris

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,

Jennie O'Brien  


City Ballet School Parent

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

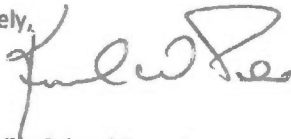
Re: 30 Otis Street – City Ballet School\_

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Sincerely,

A handwritten signature in black ink, appearing to read "Julie W. [unclear]". The signature is written in a cursive style with a large, stylized initial.

City Ballet School Parent

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Everyone affiliated with the Ballet School is excited for the new dance studios and theater space for performances. I love that the entry of the school and theater will open onto a new public plaza that the project is building through an In-Kind Agreement. Please approve the project as proposed without delay so that the new school can open for the 2020 school year.

Sincerely,

*Brenda M. McConathy*  
*Brenda M. McConathy*

City Ballet School Parent

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

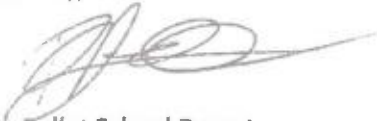
Re: 30 Otis Street – City Ballet School

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Sincerely,

A handwritten signature in black ink, appearing to be a stylized name, possibly "Jo" or "Joanna", written over a horizontal line.

City Ballet School Parent

September 13, 2018

Commission President Rich Hillis  
San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

Re: 30 Otis Street – City Ballet School

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City Ballet School Parent

Jeff McConathy

September 13, 2018

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San Francisco Planning Department  
1650 Mission Street - Suite 400  
San Francisco, CA 94103

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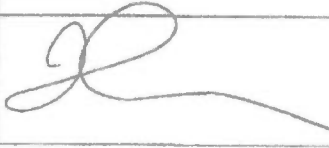
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City Ballet School Parent

T. Chrusieko

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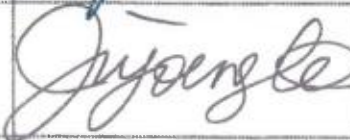

#	Name / Company	Address	Contact Number	Email	Signature
1	Gina Smith GINA SMITH	2433 Filbert St S.F., CA	415-567-2490	ginaharveysmith@ast.com	Gina Smith
2	T. Christine Ko	241 Hartford St SF CA 94114	415-292-4320	teko@yahoo.com	
3	Brenda McConathy	262 30th St SF, CA 94131	415-206-1068	gobrenda@msn.com	Brenda McConathy
4	ROBERT SALVADOR	472 34 <sup>TH</sup> AVE	415 602 - 2446	CAROLINEKAI@YAHOO	Robert Salvador
5	CRISTINA RABIAN	8042 IGLESIA DR RUBEN CA 94568	(408) 509 0836	ERISRABIAN@gmail.com	Cristina Radian



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#	Name / Company	Address	Contact Number	Email	Signature
6	Kathryn Patsel	109 Berendos Ave, Pacifica, CA 94044	415-312-3054	Katiagenieve@gmail.com	
7	Sabella Mills	1712 48 <sup>th</sup> Avenue, San Francisco, CA 94122	206-660-1593	Sabellarosemills@gmail.com	
8	Meredith Page	16 Kim Court Martinez, CA 94553	(603) 867-6553	merry lindbrook@gmail.com	
9	Daltrey Schmidt	1 Baltusrol Way Moraga CA 94556	530-433-1082	daltreyschmidt@gmail.com	
10	Matisse D'Alorsio	401 College Ave SF CA 94112	(415) 987-1742	matisse.dalorsio@icloud.com	
11	Amara Weber	601 Lancaster Blvd Moss Beach, CA 94038	(650) 563-9384		



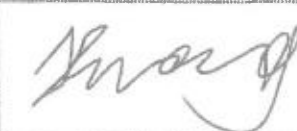


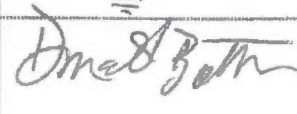
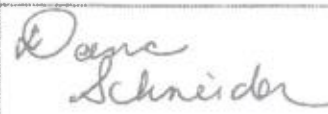
12	Nicole Townsend	577 dambog Drive 95135	408-264-5088	<del>irisdownsend@aol.com</del> irisdownsend@aol.com	
13	Makena Malinso	3380 Napoli Loop, San Jose, CA, 95135	408-402-1001	makenadancer23@gmail.com	
14	ARI LEVINE	400 Yerba Buena Ave.	415-305-4924	arilevinef@gmail.com	
15	Chelsea Blain	174 San Carlos St San Francisco, CA 94110	415-361-0335	casblair@gmail.com	
16	Lisa Kondrich	48 Corte De Rosas, Moraga, CA	925-247-4955	lkondrich@gmail.com	
17	Blair Mendes	2601 Lyon St., SF, C.A.	415-480-9426	BlairM.2021@International sf.org	
18	Maja Rose	3931 Pacheco SF, CA	412 841 6773	majarosedesigns@ gmail.com	
19	Ji Young Lee	2782 Diamond St S.F. CA	510 552-6864	jiyounglee@me.com	
20	Juliet Petter	1 Eagle Rock road Mill Valley CA.	415-342-1289	Julietrose@a icloud.com	

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#	Name / Company	Address	Contact Number	Email	Signature
21	 BRIAN CHEW	2636 JUDAH #214 SF CA 94122	415 516 2060	me@brianchew.org	
22	Zoey Chew	2138 26th Ave SF 94116	415-806 -7327	zochev@s.sfusd.edu	
23	John A Richtman	521 Wayland St SF CA 94134		JARIC#AND53@ hotmail.com	
24	Ella Schmidlin	1291 noe st SF CA 94114	310-922- 6998		
25	Ken Patsel	2135 SUTTER ST SAN FRANCISCO CA 94115	415 845-8122	Kenpatsel@gmail.com	
26	Jennie O'Brien	49 Woodland Ave SF CA 94117	415.601.0201	Jenniebrien99@ gmail.com	

September 2018





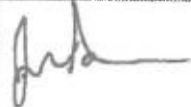


27	Tim O'Brien	49 Woodland Ave SF CA 94117	415 254-8200	Timobrien26@gmail.com	
28	Hank Lichtmacher	143 PARNASSUS AVE SF CA 94117	415-0626 (415)	hlichtmacher@gmail.com	
29	Richmond Salvador	472 <del>34th</del> Ave SF CA	415-290-4152	20salvador@ndvsf.org	
30	Daniel Bales	580 Pennsylvania AVE	628-999 -7812	danielobales@ixd.com	Daniel
31	Andrew Kondrich	48 Corte De Rosas	925-461- 7004	andrank1@stanford.edu	
32	Caroline Miller	5 Charlton Ct. S.F. CA	415-994-1669	20crown@ndrsf.org	
33	Antonia Miller	5 Charlton Ct. S.F. CA	415-994-1669	antoniamiller11@gmail.com	<u>Antonia</u>
34	Donald Buttan	901 Rockdale Dr. SF, CA 94127	408-568-7358	donald-buttan@yahoo.com	
35	Dana Schneider	35 Skylonda Dr. Woodside, CA 94062	970-402- 9500	dschneider804@gmail.com	

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#	Name / Company	Address	Contact Number	Email	Signature
36	Nikolai Kabaniaev	725 Tampeco Walnut Creek CA 94598	(925) 788-4332	iamnikolai@ comcast.net	
37	ALAIN JEMEULENAERE	869 HAYES ST SAN FRANCISCO CA 94117	(415) 5834526	alain.jemeulenaere @numeca.com	
38	Jonathan Lichtman	143 Parnassus Ave SF 94117	(510) 882- 6947	jlichtman@ gmail.com	
39	Liza Geary	143 Parnassus Ave, SF, CA 94117	415-378- 7120	gearylicht@ gmail.com	
40	Alex Coaric	1235 B Ransel Ct. San Francisco CA 94129	619 618 6304	acoaric@gmail.com	
41	Chris Mommens	50 Perine Place SF CA 94115	415 713 6586	chrisdivechro@ gmail.com	






September 2018

42	Jenna Walker	737 Cole St. San Francisco, CA 94117	917-836-3676	jpulcini@gmail.com	
43	Ken Wingard	70 Potomac SF CA 94117	415-225-5033	KRWINGARD@WAC.COM	
44	Shreya Ramchandra	400 Bell St. Apt. 614 SF, CA 94115	415 630-0120	Shreyaramchandra@msn.com	
45	Jiaochi Huang	718 London Street	415-871-6183	JiaochiHuang	JH
46	Lawrence Mendenthal	1 Letterman Dr. SF, 94129	415-426-6321	—	
47	Jackson Mitchell	670 Butterfield Rd	415-717-6208	jacksonmitchell59@gmail.com	
48	Roshan Pancha	809 Francisco St	415-735-8103	Rpancha@icloud.com	RYPancha
49	Johanna Varma-Chen	1998 Broadway SF 94109	415.305.3930	Johanna@gmail.com	
50	Balendra Varma-Chen	1998 Broadway SF 94109	415.305.3930	Balendra@gmail.com	

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#	Name / Company	Address	Contact Number	Email	Signature
51	Naomi Cohen	811 Clayton St. 94117 SF, CA	415-996-5094	19naomi@gatewayhigh.net	
52	Claire Churchill	3504 Walnut Ave Concord CA 94519	925-765-8067	Claire.Churchill@adwitschools.org	
53	AURORA Chernis	2750 36 <sup>th</sup> Ave San Francisco, CA 94116	415-240-2363	rorygrace@gmail.com	
54	Simone Sarte	35 Carl St SF CA 94117	(415)-664-4703	sjsarte1@gmail.com	
55	Sasha Lieberman	84 South Park St SF CA 94107	(415) 310-5473	sasha@sashalieberman.com	
56	Annette Garza-Meiland	22 Driftwood Ct Pacifica CA 94044	415 305 6647	agmeiland@gphotos.com	

57	Alexander Patsel	109 Berandos Av. Pacifica, CA 94044	415-225-3002	sa the 8 patsel@gmail	
58	Tiana Chacón-White	3500 Market St. CA	(415) 351-8334	tianalwhite@gmail.com	Tiana Chacón-White
59	Samuel Morris	441 8th Ave.	415-609-1023	Samorris. @gmail.com	Sam
60	Ezra Corliss	1507 Dolores Street	415-568-6899	ezracorliss@gmail.com	Ezra
61	CAROLYN CHIN	10477 MAGDALENA LOS ALTOS HILLS CA	650-776-0781	mangopod@hotmail.com	
62	Scarlett Sarté	35 Carl St	415-664-4703	scarlettsarté@gmail.com	SCARLETT
63	Ruzana Iremashvili	1812 Trinity ave Walnut Creek.	(561) 932-5657	rveret@yahoo.com	
64	UIANA ROJINSKY	153 Ripley SF, CA 94110	(415) 444-6328	piratick@gmail.com	
65	Ilise Peltzer	1 EagleRak Mill Valley CA 94941	415 342-1299	ilise@obolobor.com	






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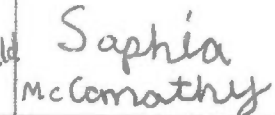


#	Name / Company	Address	Contact Number	Email	Signature
66	Shelley Schmidtlin	1291 Noe St. SF, CA 94114	(310) 922- 6998	shelleyschmidtlin@gmail.com	
67	Jeremy Hagen	2065 LaRabyn Wy Yuba City CA 95995	(530) 845- 0007	jeremyhagen13@comcast.net	
68	Cal White	3500 Market #302 San Francisco 94131	(415) 503-7987	gabrielkudrite@gmail	
69	Tania Chai	3500 Market St. #302 SF, CA 94131	(415) 503-7986	tania_chai@yahoo.com	
70	Cristina Cruz	3670 Tassell Foster City CA 94404	650 345-9804	UCRozco800@aol.com	
71	Carrie DeBlasio	752 Cayuga Ave SAN FRANCISCO CA	415 425 2050	cdeblasio@mac.com	

September 2018

72	Fiona McGRATH- PANCHHA	809 FRANCISCO ST. SF CA 94109	415 516-5163	IRISHFEE@ gmail.com	Mifancha
73	Bing Yan	41313 Norman Ct. Fremont, CA 94539	510-579- 8841	belindayan99@ gmail.com	Yan Bing
74	Philipp Jesenko	335 Berry St #302 SF, CA 94158	(415)4508115		
75	KATHUKEN BOST	216 MARILLAN SAN FRANCISCO, CA	415.359. 3063	KATHUKENE KATHUKENBOST.COM	
76	Rebecca Weber	601 Lancaster Blvd. Mass Beach, CA 94038	650-534-4735	letsawebers@yahoo. com	Rlll
77	Milo Demeulender e	869 Hayes	415-860 0818	intothe'doll house@gmail.com	
78	Rich Levine	400 Yerba Buena Ave SF CA 94127	415-519-1034	levinesf@comcast.net	
79	Nancy Levine	"	650-238- 4196	levinesf@gnad. com	Nancy Levine
80	Naoko Katakami- Koch	435 Dolores St. S.F., CA 94110	415- 795-3237	NKatakami@ outlook.com	

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#	Name / Company	Address	Contact Number	Email	Signature
81	Gareth Maher	752 Cayuga Ave	415-425-497	gar.maher@gmail.com	
82	Sabine O'Brien	49 Woodland	415 601 0201	beaniebomb00	
83	Kyra Orozco-Davey	18721 Kosich Dr.	408-772-1122	Kyrozoga@icloud.com	
84	Sophia McConathy	262 30 <sup>th</sup> Street	415-279-4764	Sophia.battering@icloud.com	
85	Kate Vercellino	35 Roselyn Terrace	(415) 987-1317	katevercellino@gmail.com	
86	Payton Chew	2636 Judah Street 214	(415)-516 2060	mc@brian-chew.org	

87	Tomie Ishimatsu	677 bucher Ave 95001	1(408) 931-6411	kniettaia@gmail.com	Tomie Ishimatsu
88	Uma Petzke	35 Kathleen Ct Pacifica CA 94024 US	415-653-9250	puma955@icloud.com	UMP
89	Anastasia Hoppe	2226 Clay Street SF CA 94115 USA	415-650-9486	anidancer@gmail.com	stap
90	Genevieve Smith	2433 Filbert Street 94123	415-567-2490	genevieve.smith201@gmail.com	gsmith
91	Ana Cisneros	3369 Jackson St SF 94118	4158964989	racisneros@comcast.net	Ana
92	Ray Cisneros	3369 Jackson St SF 94118	415894989	racisneros115@gmail.com	
93	Safi Cisneros	3369 Jackson St SF 94118	4088160851	safi.5281@icloud.com	Safi Cisneros
94	Celeste Cisneros	3369 Jackson St SF 94118	4088160852	celestemcisneros@gmail.com	Celeste Cisneros
95	Kian Manghise	10477 Magdalena Rd.	650-716-0905	Kmanghise02@gmail.com	Kian Manghise

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#	Name / Company	Address	Contact Number	Email	Signature
96	Kyuzwa Win	141 Adwin Ave	(680) 996-7979	kyuzwawin@prada.com	Kyuzwa Win
97	KARL PETZKE	455 Mariposa St	415 626 5979	kp@karlpetzke.com	KP
98	Margaret Tappan	639 Baker St	415-317-3176	mtappan@me.com	Margaret Tappan
99	Kimberly Davey	18791 Mosick Dr. Saratoga CA 95070	408 772-1122	scunim@yahoo.com	Kimberly Davey
100	Natalia Thompson	20 Mendocino Lane Novato, CA	415-828-9878	nataliatpennato@gmail.com	Natalia
101	Emma Johnson	639 Baker St.	415-440-0648	mtappan@mac.com	Emma Johnson

September 2018

PROP M ALLOCATION PROCESS: 6/6/19

- Current DCP Staff intent is to recommend just three projects for Prop M allocations by 10/15 (the annual Prop M increase date).
- Those three would receive 2,581,000 ft out of the 2,892,466 ft now available.
- More than ½ of that goes to just one development, 1,400,000 ft for the Flower Mart project.
- Four other Central SOMA office developments will be delayed for years as a result of this approach. Plus the Transbay Parcel F/affordable housing development, the approved India Basin Project, and several others now in the “pipeline”.
- **In Fact, it will take at least 11 years for all the currently approved/pending office developments in San Francisco to get Prop M allocations as they are now proposed!**
- **But DCP Staff has NOT provided any long-term projections for how all pending SOMA and City office developments will ultimately get Prop M allocations, starting with its current intentions for this year. That is unbelievably irresponsible.**
- It is not difficult to do this – it’s a simple Excel chart. TODCO has prepared such a projection (attached) to show how the current DCP Staff proposal might actually work out over the next 10+ years. Anyone could do this to evaluate alternative scenarios.
- Obviously, the DCP Staff does not want anyone to even know about any such alternative scenarios. They just want to “stack the deck”!
- But for any “Planning Commission” to decide how to proceed now without fully understanding these long-term ramifications of their choices would be a dereliction of its duty.
- **Any decision about how to proceed to allocate Prop M office approvals must wait until the DCP Staff PUT ALL THE FACTS ON THE TABLE FOR PUBLIC REVIEW!!**

LARGE PROJECT PROP M NOW	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Allocation Balance Carryover		311,466	(409,534)	115,466	(1,697,534)	(822,534)	(697,534)	12,466	1,466	77,466
Annual Addition On 10/15		875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000
Allocation Balance Available	2,892,466	1,186,466	465,466	990,466	(822,534)	52,466	177,466	887,466	876,466	952,466
PIPELINE PROJECTS CITYWIDE										
PENDING										
2 Henry Adams										
1800 Mission Armory										
542 Howard Transbay (Hines)		275,000								
India Basin									209,000	
PRE-APPLICATION										
1201 Illinois Power Plant										
Recology									590,000	590,355
PORT/OTHER DEVELOPMENTS										
UCSF Missio Bay HQ										
Pier 70 (Brookfield)		450,000		825,000		750,000				
Mission Rock (Tishman)		450,000		950,000						
PIPELINE/PRE-APPLICATION										
PROJECTS CENTRAL SOMA										
598 Brannan (Tishman)	711,000							211,000		
400 Second (Vassar)		421,000								
610 Brannan (Kilroy)	1,400,000							460,000		170,000
725 Harrison (Boston)				550,000				215,000		
505 Brannan Phase 2 (TMG)							165,000			
88 Bluxome (TMG)	470,000			363,000						
490 Brannan (Strada)			350,000							
SUBTOTAL CENTRAL SOMA	2,581,000	421,000	350,000	913,000	0	0	165,000	886,000	0	170,000
TOTAL PROP M DEMAND	2,581,000	1,596,000	350,000	2,688,000	0	750,000	165,000	886,000	799,000	760,355
Allocation Balance Remaining	311,466	(409,534)	115,466	(1,697,534)	(822,534)	(697,534)	12,466	1,466	77,466	192,111



Received at CPC Hearing

C. Teague

6/6/19

## Prioritizing San Francisco's water supply

By Peter Drekmeier  
August 16, 2018

Results from a recent public opinion poll commissioned by the Tuolumne River Trust were clear — San Franciscans conserve water largely to benefit the environment, and dramatically less so to enable more commercial development.

Of the 400-plus voters surveyed, 93 percent said they conserved water during the recent drought. Of those, 94 percent said improving the environment was a motivating factor, with 71 percent citing environmental concerns as playing a major role.

When asked if they would be more likely to conserve water if they knew it benefitted the environment, 72 percent responded yes. Conversely, only 21 percent said they would be more likely to conserve if it only enabled more development.

Unfortunately, the water we conserved during the recent drought did not benefit the environment. Instead, the San Francisco Public Utilities Commission, which manages the Hetch Hetchy Water System, hoarded it behind dams, only to have to “dump” it during last year's storms when all of its reservoirs were full.

The Tuolumne River, which fills the Hetch Hetchy Reservoir, experienced one excessive year of high flows at the expense of five terrible years.

The survey also revealed a clear distinction between support for housing versus commercial development. 88 percent were supportive of creating more affordable housing, and 69 percent supported the creation of more market-rate housing. Only 40 percent were supportive of creating more office space.

Water is a limited resource, and San Francisco officials need to be more strategic in how it is allocated. Unfortunately, the trend of adding jobs much faster than housing is placing a huge burden on our community. As reported in the Examiner, according to the Planning Department's Housing Balance report published in May, about 154,000 jobs were created in San Francisco between 2009 and 2016, but only 25,600 homes were added in a similar time period between 2007 and 2016. Not only did this exacerbate the housing crisis and traffic gridlock, it also hardened demand on water from the Tuolumne River.

The SFPUC now opposes the Bay Delta Water Quality Control Plan, which is overseen by the State Water Resources Control Board. The Plan is being updated to help restore the Bay-Delta estuary and rivers that feed it by improving instream flows. The SFPUC's opposition is based largely on its perceived need to accommodate a rapid increase in



commercial development in the coming years — a vision that is not embraced by a vast majority of San Francisco voters.

When asked about Plan Bay Area — a government-initiated roadmap that forecasts the addition of 1.3 million new jobs and 2 million more people to the Bay Area between 2010 and 2040 — 85 percent of those who had an opinion believed Plan Bay Area would make their quality of life worse.

A good example of misplaced development priorities is the Flower Mart Project, which is part of the Central SoMa Plan. This single project would create 8,000 new jobs without producing a single unit of housing.

The SFPUC's Water Supply Assessment for the Flower Mart Project makes it clear that the water we conserve will be needed to enable this and other major development projects. The document states, "The ability to meet the demand of the retail customers is in large part due to development of 10 mgd [million gallons per day] of local [water] supplies, including conservation, groundwater, and recycled water."

In other words, we are being asked to conserve water, drink groundwater and support recycled water to facilitate more commercial development.

The way the SFPUC manages our water supply is clearly out of sync with the environmental values of its constituents. 97 percent favored protection of San Francisco Bay, and 92 percent supported restoration of the Tuolumne River.

One would think we could just elect SFPUC Commissioners who are more responsive to their constituents. However, unlike every other major water agency in the Bay Area, the SFPUC Commissioners are appointed by the Mayor, so there's little public input.

When asked if they would favor changing the way the SFPUC Commissioners are appointed, more than twice as many people favored making them elected positions.

*Peter Dreke is policy director for the Tuolumne River Trust.*

6/6/17

Received at CPC Hearing

R. Queen

## General Principles

- Central SoMa Plan envisions almost 9,000 units – 33% affordable
- All affordable housing and fees must be spent in SoMa
- Bulk of fees to support 100% affordable housing come from Jobs-Housing Linkage Fees generated by large, key-site office projects
- Housing Sustainability District provides that a project with on-site inclusionary will receive 120-day ministerial approval, provided that prevailing wage or skilled and trained workforce provisions are in place
- Funding for Small Sites Program (to stabilize at-risk rent controlled buildings in SoMa) is also desired.

## Projected available sites for affordable housing development in SoMa

• 801 Brannan St.	150 Units
• 5 <sup>th</sup> and Howard	200 Units
• 88 Bluxome	105 Units
• 160 Frelon	85 Units
• 725 Harrison	140 Units
• Flower Mart offsite parcel	90 units
• "Small Sites" (at-risk rent-controlled units)	50 Units
<b>TOTAL</b>	<b>820 units</b>

12/12/14  
S. Johnson

## Available Ctrl. SoMa Housing Fees from Key Sites

- **Total estimated fees (JHL and In-Lieu) from key sites: \$211 M**
- Projected funds availability (assuming projects begin construction 1 year after entitlements):
  - 2020: \$170 M
  - 2022: \$23 M
  - Post 2022: \$18 M

# Estimated Development Schedule

## Units open in 2023:

801 Brannan

5<sup>th</sup> and Howard

160 Frelon

725 Harrison

Small Sites

## Units open in 2025

Flower Mart Offsite Parcel

88 Bluxome

# Questionnaire and Results

## CALIFORNIANS AND THEIR GOVERNMENT

May 19–28, 2019

1,713 California Adult Residents:

English, Spanish

MARGIN OF ERROR  $\pm 3.3\%$  AT 95% CONFIDENCE LEVEL FOR TOTAL SAMPLE  
 PERCENTAGES MAY NOT ADD TO 100 DUE TO ROUNDING

1. Overall, do you approve or disapprove of the way that Gavin Newsom is handling his job as governor of California?
 

45%	approve
29	disapprove
26	don't know
2. Do you approve or disapprove of the way that Governor Newsom is handling the issue of wildfire prevention and response in California?
 

44%	approve
24	disapprove
32	don't know
3. Do you approve or disapprove of the way that Governor Newsom is handling the PG&E bankruptcy and utilities' responsibilities for wildfire damage costs?
 

32%	approve
30	disapprove
38	don't know
4. How concerned are you about rising electricity bills because of utilities' responsibilities for wildfire damage costs? Are you very concerned, somewhat concerned, not too concerned, or not at all concerned?
 

41%	very concerned
37	somewhat concerned
13	not too concerned
8	not at all concerned
1	don't know
5. Overall, do you approve or disapprove of the way that the California Legislature is handling its job?
 

39%	approve
44	disapprove
17	don't know
6. Turning to economic conditions in California, do you think that during the next 12 months we will have good times financially or bad times?
 

44%	good times
47	bad times
9	don't know
7. How would you rate your own personal financial situation? Would you say you are in excellent shape, good shape, only fair shape, or poor shape financially?
 

8%	excellent
35	good
38	only fair
18	poor
1	don't know
8. Does the cost of your housing place a financial strain on you and your family today?
 

52%	yes
47	no
1	don't know

Next, do you favor or oppose these state government proposals to provide more affordable housing in your part of California?

[rotate questions 9 to 11]

9. How about reducing state government regulations by changing CEQA—the California Environmental Quality Act?

- 47% favor
- 30 oppose
- 24 don't know

10. How about requiring local governments to approve a certain amount of new housing development before they can receive state funding for their local transportation projects?

- 61% favor
- 31 oppose
- 8 don't know

11. How about requiring local governments to change the land-use zoning for new development from single-family housing to multi-family housing near mass transit and job centers?

- 62% favor
- 30 oppose
- 8 don't know

Next,

12. Do you think the state budget situation in California—that is, the balance between government spending and revenues—is a big problem, somewhat of a problem, or not a problem for the people of California today?

- 45% big problem
- 36 somewhat of a problem
- 12 not a problem
- 7 don't know

13. Governor Newsom recently released a revised budget plan for the next fiscal year that includes \$147 billion in general fund spending. The proposed budget will increase spending on K–14 and higher education and health and human services. The plan includes \$4 billion to eliminate budgetary debts and reverse the deferrals of the past decades. The plan includes \$1.8 billion in additional funds to bring the rainy day fund to \$16.5 billion dollars. In general, do you favor or oppose the governor's budget plan?

- 62% favor
- 29 oppose
- 3 have not heard anything about the budget (*volunteered*)
- 6 don't know

14. In his revised budget plan, Governor Newsom proposes \$1 billion to address homelessness. The plan allocates \$650 million in one-time spending to local governments for homeless emergency aid, \$150 million for mental health programs, and \$120 million for programs which coordinate housing and health and social services. Do you favor or oppose this proposal?

- 74% favor
- 23 oppose
- 3 don't know

15. How much of a problem is homelessness in your part of California? Is it a big problem, somewhat of a problem, or not much of a problem?

- 63% big problem
- 23 somewhat of a problem
- 13 not a problem
- don't know

16. Changing topics, do you think parents should be required to vaccinate their children for diseases like measles, mumps, and rubella, or do you think parents should be able to decide whether or not to vaccinate their children?

- 73% should be required
- 26 should be able to decide
- 2 don't know

17. In general, how safe are vaccines given to children for diseases like measles, mumps, and rubella—very safe, somewhat safe, not very safe, or not safe at all?

- 62% very safe
- 27 somewhat safe
- 4 not very safe
- 3 not safe at all
- 4 don't know

18. How concerned are you that the recent outbreak of measles will become more widespread—very concerned, somewhat concerned, not too concerned, or not at all concerned?

- 43% very concerned
- 36 somewhat concerned
- 13 not too concerned
- 7 not at all concerned
- 1 don't know

Next,

19. How much of a problem are violence and street crime in your local community today—a big problem, somewhat of a problem, or not much of a problem?

- 27% big problem
- 36 somewhat of a problem
- 37 not much of a problem
- 1 don't know

20. How would you rate the job your local police are doing in controlling crime in your community—excellent, good, fair, or poor?

- 25% excellent
- 40 good
- 27 fair
- 8 poor
- 1 don't know

21. Do you think the police in your community treat all racial and ethnic groups fairly almost always, most of the time, only some of the time, or almost never?

- 30% almost always
- 31 most of the time
- 20 only some of the time
- 9 almost never
- 4 always (*volunteered*)
- 1 never (*volunteered*)
- 5 don't know

Changing topics,

22. Overall, do you approve or disapprove of the way that Donald Trump is handling his job as president?

- 34% approve
- 61 disapprove
- 4 don't know

23. Overall, do you approve or disapprove of the way the US Congress is handling its job?

- 30% approve
- 63 disapprove
- 7 don't know

24. As you may know, Special Counsel Robert Mueller has completed his investigation of possible collusion between Trump's 2016 presidential campaign and Russia. From what you have heard or read about it, do you think the Mueller investigation cleared Trump of all wrongdoing, or did it not clear him of all wrongdoing?

- 30% cleared Trump of all wrongdoing
- 57 did not clear Trump of all wrongdoing
- 13 don't know

25. Based on what you know, do you think Congress should or should not begin impeachment proceedings that could lead to Trump being removed from office?

- 49% should begin impeachment proceedings
- 45 should not begin impeachment proceedings
- 6 don't know



On another topic,

**26. Given what you have heard or read, do you think interference by Russia undermined the legitimacy of the 2016 presidential election, or did it not rise to that level?**

- 42% undermined legitimacy
- 47 did not rise to that level
- 11 don't know

**27. Do you think possible interference by Russia and other countries does or does not threaten the legitimacy of the 2020 presidential election?**

- 54% does threaten
- 38 does not threaten
- 9 don't know

On another topic,

*[rotate questions 28–30; always ask question 29 after question 28]*

**28. How important is participating in the US Census in 2020? Would you say this is very important, somewhat important, not too important, or not at all important?**

- 75% very important
- 19 somewhat important
- 3 not too important
- 2 not at all important
- 2 don't know

**29. How concerned are you, if at all, that the Census Bureau will not keep answers to the 2020 Census confidential—extremely concerned, very concerned, somewhat concerned, not too concerned, or not at all concerned?**

- 13% extremely concerned
- 20 very concerned
- 30 somewhat concerned
- 18 not too concerned
- 17 not at all concerned
- 2 don't know

**30. How important is voting in elections in 2020? Would you say this is very important, somewhat important, not too important, or not at all important?**

- 89% very important
- 7 somewhat important
- 2 not too important
- 3 not at all important
- don't know

**31. Next, some people are registered to vote and others are not. Are you absolutely certain that you are registered to vote in California?**

- 71% yes *[ask q31a]*
- 29 no *[skip to q32b]*

**31a. Are you registered as a Democrat, a Republican, another party, or are you registered as a decline-to-state or independent voter?**

- 43% Democrat *[ask q32]*
- 24 Republican *[skip to q32a]*
- 5 another party *(specify) [skip to q33]*
- 28 independent *[skip to q32b]*

**32. Would you call yourself a strong Democrat or not a very strong Democrat?**

- 66% strong
- 31 not very strong
- 3 don't know

*[skip to q33]*

**32a. Would you call yourself a strong Republican or not a very strong Republican?**

- 66% strong
- 31 not very strong
- 3 don't know

*[skip to q33]*

**32b. Do you think of yourself as closer to the Republican Party or Democratic Party?**

- 27% Republican Party
- 39 Democratic Party
- 23 neither *(volunteered)*
- 11 don't know

On another topic,

33. *[likely voters only]* How closely are you following the news about candidates for the 2020 presidential election—very closely, fairly closely, not too closely, or not at all closely?

- 21% very closely
- 33 fairly closely
- 27 not too closely
- 18 not at all closely
- don't know

*[question 34 not asked]*

35. *[likely voters only]* Which of the following is more important to you in a presidential candidate *[rotate]* (1) experience and a proven record *[or]* (2) new ideas and a different approach?

- 52% experience and a proven record
- 39 new ideas and a different approach
- 6 both *(volunteered)*
- 3 don't know

35a. *[likely voters only]* If the 2020 presidential election were held today, would you definitely vote to reelect Donald Trump, probably vote to reelect Trump, probably vote for someone else, or definitely vote for someone else?

- 24% definitely vote to reelect Donald Trump
- 10 probably vote to reelect Trump
- 8 probably vote for someone else
- 57 definitely vote for someone else
- 1 don't know

35b. *[Democratic likely voters and independents who lean Democratic only]* What's more important to you—that Democrats nominate the presidential candidate *[rotate]* [1] whose positions on the issues come closest to yours, or the candidate [2] who seems most likely to defeat Donald Trump in November 2020?

- 42% the presidential candidate whose positions on the issues come closest to yours
- 48 the candidate who seems most likely to defeat Donald Trump
- 6 both *(volunteered)*
- 4 don't know

36. Next, would you consider yourself to be politically:

*[read list, rotate order top to bottom]*

- 15% very liberal
- 19 somewhat liberal
- 31 middle-of-the-road
- 20 somewhat conservative
- 14 very conservative
- 2 don't know

37. Generally speaking, how much interest would you say you have in politics—a great deal, a fair amount, only a little, or none?

- 22% great deal
- 38 fair amount
- 30 only a little
- 9 none
- don't know

*[d1–d15 demographic questions]*

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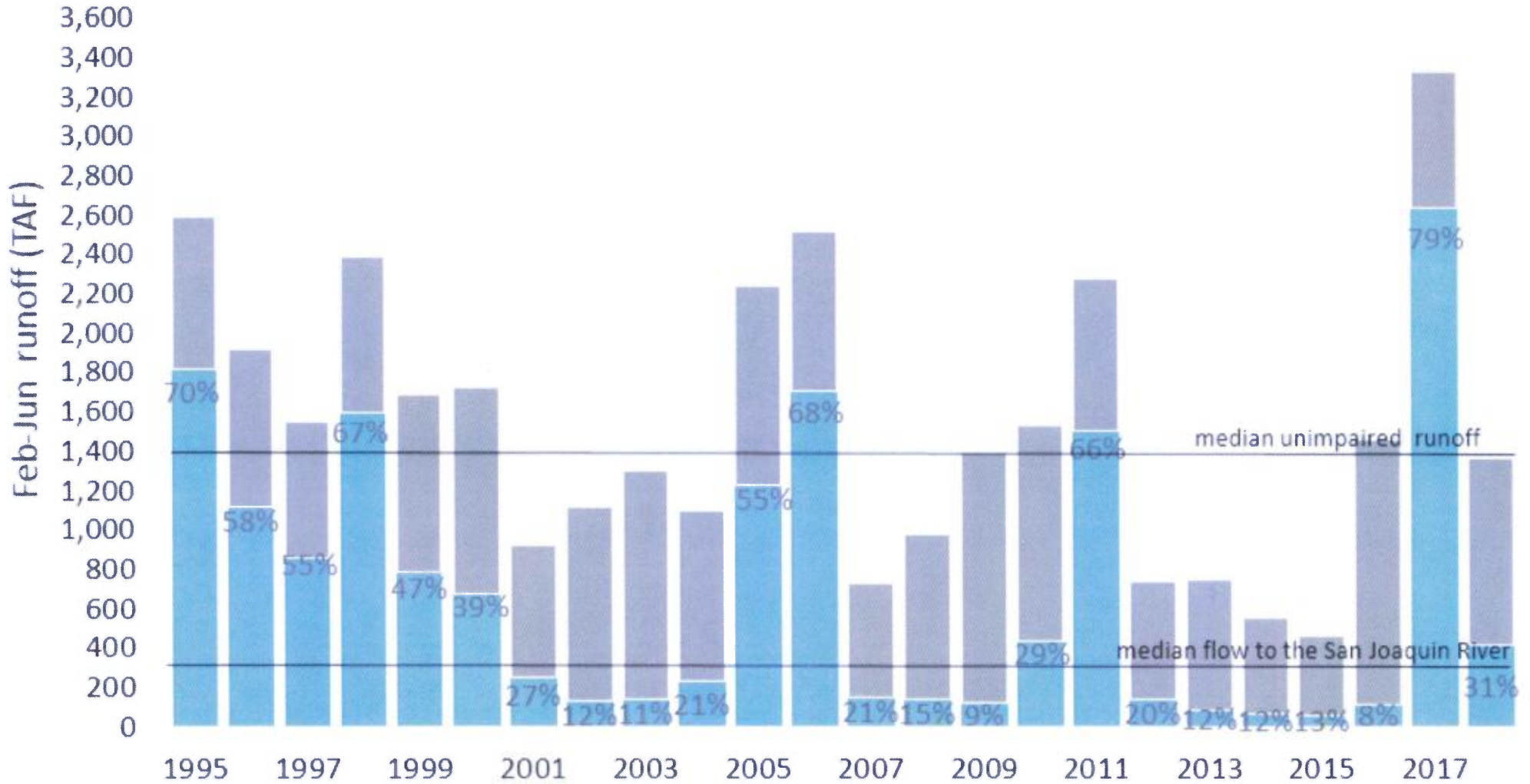
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PUBLIC POLICY  
INSTITUTE OF CALIFORNIA

**25 YEARS**

# Tuolumne River

Flow remaining in the river    Diverted



## Housing Policy

Housing has emerged as an issue of great importance, as high costs and limited supply cause problems for many Californians. In addition to half of Californians saying the cost of housing places a financial strain on them and their family, our March survey report found that 68 percent of Californians say housing affordability is a big problem in their part of the state. What do Californians think about policy proposals aimed at increasing the supply of affordable housing? Just under half of Californians (47%) favor reducing state regulations by changing the California Environmental Quality Act (CEQA); 24 percent are unsure. Six in ten Californians (61%) support requiring local governments to approve new housing before receiving transportation funding. A similar share (62%) favor requiring local governments to change zoning for new development from single to multi-family housing near transit or job centers.

**“Next, do you favor or oppose these state government proposals to provide more affordable housing in your part of California? How about...?”**

<i>All adults</i>	Reducing state regulations by changing CEQA	Requiring local governments to approve new housing before receiving transportation funding	Requiring local governments to change zoning for new development from single to multi-family housing near transit/job centers
Favor	47%	61%	62%
Oppose	30	31	30
Don't know	24	8	8

Republicans and independents are more likely to be in favor of changing CEQA than Democrats. Across regions, Inland Empire and Central Valley residents are more likely than those in other regions to express support. In contrast, Republicans are less likely than Democrats to favor tying transportation funds to new housing and to favor changing zoning for new development near transit or job centers. Majorities across regions as well as age and education groups favor tying transportation funds to new housing. Majorities across regions and demographic groups favor changing zoning laws. Homeowners are less likely than renters to favor CEQA changes (40% to 54%), tying transportation funds to new housing (50% to 71%), and changing zoning laws (51% to 72%). Support for all three proposals is higher among Latinos and African Americans than among Asian Americans and whites.

**“Next, do you favor or oppose these state government proposals to provide more affordable housing in your part of California? How about...?”**

<i>% Favor</i>		Reducing state regulations by changing CEQA	Requiring local governments to approve new housing before receiving transportation funding	Requiring local governments to change zoning for new development from single to multi-family housing near transit/job centers
All adults		47%	61%	62%
Party	Democrats	38	63	74
	Republicans	49	48	36
	Independents	50	53	57
Region	Central Valley	53	56	62
	Inland Empire	59	66	61
	Los Angeles	46	65	60
	Orange/San Diego	40	55	65
	San Francisco Bay Area	40	61	64

Hearing Date: Thursday, June 6, 2019  
 Time: Not before 1:00 PM  
 Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400  
 Case Type: Large Project Authorization  
 Hearing Body: Planning Commission

PROJECT INFORMATION	APPLICANT INFORMATION
Project Address: 344 14 <sup>th</sup> Street	Applicant: Jody Knight
Cross Street(s): Stevenson & Woodward	Company: Reuben, Junius & Rose LLP
Block /Lot No.: 35321013	Applicant Address: One Bush Street, Ste. 600
Zoning District(s): UMUI58-X	City, State: San Francisco, CA 94104
Area Plan: Mission (EN)	Telephone: 415.567.9000
Record Number: 2014.0948ENX	E-Mail: jknight@reubenlaw.com

PROJECT DESCRIPTION

The proposal is for a Large Project Authorization (LPA), pursuant to Planning Code Section (PC) 329, for the Project proposing new construction of a 78-foot tall, 7-story mixed-use building (measuring approximately 84,850 gross square feet (gsf)) with ground floor retail and residential on the second through seventh floors. The Project would construct a total of 62 dwelling units and 5,725 square feet of ground floor commercial, and 63 Class 1 bicycle parking spaces. The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65924) and proposes waivers for: 1) rear yard (PC 134), 2) usable open space (PC 135), and 3) height (PC 260). A Planning Commission approval of the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to SF Administrative Code Section 21.04(f).

CAN ANYONE AFFORD IT?

ADDITIONAL INFORMATION

**ARCHITECTURAL PLANS:** To view the plans and related documents for the proposed project, visit [sf-planning.org/15458](http://sf-planning.org/15458) and search the Project Address listed above. The plans and Department recommendation of the proposed project will also be available one week prior to the hearing through the Commission agenda at [sf-planning.org/hearing](http://sf-planning.org/hearing) or by request at the Planning Department office located at 1650 Mission Street, 4<sup>th</sup> Floor.

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF**  
 Planner: Esmeralda Jardines Telephone: 415.575.9144 E-Mail: [esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)



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photo taken on 6/5/2019  
by G. Schuttish