



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary General Plan Amendment, Planning Code Text Amendment and Zoning Map Amendment Initiation

HEARING DATE: MAY 28, 2015

1650 Mission St.
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San Francisco,
CA 94103-2479

Reception:
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Project Name: **Amendments to the General Plan, Planning Code and Zoning Map for 525 Harrison Street**

Case Number: 2013.0159TZ

Initiated by: Steve Vettel, Farella, Braun + Martel, LLP
235 Montgomery Street
San Francisco, CA 94104

Staff Contact: Richard Sucre, Historic Preservation Technical Specialist/Planner
richard.sucre@sfgov.org, 415-575-9108

Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362

Recommendation: **Approval to Initiate the General Plan Amendment, Planning Code Text Amendment & Zoning Map Amendment and Schedule the Adoption Hearing for July 16, 2015.**

The action before the Commission is initiation of amendments to the Rincon Hill Area Plan (General Plan Amendment), Planning Code, and Height and Bulk District Map, as described below. Initiation does not involve a decision on the substance of the amendments; it merely begins the required 20 day notice period, after which the Commission may hold a hearing and take action on the proposed Code amendments.

GENERAL PLAN AMENDMENT

The proposed General Plan Amendment would add text to Policies 3.3 and 3.4 of the Rincon Hill Area Plan to address modification of the tower spacing and tower bulk requirements of the San Francisco Planning Code.

PLANNING CODE TEXT AMENDMENT

The proposed Planning Code Text Amendment would add criteria to Planning Code Section 270(e) to allow for exceptions to the tower bulk, upper tower sculpting, and tower spacing requirements on Block 3764.

ZONING MAP AMENDMENT

The proposed Zoning Map Amendment would amend Block/Lot 3764/063 on Height and Bulk District Map No. 01 (HT01) to decrease the height limit from 65/400-R to 65/200-R.

The Way It Is Now:

General Plan

Currently, the Policy 3.3 and 3.4 of the Rincon Hill Area Plan provide specific dimensions and requirements for tower bulk and tower spacing. Currently, the Rincon Hill Area Plan states:

Policy 3.3

Minimize tower bulk to the dimensions shown in Figure 4, to ensure a feasible tower floorplate, to create elegant, slender towers and to preserve views and exposure to light and air.

Policy 3.4

Require towers to be spaced no less than 115 feet apart, the maximum plan dimension per Figure 4 for towers over 85 feet in height, to minimize shadowing of streets and open space, and to preserve at least as much sky plane as tower bulk.

In recognition of pipeline housing projects at 375 and 399 Fremont Street, tower spacing less than 115 feet to a minimum of 80 feet may be permitted to encourage the provision of housing on these sites in keeping with the overall goals of this plan, provided that the other urban design and planning policies of the plan are met.

Planning Code Text

Currently, the subject parcel is located in the R (Rincon Hill and South Beach DTR) Bulk District. Per Planning Code Section 270(e), in the R-Bulk District, the bulk limitations include:

- A proposed building may not exceed a plan length of 90 feet and a diagonal dimension of 120 square feet.
- To encourage tower sculpting, the gross floor area of the top one-third of the tower must be reduced by 10 percent from the maximum floor plates, unless the overall tower floor plate is reduced by an equal or greater volume.
- In order to provide adequate sunlight and air to streets and open spaces, a minimum distance of 115 feet must be preserved between all structures above 110 feet in height at all levels above 110 feet in height.

Zoning Map

Currently, Block/Lot 3764/063 on Height and Bulk District Map No. 01 (HT01) has a height and bulk designation of 65/400-R.

The Way It Would Be:

General Plan Amendment

The following text would be added to Policies 3.3 and 3.4 of the Rincon Hill Area Plan to allow for a deviation from the tower bulk and tower separation policies:

In recognition of a new housing project at 525 Harrison Street, tower spacing less than 115 feet to a minimum of 82 feet and tower bulk in excess of the bulk control dimensions shown in Figure 4 may be permitted to encourage the provision of housing on this site in keeping with the overall goals of this plan, provided that the other urban design and planning policies of the plan are met.

(See the Attached Ordinance)

Planning Code Text Amendment

Planning Code Section 270(e) would be amended to allow the Planning Commission to consider exceptions to the tower bulk, tower sculpting and tower spacing requirements on Block 3764 under Planning Code Section 309.1 (Permit Review in Downtown Residential Districts). The Planning Commission may grant an exception only on Assessor's Block 3764 Lot 063, if the proposed tower is no more than 200-ft in height, is located on a lot no more than 15,000 square feet, is primarily residential with no more than 250,000 gsf, and has a tower separation of 82-ft.

(See the Attached Ordinance)

Zoning Map Amendment

Block 3764/063 on Height and Bulk District Map No. 01 (HT01) would be amended from 65/400-R to 65/200-R (See the Attached Ordinance).

ISSUES AND CONSIDERATIONS

- Currently, the subject lot is irregularly-shaped and is bounded Harrison Street to the west and a freeway on-ramp to the east and south. The subject lot has 140-ft of frontage along Harrison Street. The subject lot contains a two-story concrete building that is occupied by a nightclub (d.b.a. Sound Factory).
- The Project Sponsor has applied for the amendments to General Plan, Planning Code and Zoning Map Amendment to accommodate a proposed project at 525 Harrison Street. The proposed project would construct a new 17-story residential tower (approximately 173-ft tall; measuring 229,270 gsf) with 179 dwelling units, 575 gsf of ground floor retail spaces and three levels of below-grade, off-street parking with 97 parking spaces.
- The proposed project requires a Downtown Project Authorization (DPA), as defined in Planning Code Section 309.1. The public hearing for the DPA is *tentatively* scheduled on July 16, 2015.
- Currently, the Rincon Hill Area Plan and Planning Code include modifications to the requirements for the housing projects at 375 and 399 Fremont Street. The Rincon Hill Area Plan includes accommodations for a lesser tower separation and a modification of the bulk requirements for the projects at 375 and 399 Fremont Street. This precedent for lessening the tower separation is reinforced in the Planning Code through Planning Code Sections 270(e)(3) and 270(e)(4), which provide for a variation in the tower spacing and upper tower sculpting requirements for Block 3747 Lots 001E, 002 and 006. 375-399 Fremont Street first received its entitlements from the Planning Commission in March 2006.

- The surrounding area is mixed in character with smaller-scale commercial and light industrial uses and newer residential towers. Directly to the east of the subject lot is a vacant lot and a three-story commercial building. Across Harrison Street is a four-story commercial building and a residential tower at 45 Lansing Street, which is under construction. The surrounding area is predominantly located within the RH-DTR (Rincon Hill Downtown Residential) Zoning District. Further west and north, the area is characterized by either: TB-DTR (Transbay Downtown Residential), P (Public) or MUO (Mixed-Use Office) Zoning Districts.
- The subject lot would maintain its current zoning (RH-DTR).

REQUIRED COMMISSION ACTION

The proposed Resolution and Draft Ordinance are before the Commission so that it may recommend approval or rejection of an intent to amend the Zoning Map.

RECOMMENDATION

The Department recommends that the Commission *initiate* the Zoning Map, Planning Code, and General Plan Amendments and adopt the attached Draft Resolution so that the Commission may consider approval of the Ordinance on or after June 18, 2015.

BASIS FOR RECOMMENDATION

The Department recommends initiation of the proposed amendments to the Rincon Hill Area Plan, so the Commission can consider the amendment at a later date. The proposed legislative amendments would assist in facilitating a new residential housing project in support of the City's overall goals for housing production.

Currently, the Department anticipates the amendment hearing on July 16, 2015.

ENVIRONMENTAL REVIEW

The proposed General Plan Amendment, Planning Code Text Amendment and Zoning Map Amendment are currently undergoing environmental review. The proposed legislative amendments will be examined as part of an Addendum to the Rincon Hill Plan Environmental Impact Report (EIR).

PUBLIC COMMENT

As of the date of this report, the Planning Department has only received one public inquiry regarding the proposed zoning map amendment. This inquiry did not express either support or opposition to the proposed project.

RECOMMENDATION:	Recommendation of Initiation
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Attachments:

Draft Commission Resolution

Draft Ordinances

Zoning Map

Special Use District Map

Block Book Map

Sanborn Map

Aerial Photographs

Proposed Project-525 Harrison Street



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution No. XXXXX

HEARING DATE: MAY 28, 2015

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Recommendation: **Approval to Initiate the General Plan Amendment, Planning Code Text
Amendment & Zoning Map Amendment and Schedule the Adoption
Hearing on or after July 16, 2015.**

**INITIATING A GENERAL PLAN AMENDMENT TO POLICIES 3.3 AND 3.4 OF THE RINCON HILL
AREA PLAN, PLANNING CODE TEXT AMENDMENT TO PLANNING CODE SECTION 270(E),
AND ZONING MAP AMENDMENT TO BLOCK NO. 3764 LOT 063 ON SAN FRANCISCO HEIGHT
AND BULK MAP SHEET NO. HT01.**

PREAMBLE

WHEREAS, on May 23, 2014, Steve Vettel of Farella, Bruan and Martel, LLP on behalf of Hines Interests, LP. (Property Owner) filed an application with the San Francisco Planning Department for a General Plan Amendment, Planning Code Text Amendment, and Zoning Map Amendment, as detailed in Case Number 2013.0159TZ; and

WHEREAS, the General Plan Amendment would amend Policies 3.3 and 3.4 of the Rincon Hill Area Plan (hereinafter RHAP) to allow for a deviation from the RHAP's tower separation and tower bulk policies for Assessor's Block 3764 and Lot 063;

WHEREAS, the Planning Code Text Amendment would amend the Planning Code to allow for exceptions to the tower bulk, upper tower sculpting and tower spacing requirements described in Planning Code Section 270 (e)(2)(A), (F) and (G);

WHEREAS, the Zoning Map Amendment would amend Assessor's Block 3764 Lot 063 on San Francisco Height and Bulk Map Sheet No. HT01 to decrease the height and bulk limit from 65/400-R to 65/200-R; and

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing to consider the initiation of the proposed Ordinance on May 28, 2015; and

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

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

WHEREAS, the Commission has reviewed the proposed Ordinance:

MOVED, that pursuant to Planning Code Section 302(b), the Planning Commission adopts a Resolution of Intent to Initiate amendments to the General Plan, Planning Code and Zoning Map.

AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced General Plan Amendment, Planning Code Text Amendment & Zoning Map Amendment contained in the Case No. 2013.0159TZ, approved as to form by the City Attorney in **Exhibit A**, to be considered at a publicly noticed hearing on or after July 16, 2015.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on May 28, 2015.

Jonas P. Ionin
Commission Secretary

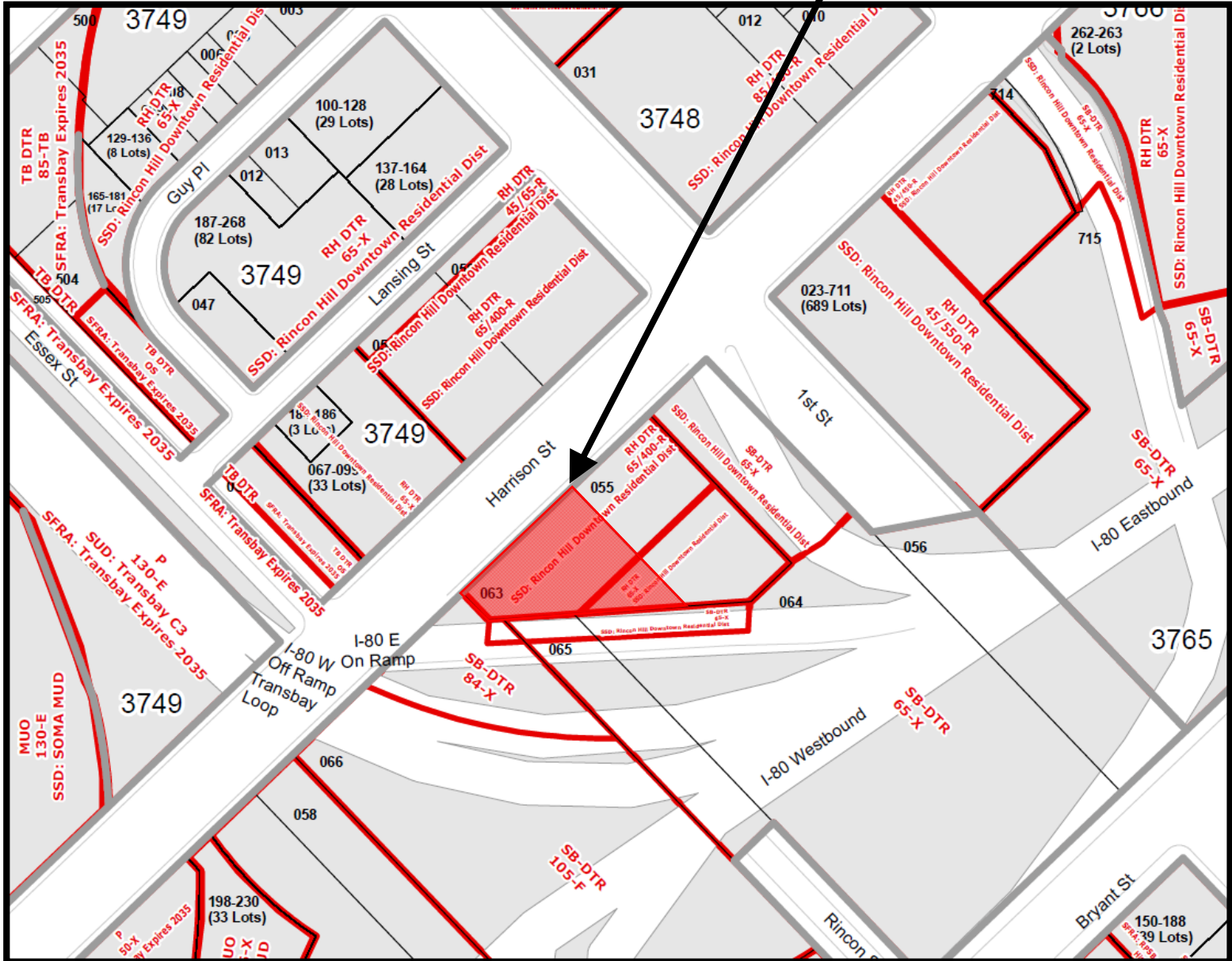
AYES:

NOES:

ABSENT:

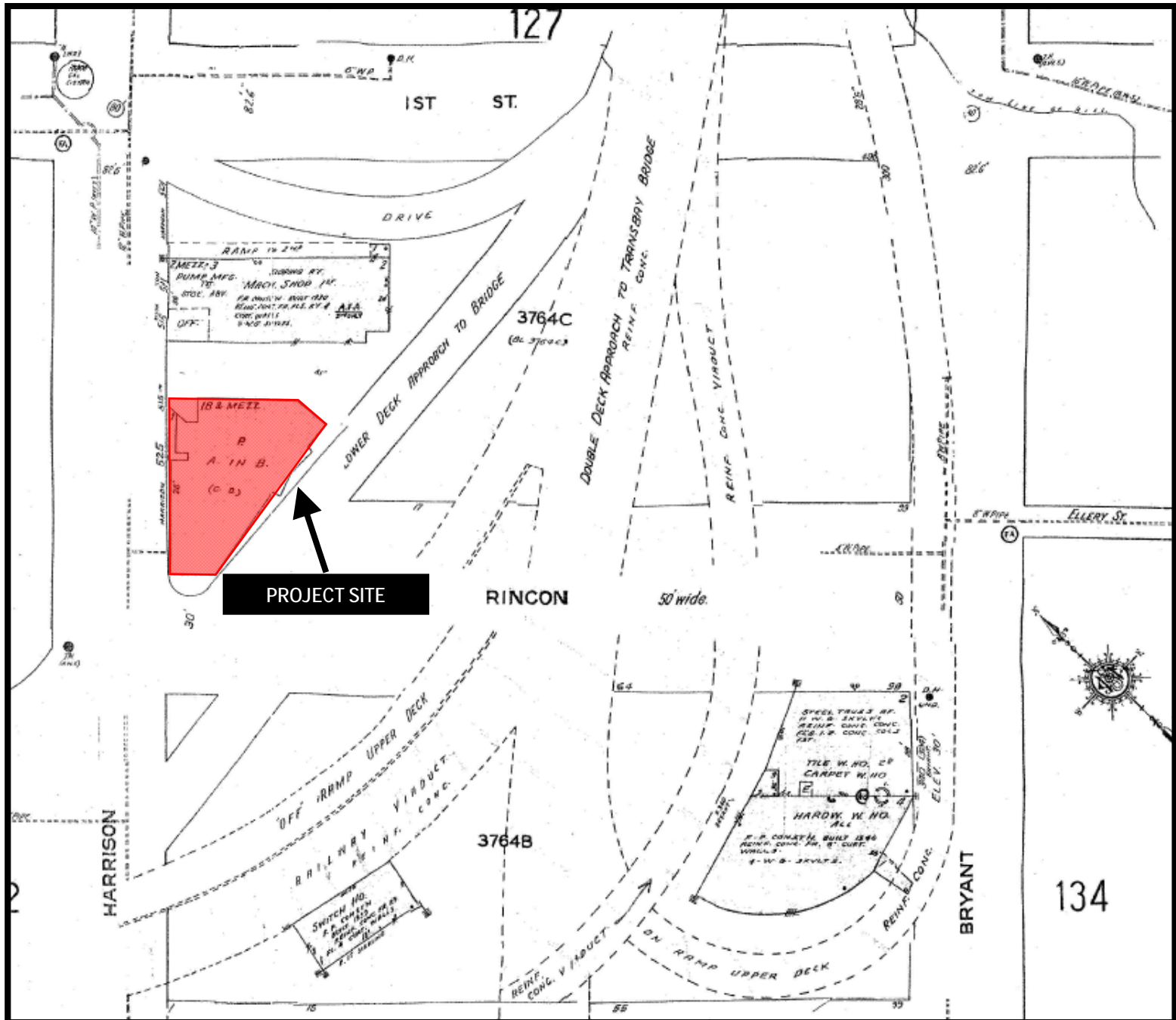
Parcel Map

SUBJECT LOT



General Plan Amendment, Planning Code
Text Amendment & Zoning Map Amendment
Case Number 2013.0159TZ
525 Harrison Street

Sanborn Map*

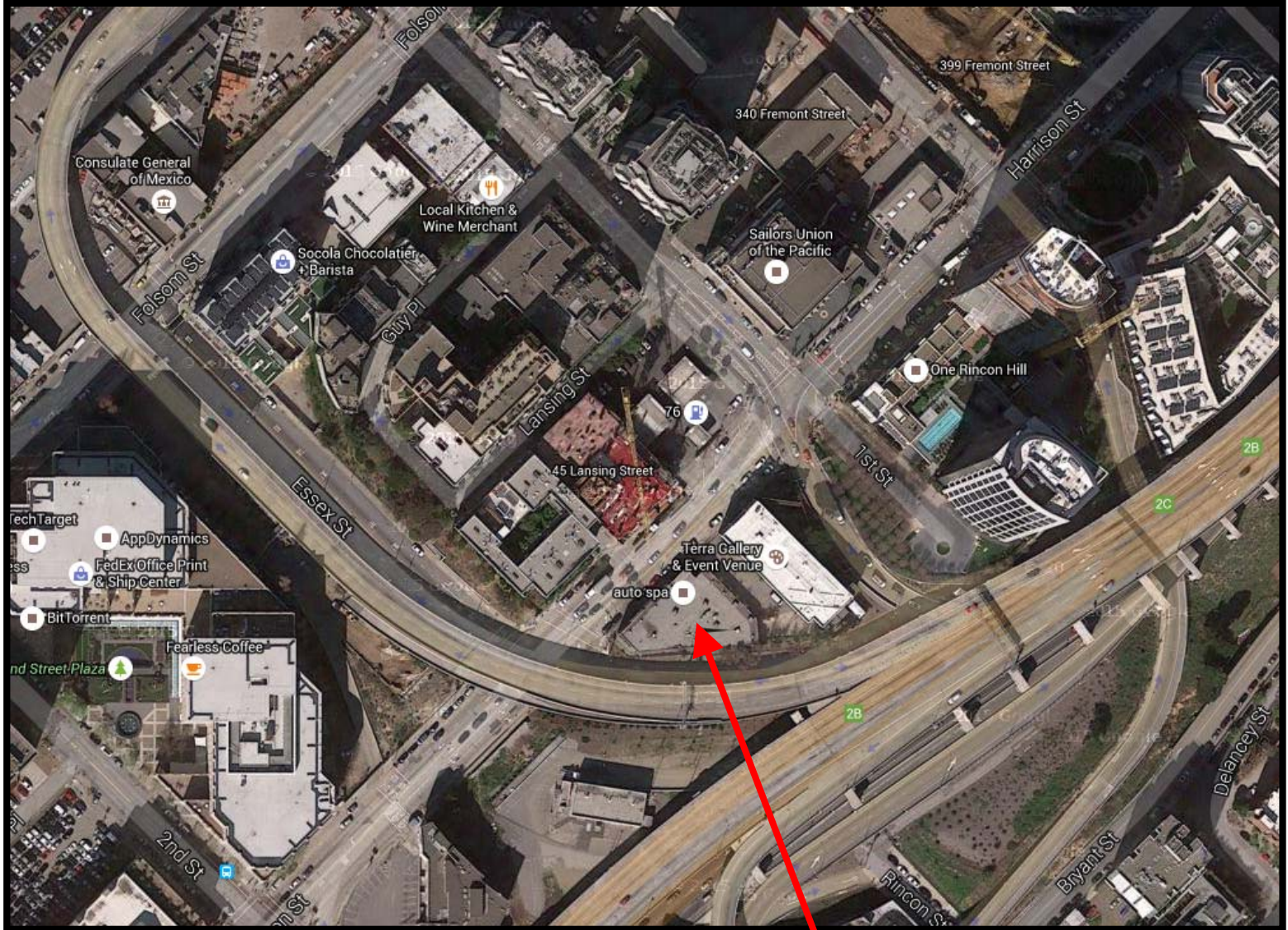


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



General Plan Amendment, Planning Code
Text Amendment & Zoning Map Amendment
Case Number 2013.0159TZ
525 Harrison Street

Aerial Photo

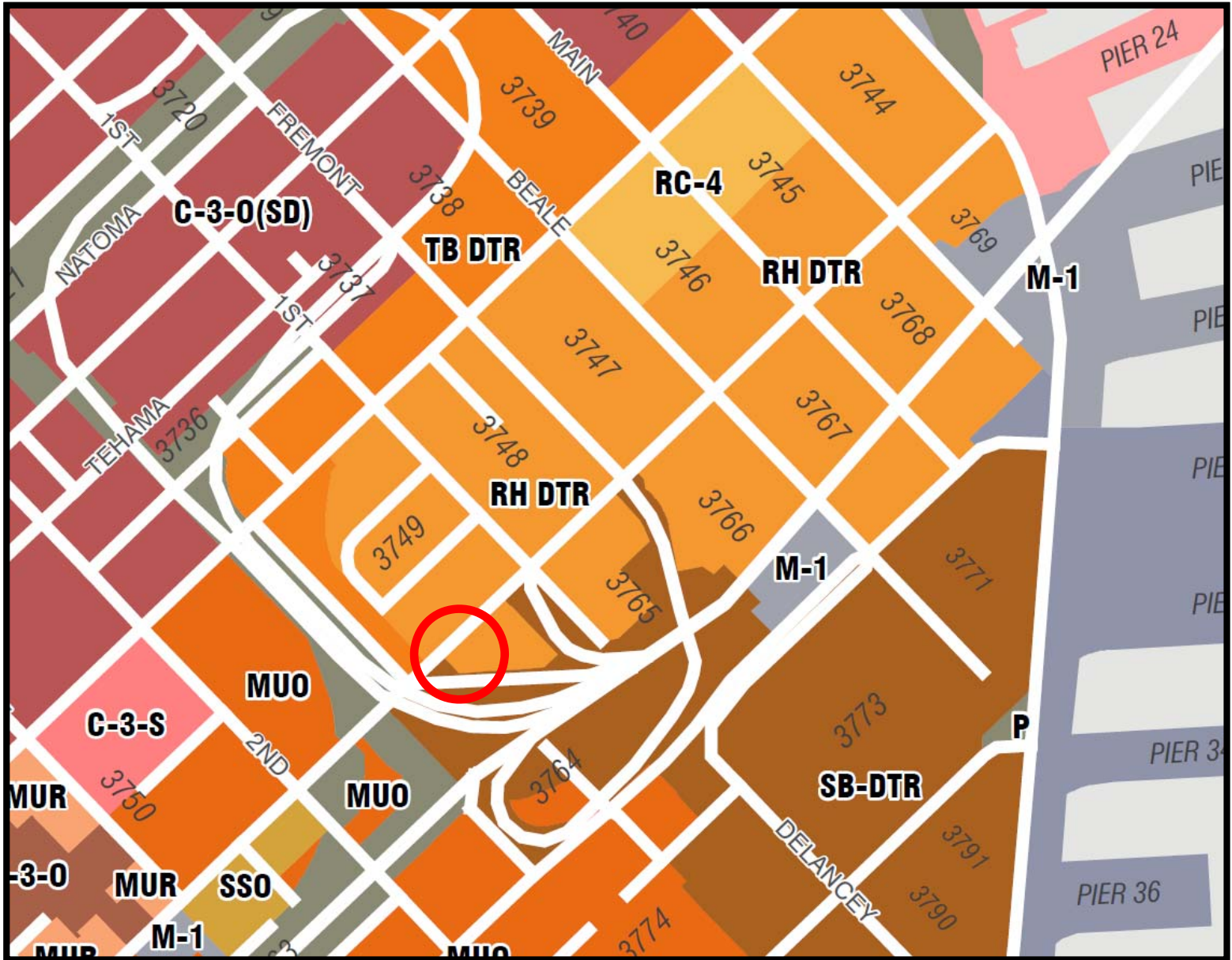


PROJECT SITE

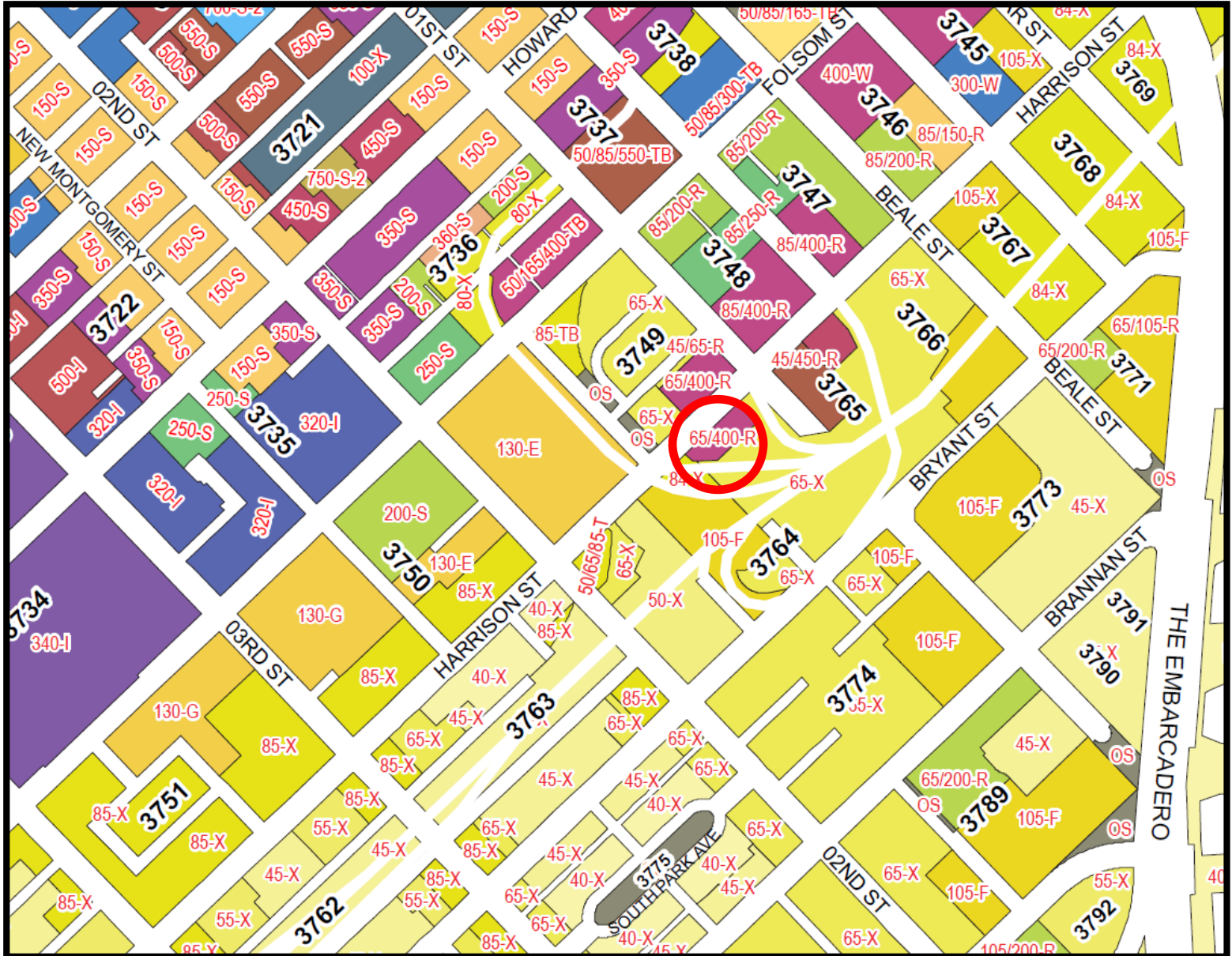


General Plan Amendment, Planning Code
Text Amendment & Zoning Map Amendment
Case Number 2013.0159TZ
525 Harrison Street

Zoning Map



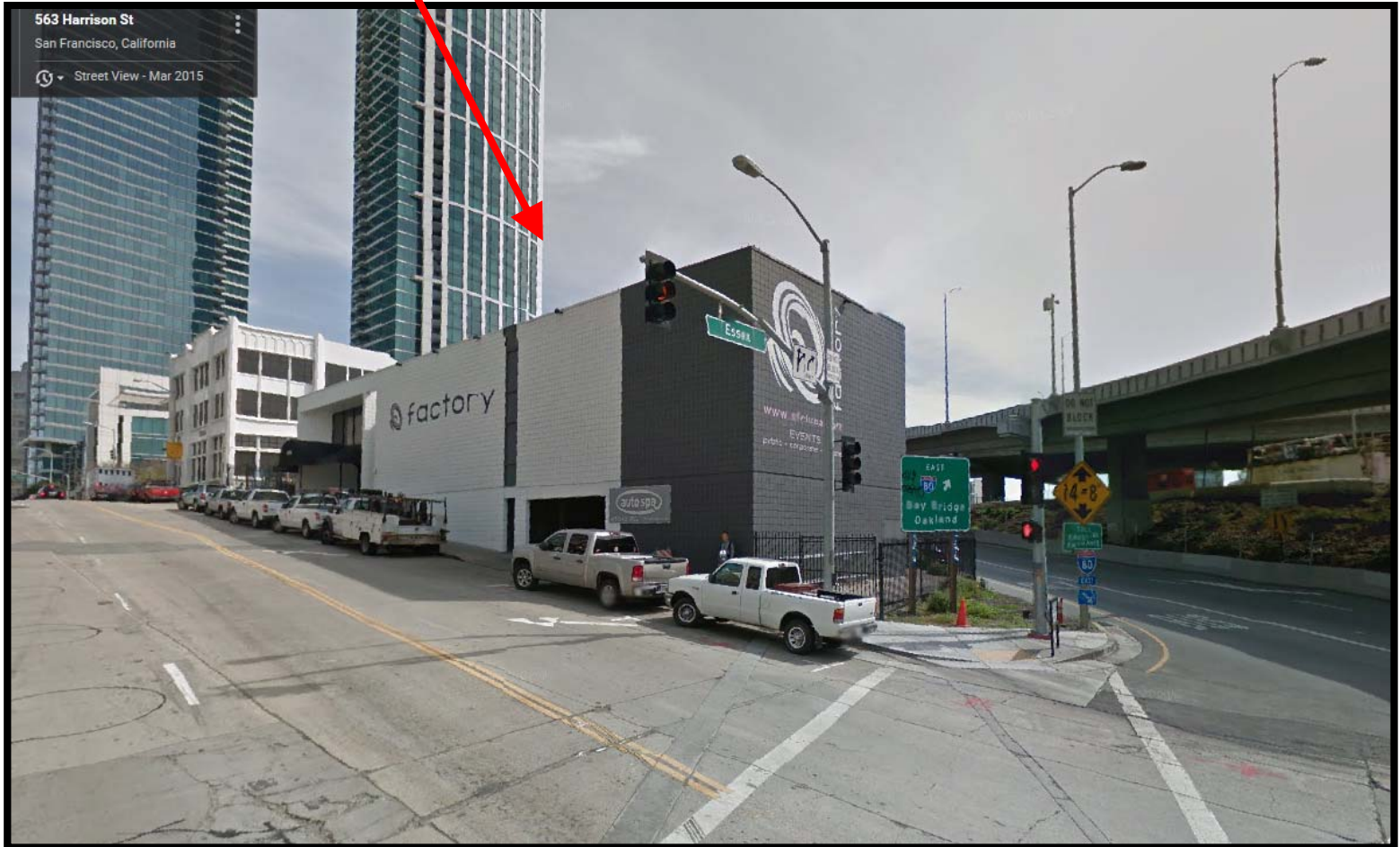
Height & Bulk District Map



General Plan Amendment, Planning Code
Text Amendment & Zoning Map Amendment
Case Number 2013.0159TZ
525 Harrison Street

Site Photo

PROJECT SITE

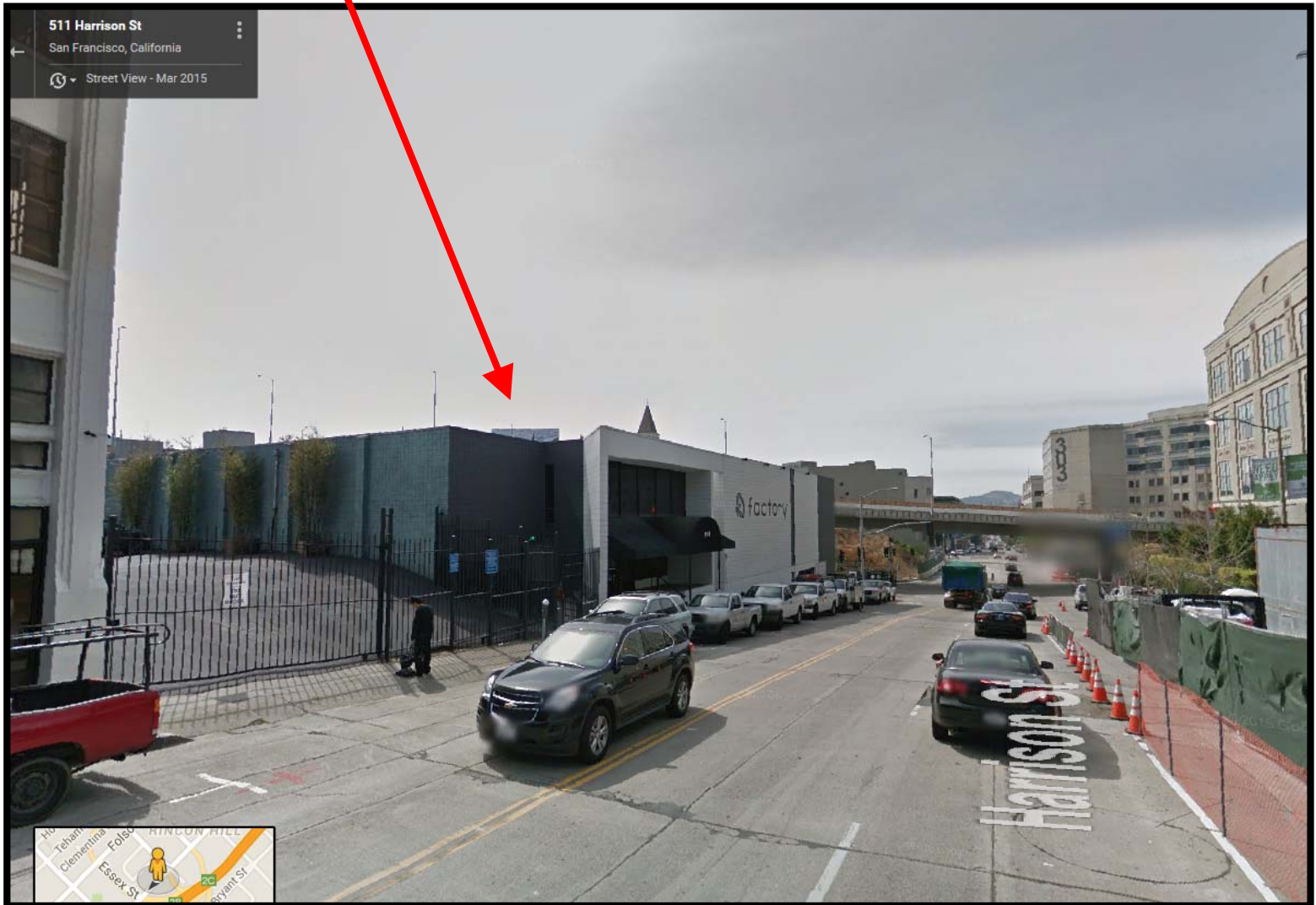


525 Harrison Street

General Plan Amendment, Planning Code
Text Amendment & Zoning Map Amendment
Case Number 2013.0159TZ
525 Harrison Street

Site Photo

PROJECT SITE



525 Harrison Street

General Plan Amendment, Planning Code
Text Amendment & Zoning Map Amendment
Case Number 2013.0159TZ
525 Harrison Street

[General Plan Amendment - Rincon Hill Area Plan]

Ordinance amending the General Plan by amending the Rincon Hill Area Plan, Policies 3.3 and 3.4; making findings, including findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1 and affirming the Planning Department's determination under the California Environmental Quality Act.

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

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

Section 1. Findings.

(a) Charter Section 4.105 and Planning Code Section 340 provide that the Planning Commission shall periodically recommend to the Board of Supervisors, for approval or rejection, proposed amendments to the San Francisco General Plan.

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

1 (c) The Rincon Hill Area Plan Element of the General Plan was adopted by the
2 Planning Commission and Board of Supervisors in 2005.

3 (d) Pursuant to Planning Code Section 340, the Planning Commission initiated this
4 amendment on _____, 2015, in Motion No. _____. Pursuant to Planning Code Section
5 340 and Charter Section 4.105, the Planning Commission adopted this amendment to the
6 Rincon Hill Area Plan on _____, 2015 in Resolution No. _____, finding that this amendment
7 serves the public necessity, convenience and general welfare, and is in conformity with the
8 General Plan and the eight Priority Policies in Planning Code Section 101.1.

9 (e) The Planning Department has determined that the actions contemplated in this
10 ordinance comply with the California Environmental Quality Act (California Public Resources
11 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
12 Supervisors in File No. _____ and is incorporated herein by reference. The Board affirms
13 this determination.

14 (f) The _____, 2015 letter from the Planning Department transmitting the proposed
15 amendment to the Rincon Hill Area Plan, and the resolutions adopted by the Planning
16 Commission with respect to the approval of this amendment to the Rincon Hill Area Plan, are
17 on file with the Clerk of the Board of Supervisors in File No. _____.

18 (g) The Board of Supervisors finds, pursuant to Planning Code Section 340, that
19 this amendment to the Rincon Hill Area Plan, set forth in the documents on file with the Clerk
20 of the Board in File No. _____, will serve the public necessity, convenience and general
21 welfare for the reasons set forth in Planning Commission Resolution No. _____ and
22 incorporates those reasons herein by reference.

23 (h) The Board of Supervisors finds that these amendments to the Rincon Hill Area
24 Plan, as set forth in the documents on file with the Clerk of the Board in Board File
25 No. _____, is in conformity with the General Plan and the eight priority policies of Planning

1 Code Section 101.1 for the reasons set forth in Planning Commission Resolution No.
2 _____. The Board hereby adopts the findings set forth in Planning Commission
3 Resolution No. _____ and incorporates those findings herein by reference.
4

5 Section 2. The San Francisco General Plan is hereby amended by revising the Rincon
6 Hill Area Plan Element of the General Plan, Policies 3.3 and 3.4 of the Rincon Hill Area Plan,
7 to read as follows:

8 Policy 3.3

9 Minimize tower bulk to the dimensions shown in Figure 4, to ensure a feasible tower
10 floorplate, to create elegant, slender towers and to preserve views and exposure to light and
11 air. In recognition of a new housing project at 525 Harrison Street, tower spacing less than 115 feet to
12 a minimum of 82 feet and tower bulk in excess of the bulk control dimensions shown in Figure 4 may be
13 permitted to encourage the provision of housing on this site in keeping with the overall goals of this
14 plan, provided that the other urban design and planning policies of the plan are met.

15 Policy 3.4

16 Require towers to be spaced no less than 115 feet apart, the maximum plan dimension
17 per Figure 4 for towers over 85 feet in height, to minimize shadowing of streets and open
18 space, and to preserve at least as much sky plane as tower bulk. In recognition of a new
19 housing project at 525 Harrison Street, tower spacing less than 115 feet to a minimum of 82 feet and
20 tower bulk in excess of the bulk control dimensions shown in Figure 4 may be permitted to encourage
21 the provision of housing on this site in keeping with the overall goals of this plan, provided that the
22 other urban design and planning policies of the plan are met.
23

24 Section 3. Effective Date. This ordinance shall become effective 30 days after
25 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
2 of Supervisors overrides the Mayor's veto of the ordinance.

3
4 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
5 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
6 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
7 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
8 additions, and Board amendment deletions in accordance with the "Note" that appears under
9 the official title of the ordinance

10
11 APPROVED AS TO FORM:
12 DENNIS J. HERRERA, City Attorney

13 By:

14 
KATE H. STACY
Deputy City Attorney

15
16 n:\legana\as2015\1500819\01014519.docx

[Planning Code, Zoning Map - 525 Harrison Street]

Ordinance amending the Planning Code regarding bulk limits on 525 Harrison Street, Assessor's Block 3764, Lot 063, and amending the Zoning Map to redesignate a portion of Block 3764, Lot 063 from a 65/400-R height and bulk district to a 65/200-R height and bulk district; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1 and findings under Planning Code Section 302.

NOTE: Unchanged Code text and uncoded text are in plain Arial font. Additions to Codes are in *single-underline italics Times New Roman font*. Deletions to Codes are in ~~strikethrough italics Times New Roman font~~. Board amendment additions are in double-underlined Arial font. Board amendment deletions are in ~~strikethrough Arial font~~. Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. ____ and is incorporated herein by reference. The Board affirms this determination.

(b) Pursuant to Planning Code Section 302, this Board finds that the actions contemplated in this ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. _____ and the Board

1 incorporates such reasons herein by reference. A copy of the Planning Commission
2 Resolution No. _____ is on file with the Clerk of the Board of Supervisors in File No.
3 _____.

4 (c) On _____, 2015, the Planning Commission, in Resolution No. _____, adopted
5 findings that the actions contemplated in this ordinance are consistent, on balance, with the
6 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
7 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
8 Board of Supervisors in File No. _____, and is incorporated herein by reference.

9
10 Section 2. The Planning Code is hereby amended by revising Section 270 to read as
11 follows:

12 **SEC. 270. BULK LIMITS: MEASUREMENT.**

13 * * * *

14 (e) Rincon Hill and South Beach. In Bulk District R (Rincon Hill and South Beach DTR
15 Districts), bulk limitations are as follows:

16 (1) There are no bulk limits below the podium height as described in Section
17 263.19, except for the lot coverage limitations and setback requirements described in
18 Sections 825 and 827.

19 (2) Tower Bulk and Spacing. All portions of structures above the podium height
20 as described in Section 263.19 shall meet the following bulk limitations, as illustrated in Chart
21 C.

22 (A) Buildings between the podium height limit and 240 feet in height may
23 not exceed a plan length of 90 feet and a diagonal dimension of 120 square feet.

1 (B) Buildings between 241 and 300 feet in height may not exceed a plan
2 length of 100 feet and a diagonal dimension of 125 feet, and may not exceed a maximum
3 average floor area of 8,500 gross square feet.

4 (C) Buildings between 301 and 350 feet in height may not exceed a plan
5 length of 115 feet and a diagonal dimension of 145 feet. They may not exceed a maximum
6 average floor area of 9,000 gross square feet.

7 (D) Buildings between 351 and 550 feet in height may not exceed a plan
8 length of 115 feet and a diagonal dimension of 145 feet. They may not exceed a maximum
9 average floor area of 10,000 gross square feet.

10 (E) To allow variety in the articulation of towers, the floor plates of
11 individual floors may exceed the maximums described above by as much as 5 percent,
12 provided the maximum average floor plate is met.

13 (F) To encourage tower sculpting, the gross floor area of the top one-
14 third of the tower shall be reduced by 10 percent from the maximum floor plates described in
15 (A) - (D) above, unless the overall tower floor plate is reduced by an equal or greater volume.

16 (G) In order to provide adequate sunlight and air to streets and open
17 spaces, a minimum distance of 115 feet must be preserved between all structures above 110
18 feet in height at all levels above 110 feet in height. Spacing shall be measured horizontally
19 from the outside surface of the exterior wall of the subject building to the nearest point on the
20 closest structure above 110 feet in height. Any project that is permitted pursuant to the
21 exception described in Section 270(e)(3) shall not be considered for the purposes of
22 measuring tower spacing pursuant to this Section.

23 (H) The procedures for granting special exceptions to bulk limits
24 described in Section 271 shall not apply; exceptions may be granted pursuant to Sections
25 270(e)(3) and 270(e)(4).

1 (I) Additional setback, lot coverage, and design requirements for the
2 DTR Districts are described in Sections 825 and 827.

3 (3) Exceptions to tower spacing and upper tower sculpting requirements in
4 Rincon Hill DTR. An exception to the 115 feet tower spacing requirement and the upper tower
5 sculpting requirement described in (e)(2)(F) and (G) above may be granted to a project only
6 on Block 3747 on a lot formed by the merger of part or all of Lots 001E, 002 and 006,
7 pursuant to the procedures described in 309.1 of this Code provided that projects meet the
8 following criteria:

9 (A) Applications for environmental review and conditional use related to
10 a building above 85 feet in height on the subject lot have been filed with the Department prior
11 to March 1, 2003 and February 1, 2005, respectively;

12 (B) Given the 115 tower spacing requirement described in (F) above, the
13 existence of an adjacent building greater than 85 feet in height precludes the development of
14 a tower on the subject lot;

15 (C) The subject lot has a total area of no less than 35,000 square feet;

16 (D) The proposed project is primarily residential and has an area of no
17 more than 528,000 gross square feet;

18 (E) The proposed project conforms to all other controls described or
19 referenced in Section 827 and any other controls in this Code related to the Rincon Hill DTR
20 District.

21 (F) For the purposes of subsection (iv) above, the term "gross square
22 feet" shall be the sum of the gross areas of all floors of a building or buildings above street
23 grade measured from the exterior faces of exterior walls or from the center lines of walls
24 separating two buildings, excluding area below street grade. Where columns are outside and
25 separated from an exterior wall (curtain wall) which encloses the building space or are

1 otherwise so arranged that the curtain wall is clearly separated from the structural members,
2 the exterior face of the curtain wall shall be the line of measurement, and the area of the
3 columns themselves at each floor shall also be counted.

4 (4) Allowance for limited reduction in spacing from existing towers in Rincon
5 Hill DTR. To allow limited variation in tower placement from towers for which a certificate of
6 occupancy has been issued prior to February 1, 2005, a reduction in tower spacing described
7 in (e)(2)(G) above may be granted pursuant to the procedures described in 309.1 of this Code
8 if all the following criteria are met:

9 (A) For every percent reduction from the maximum average floor area
10 as described in (2) above, an equal percent reduction in tower separation may be granted
11 subject to the following limits:

12 (i) Up to a height of one-and-one-half times the maximum
13 permitted podium height, tower spacing described in (e)(2)(G) above may be reduced by not
14 more than 15 percent;

15 (ii) up to a height of 180 feet, tower spacing described in (e)(2)(G)
16 above may be reduced by not more than 10 percent; and

17 (iii) all floors above 180 feet achieve the full 115-foot minimum
18 tower spacing requirement described in (e)(2)(G) above. A project may average the tower
19 separation of all floors below 180 feet so long as the requirements of (ii) and (iii) herein are
20 satisfied.

21 * * * *

22 (5) Exceptions to Tower Bulk, Upper Tower Sculpting and Tower Spacing
23 Requirements on Block 3764. Exceptions to the tower bulk, upper tower sculpting and tower spacing
24 requirements described in Subsections (e)(2)(A), (F) and (G) above may be granted to a project only on
25

Block 3764, Lot 063, pursuant to the procedures described in Section 309.1 of this Code, provided that the project meets all of the following criteria:

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

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

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

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

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

Section 3. Sheet HT01 of the Zoning Map of the City and County of San Francisco is hereby amended as follows:

<u>Description of Property</u>	<u>Height and Bulk District</u> <u>Superseded</u>	<u>Height and Bulk District</u> <u>Approved</u>
Assessor's Block/Lot: 3764/063	65-X; 65/400-R	65-X; 65/200-R

1 Section 4. Effective Date and Operative Date.

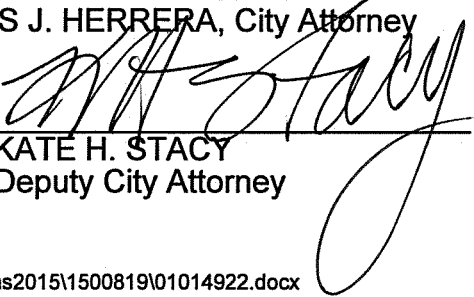
2 (a) This ordinance shall become effective 30 days after enactment. Enactment occurs
3 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
4 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
5 Mayor's veto of the ordinance.

6 (b) This ordinance shall become operative upon its effective date or upon the effective
7 date of the related General Plan Amendment contained in Board of Supervisors File No.
8 _____, whichever occurs later. If the effective date of the related General Plan
9 Amendment does not occur within 90 days of the effective date of this ordinance, this
10 ordinance shall expire by operation of law.

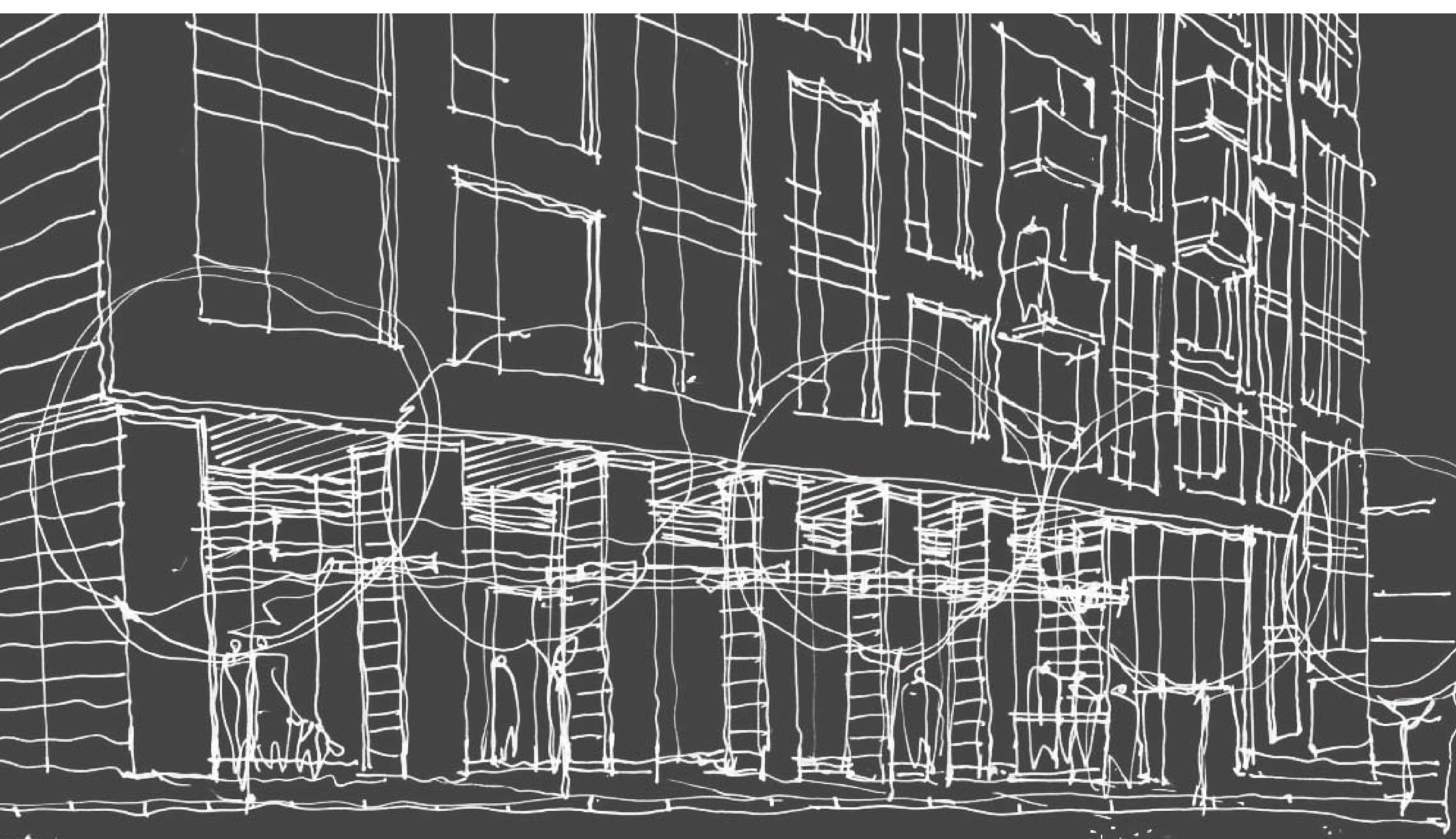
11
12 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
13 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
14 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
15 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
16 additions, and Board amendment deletions in accordance with the "Note" that appears under
17 the official title of the ordinance

18
19 APPROVED AS TO FORM:
20 DENNIS J. HERRERA, City Attorney

21 By:

22 
KATE H. STACY
23 Deputy City Attorney
24
25

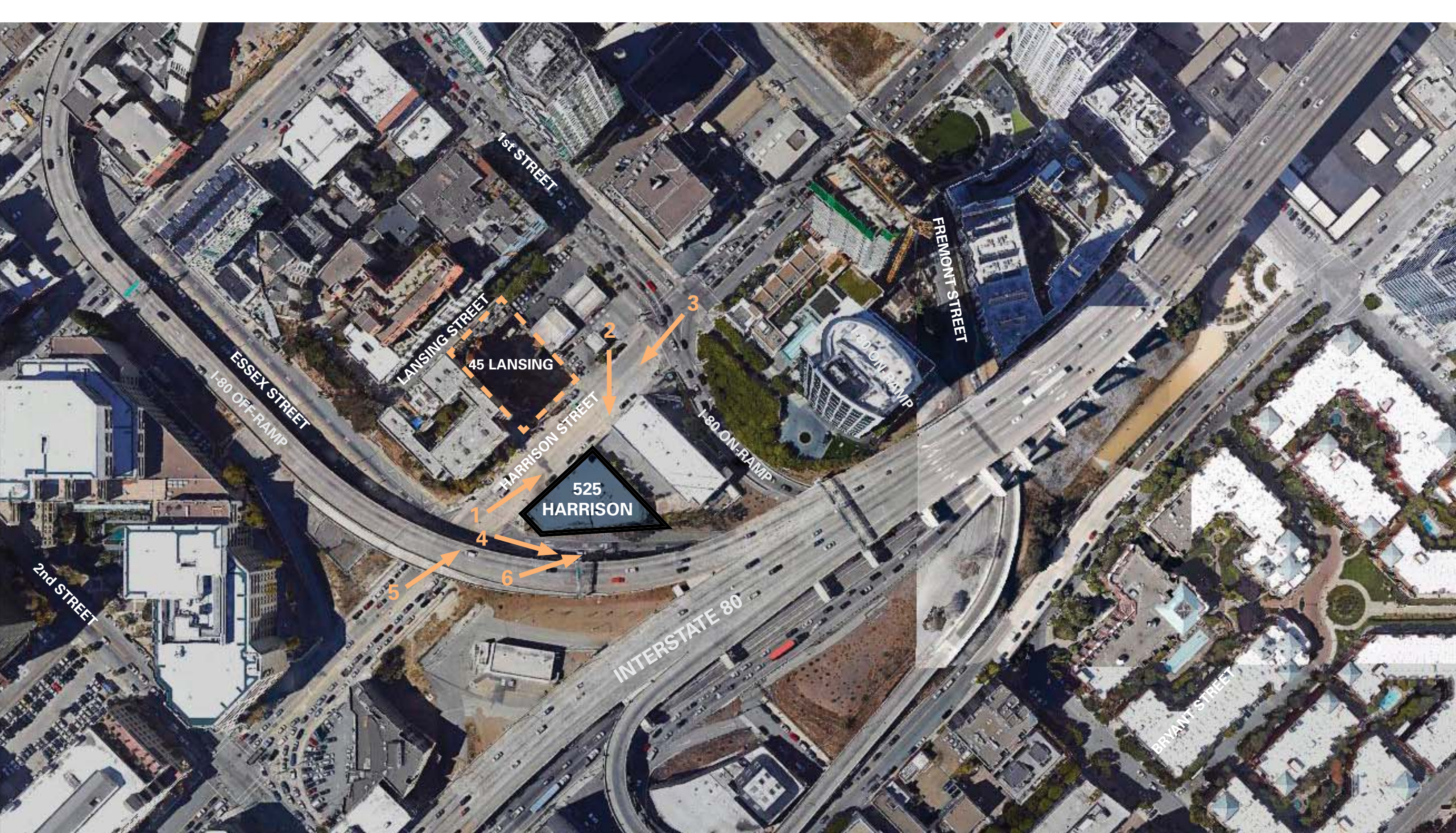
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525 HARRISON STREET
SECTION 309.1 APPLICATION

SCP SOLOMON CORDWELL BUENZ
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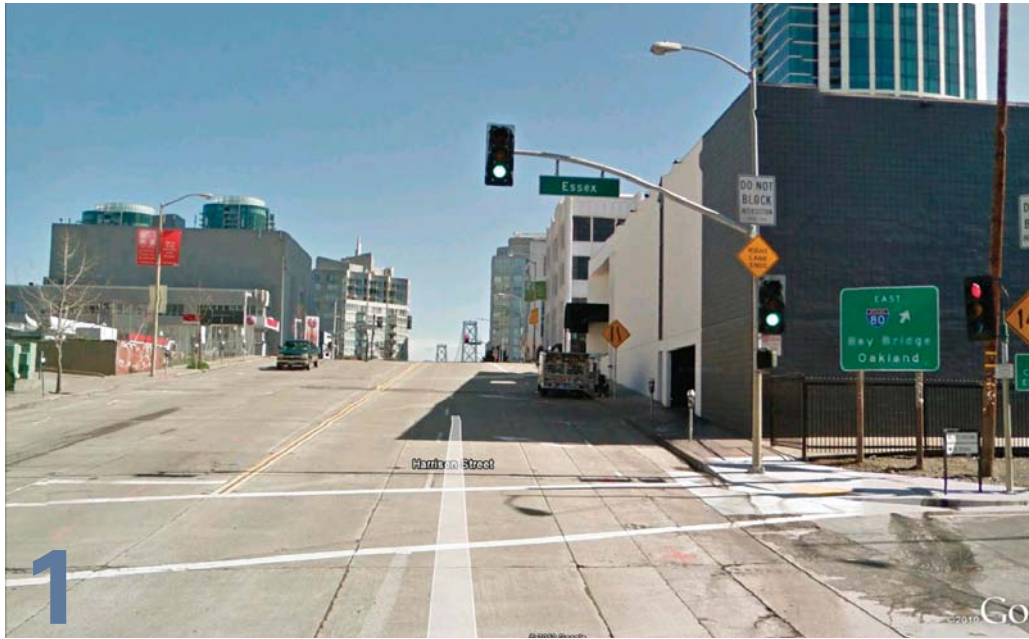
Hines



PROJECT SITE

525 HARRISON STREET
Hines

05.20.2015



1
LOOKING NORTH-EAST, UP HARRISON STREET



2
EXISTING BUILDING ON SITE



3
LOOKING SOUTHWEST, DOWN HARRISON STREET



4
LOOKING EAST, I-80 ON-RAMP



5
BELOW I-80 OFF-RAMP



6
FROM I-80 OFF-RAMP

PROJECT SITE - EXISTING CONDITIONS

525 HARRISON STREET
Hines

05.20.2015

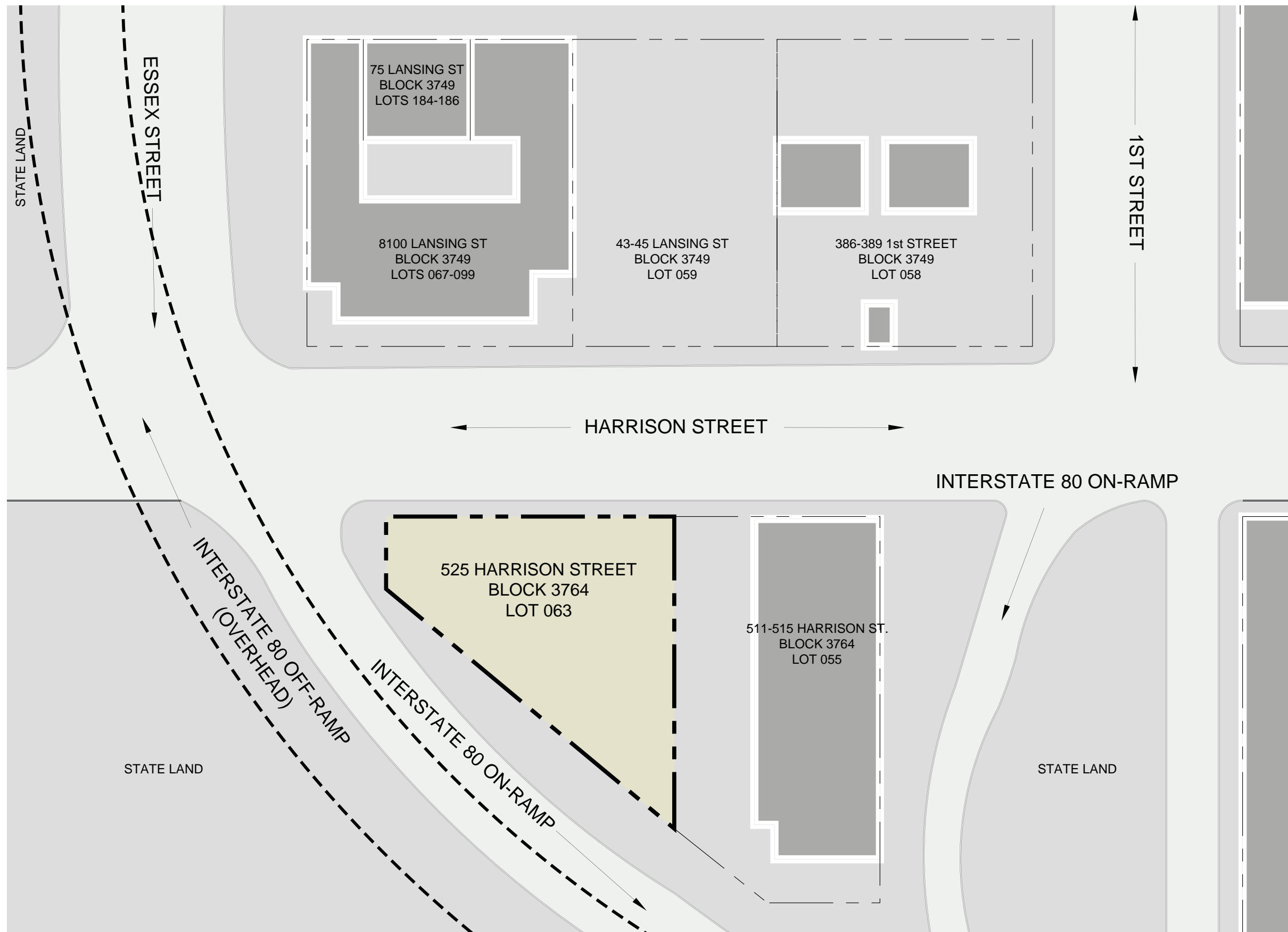
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PROJECT SITE

525 HARRISON STREET
Hines

05.20.2015



PROJECT SITE

525 HARRISON STREET
Hines

05.20.2015

	units	avg.	nsr	err.	gsr	gsr	gsr	gsr	gsr	spaces	gsr	
MECH	-	-	-	-	2,875	1,084	0	0	0	0	2,875	
17	10	843	8,428	81%	10,358	0	0	137	0	0	10,358	
16	10	843	8,428	81%	10,358	0	0	137	0	0	10,358	
15	10	847	8,468	81%	10,398	0	0	75	0	0	10,398	
14	10	843	8,428	81%	10,358	0	0	137	0	0	10,358	
13	10	843	8,428	81%	10,358	0	0	137	0	0	10,358	
12	10	847	8,468	81%	10,398	0	0	75	0	0	10,398	
11	10	843	8,428	81%	10,358	0	0	137	0	0	10,358	
10	10	843	8,428	81%	10,358	0	0	137	0	0	10,358	
9	10	847	8,468	81%	10,398	0	0	75	0	0	10,398	
8	10	827	8,268	81%	10,198	0	0	75	0	0	10,198	
7	9	762	6,860	67%	10,198	1,086	0	75	0	0	10,198	65'
6	14	716	10,037	80%	12,504	0	110	75	0	0	12,614	
5	14	716	10,037	80%	12,504	0	110	75	0	0	12,614	
4	14	716	10,037	80%	12,504	0	110	75	0	0	12,614	
3	14	716	10,037	80%	12,504	0	110	75	0	0	12,614	
2	14	716	10,037	80%	12,504	0	110	75	0	0	12,614	
1	0	-	-	-	11,716	7,649	0	0	0	0	11,716	
B1	0	-	-	-	2,805	-			9,520	20	12,325	
B2	0	-	-	-	1,908	-			10,689	29	12,597	
B3	0	-	-	-	2,260	-			10,689	48	12,949	
	179	789	141,285	71.4%	197,822	9,819	550	1,572	30,898	97	229,270	
	units	avg.unit	nsf	eff.	resid. gsf	amenity gsf	storage gsf	balcony gsf	parking gsf	parking spaces	total gsf	

BUILDING SUMMARY

229,270 GROSS SQUARE FEET
141,285 NET SQUARE FEET

179 UNITS
(37) STUDIOS - 20.7%
(63) 1 BEDROOMS - 35.2%
(79) 2 BEDROOMS - 44.1%
789 SF AVERAGE UNIT SIZE

550 SF TENANT STORAGE

9,819 SQUARE FEET AMENITY
- 1,084 SF ROOFTOP LOUNGE
- 1,086 SF PODIUM LOUNGE
- 7,649 SF LEVEL 1 AMENITY

97 PARKING SPACES
(87) MECHANICAL STACKER SPACES
(6) SURFACE SPACES
(4) ACCESSIBLE SPACES

120 CLASS 1 BICYCLE PARKING SPACES

20 CLASS 2 BICYCLE PARKING SPACES

OPEN SPACE SUMMARY
TOTAL REQUIRED = 179x75= 13,425 SF
ROOF 7,082 SF
PODIUM 1,986 SF
GROUND 2,897 SF
UNITS (BALCONIES) 1,572 SF
TOTAL 13,537 SF

PROJECT SUMMARY

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



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



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



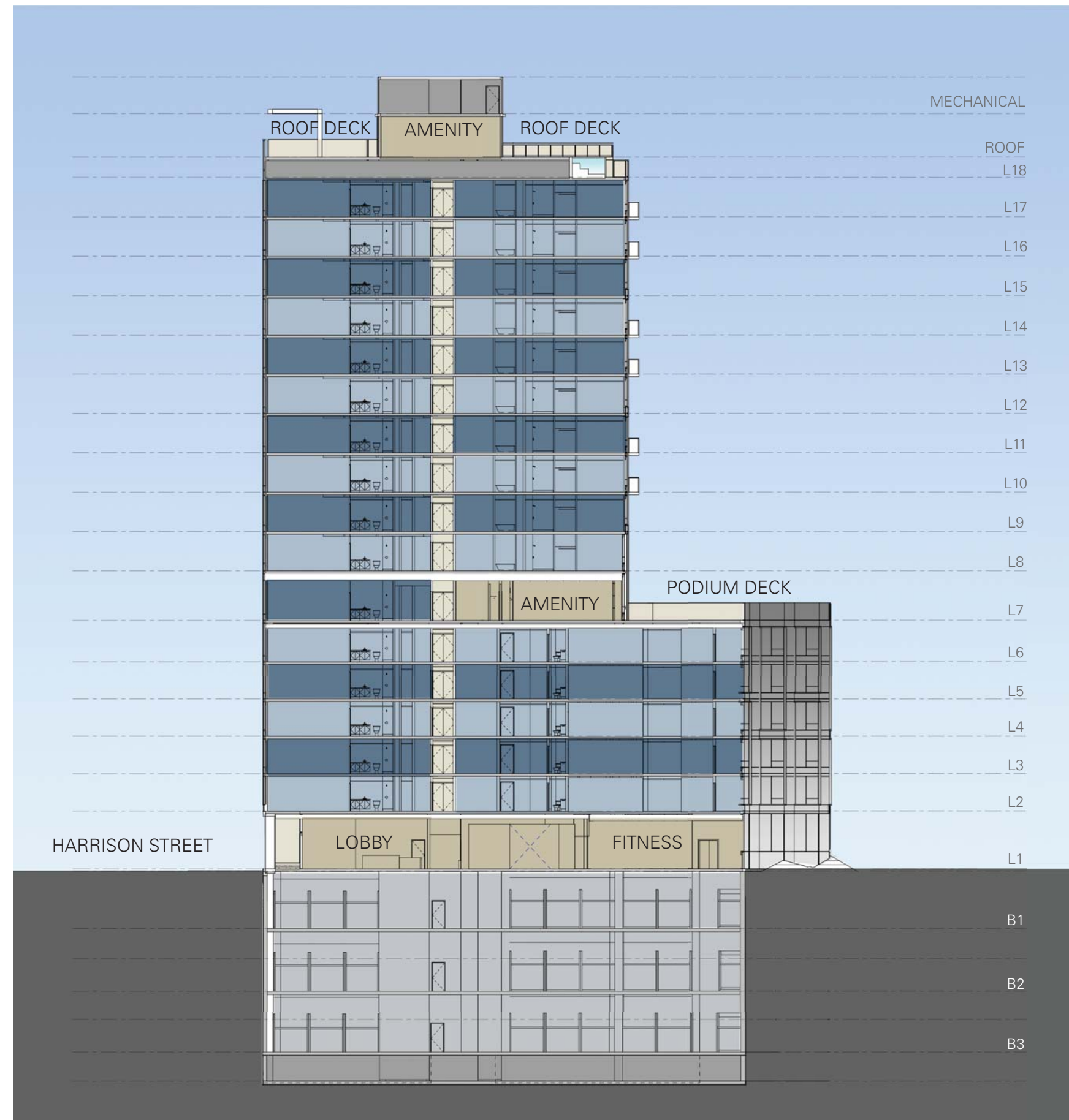
4 RESIDENTIAL LEVELS
@ 9'-2" FLOOR TO FLOOR



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



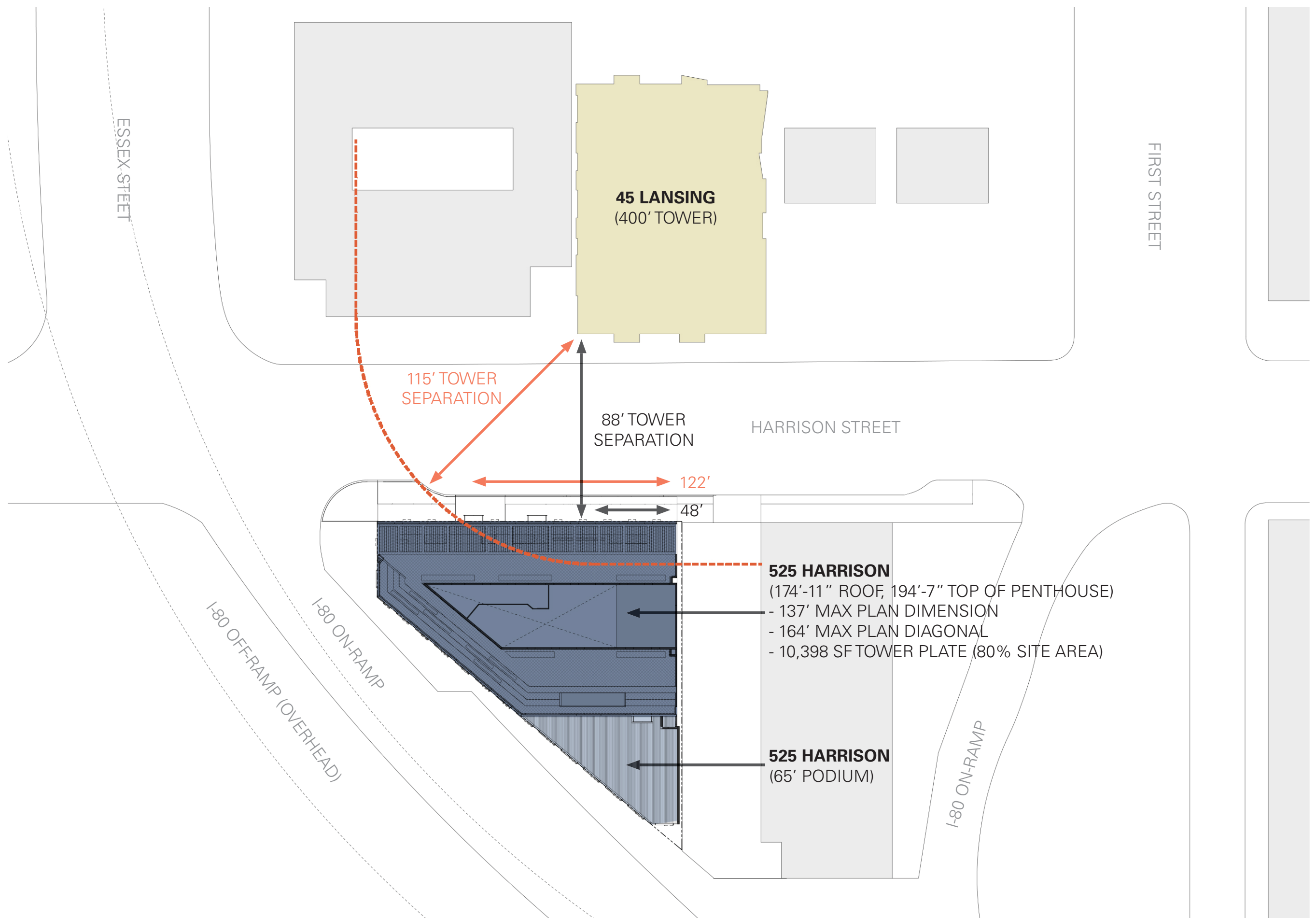
3 PARKING LEVELS
@ 15'-0" FLOOR TO FLOOR



PROJECT SECTION

525 HARRISON STREET
Hines

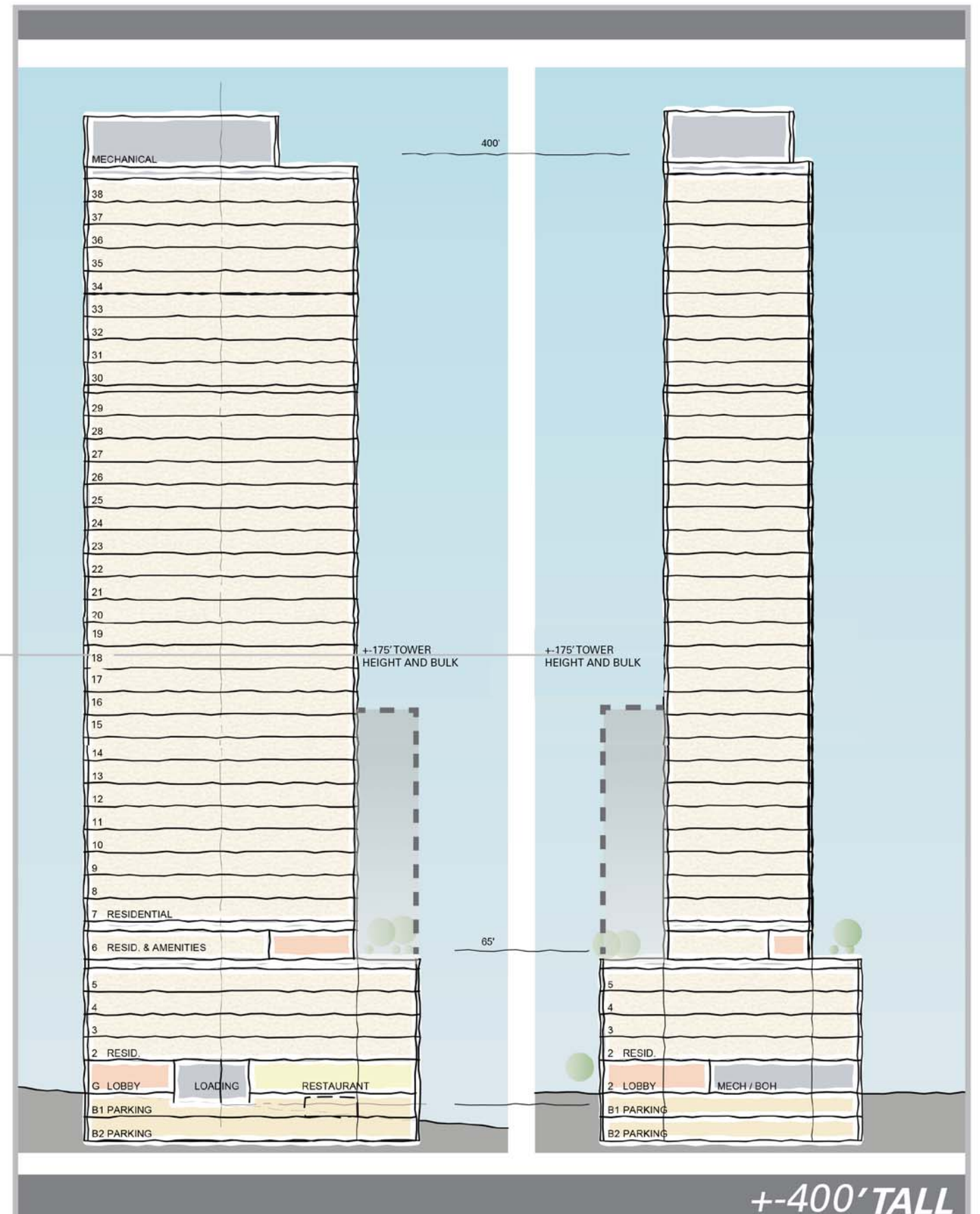
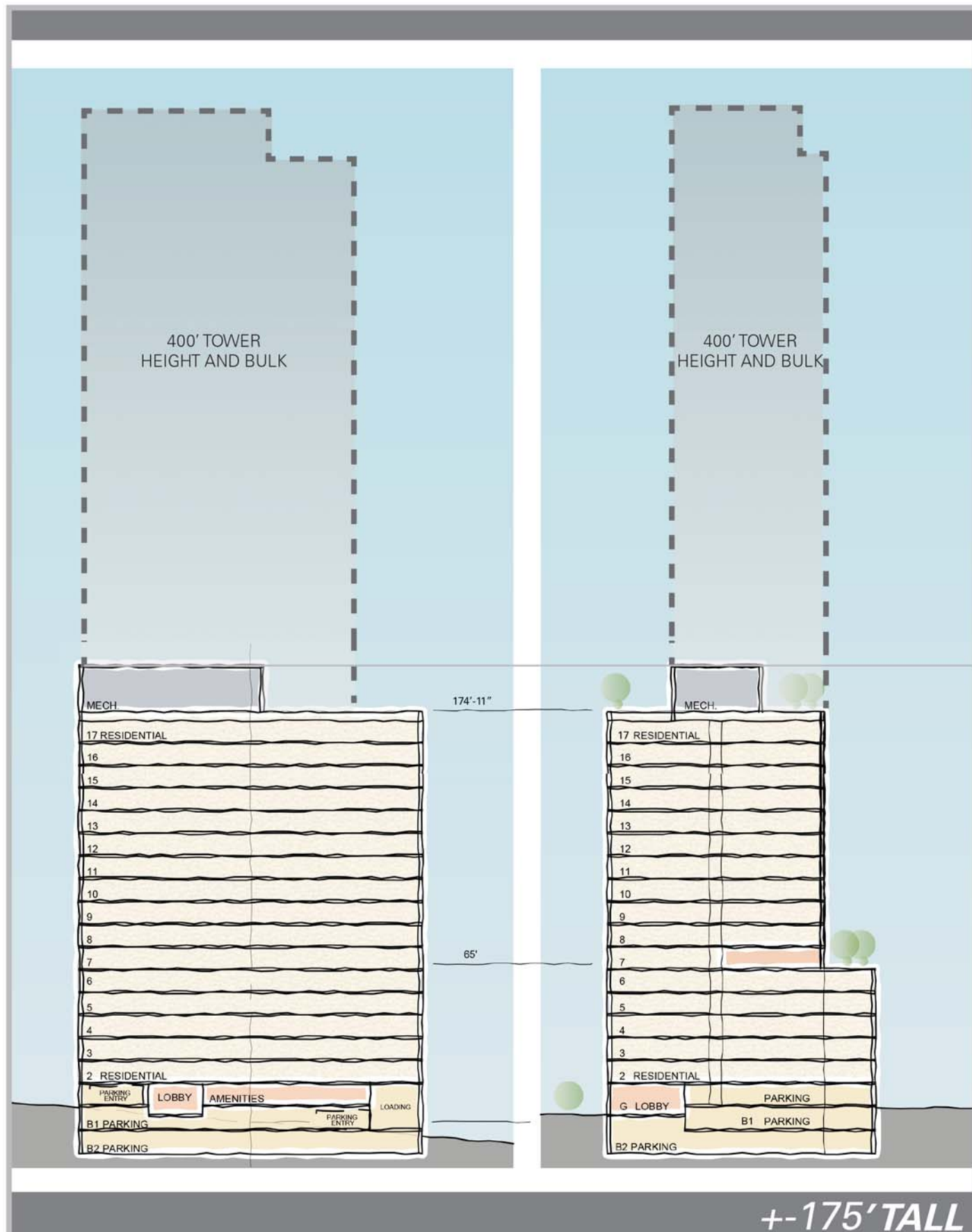
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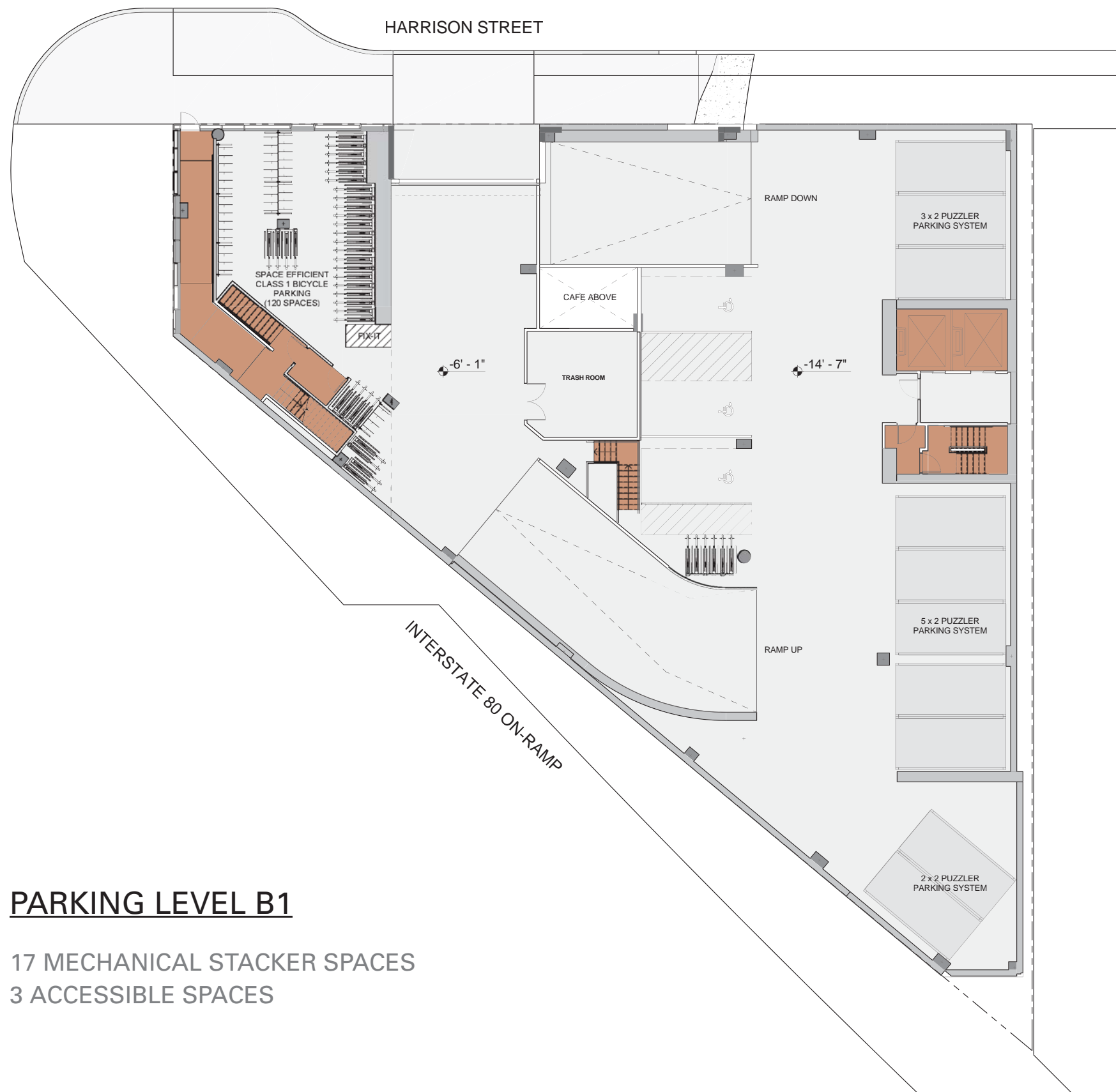


SITE PLAN

525 HARRISON STREET
Hines

05.20.2015





PARKING LEVEL B1

17 MECHANICAL STACKER SPACES
3 ACCESSIBLE SPACES



PLAN - LEVEL B1

525 HARRISON STREET
Hines

05.20.2015



PLAN - LEVEL 1

525 HARRISON STREET
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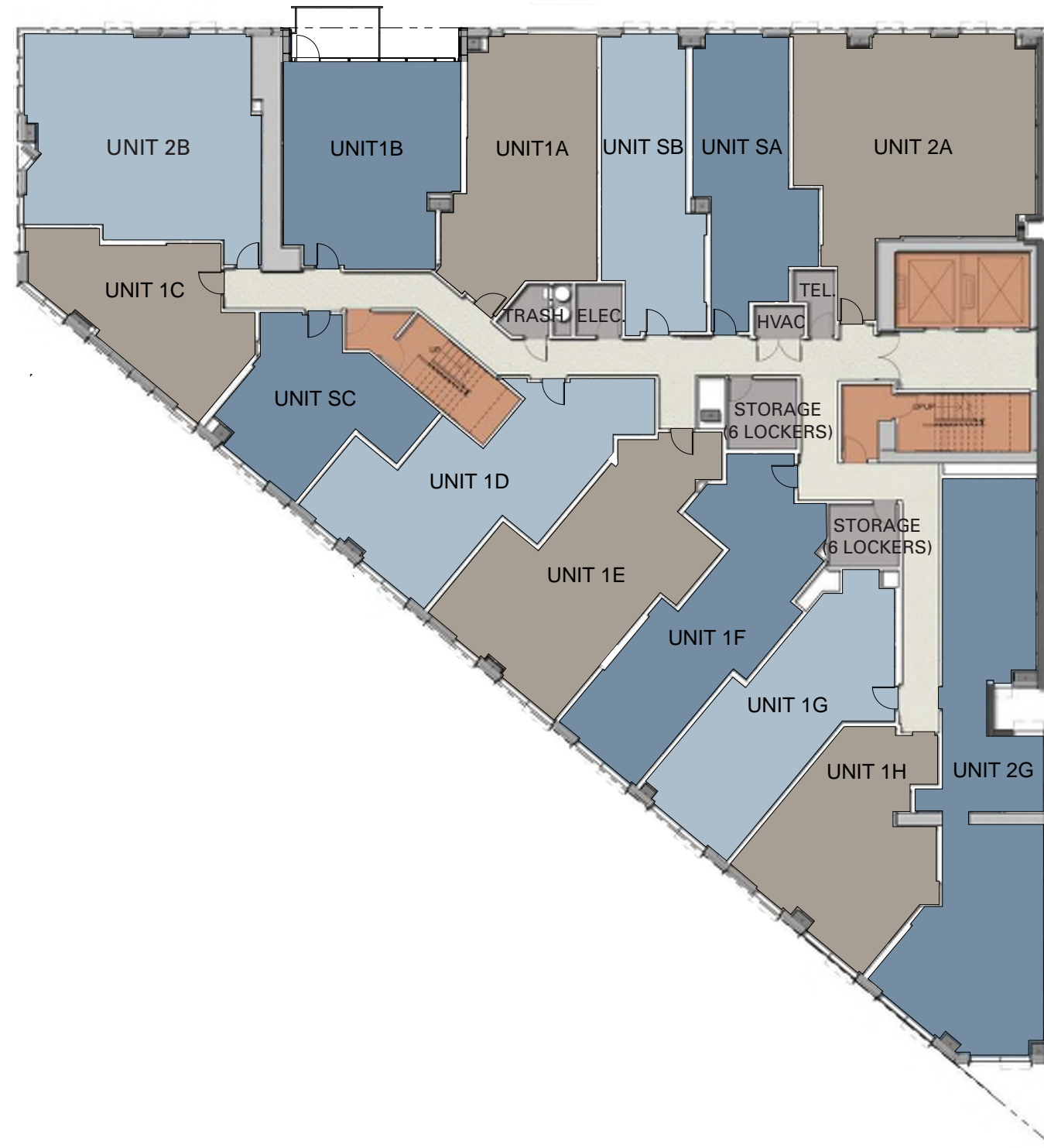
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HARRISON STREET

525 HARRISON STREET
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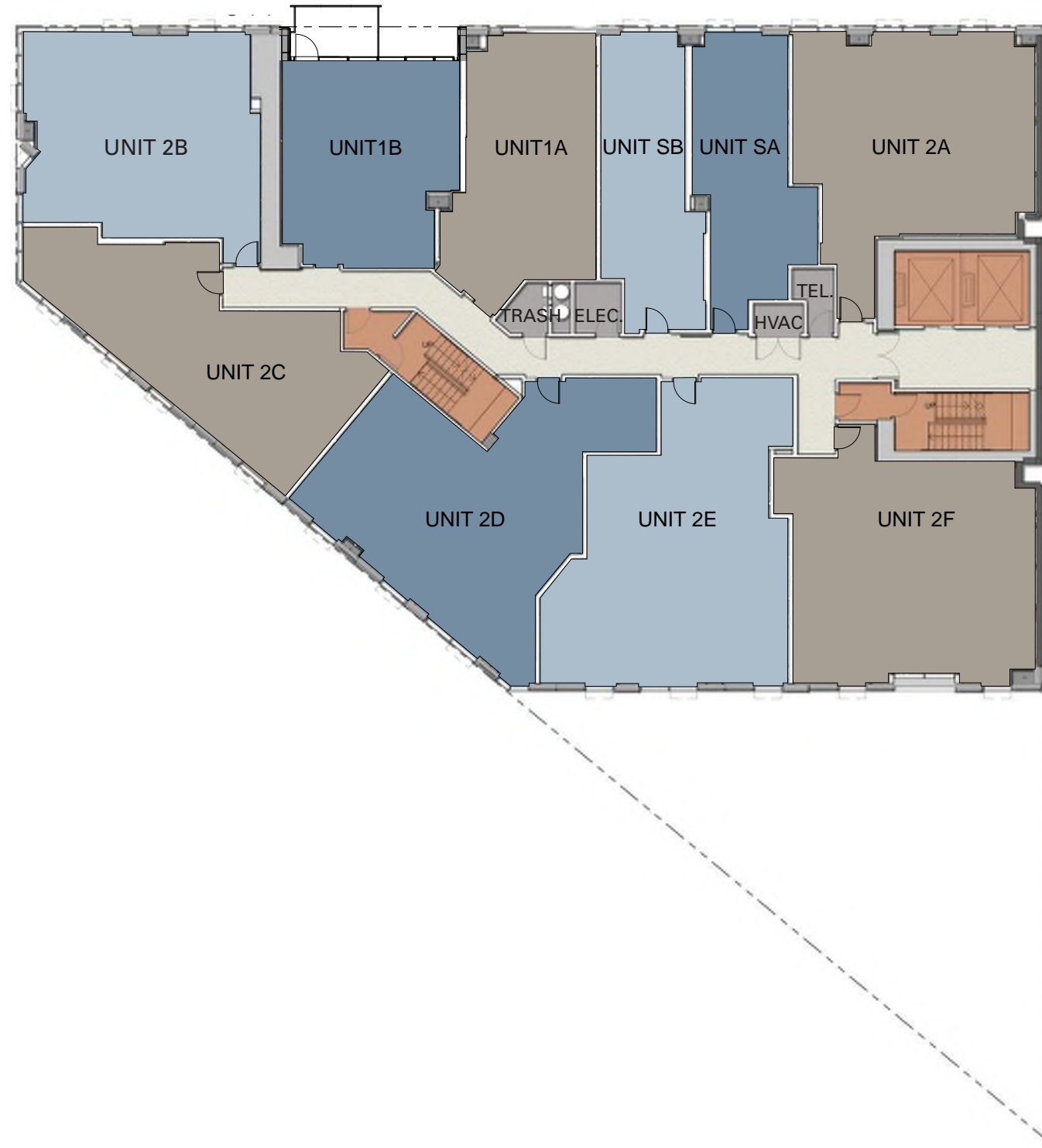
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TYPICAL PODIUM LEVEL

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





TYPICAL TOWER LEVEL

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





PLAN - ROOFTOP LOUNGE

525 HARRISON STREET
Hines

05.20.2015



ROOFTOP LOUNGE

525 HARRISON STREET
Hines

05.20.2015



BUILDING RENDERINGS

525 HARRISON STREET
Hines

05.20.2015