



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission Downtown Project Authorization & Office Development Authorization

HEARING DATE: DECEMBER 8, 2016
CONTINUED FROM SEPTEMBER 8, 2016

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: December 1, 2016
Case No.: **2014-1063DNX/OFA**
Project Address: **633 Folsom Street**
Zoning: C-3-S
200-S Height and Bulk District
Block/Lot: 3750/079
Project Sponsor: The Swig Company, LLC
Attn: Deborah Boyer
One Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: Claudine Asbagh – (415) 575-9165
Claudine.Asbagh@sfgov.org
Recommendation: **Approval with Conditions**

BACKGROUND

On September 8, 2016, the Planning Commission heard the request for Downtown Project and Office Development Authorizations. At that hearing, the Commission heard public comment in opposition to the proposal from residents of the two residential buildings located immediately adjacent at 631 Folsom Street and 77 Dow Place who expressed concerns related to the loss of light and air and impacts related to construction activities. The Commission directed the project sponsor to revise the plans to incorporate greater setbacks from the adjacent buildings and continued the item to October 10, 2016 and subsequently to December 8, 2016.

CURRENT PROPOSAL

The following changes were made to the project:

1. Increased building separation from 631 Folsom Street, ranging 54 feet to 100 feet.
2. Increased setback from 77 Dow Place by 22 feet, for a total building separation of 60 feet.
3. New 8-foot cantilever at all levels along Folsom Street frontage.
4. Addition is now 5 stories for a total of 12 stories and a height of 165.5 feet to the roof.
5. Reduced floor to floor heights from 16 feet to 14 feet.
6. Tallest elevator penthouse has been relocated to center of new roof plan.
7. New roof deck (12th floor) at the corner of Folsom and Hawthorne.

UPDATES TO ENTITLEMENTS

As a result of the above changes, issues related to the Office Authorization, and 309 Exceptions for wind and bulk requirements have slightly changed and are detailed below.

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- Office Development Authorization: The previous project included the addition of 89,979 square feet of office space. The revised project is requesting 90,102 square feet of office use through the Office Development Authorization. As of December 1, 2016, 1,318,869 gross square feet of "Large Cap" office space in San Francisco was available. If the Project is approved, approximately 1,228,767 square feet of space will remain in the Large Cap pool.
- Bulk Requirements/Tower Design: The project still requests exemptions from bulk requirements. The previous project would have had a length of 222 feet, a diagonal dimension of 190 feet, and an average and maximum floor size of 23,061 square feet. The revised project would have a length of approximately 204 feet, a diagonal dimension of approximately 228 feet, and an average and maximum floor size of approximately 17,490 square feet. Each floor of the revised project still exceeds bulk controls for length, diagonal dimensions, and average floor size however the project no longer exceeds the maximum (individual) floor size.
- Ground Level Wind Currents: According to a wind analysis prepared for the project, 24 out of 54 test points in the vicinity currently exceed the comfort level. With the Project, four comfort exceedances would be eliminated, 8 would remain unchanged, seven would be decreased, and five would be increased, resulting in a total of 21 comfort exceedances. Although the project improves the conditions overall by lowering the number of exceedences, it does not eliminate them in their entirety. Therefore, the project still requests an exception from Section 148.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must determine that the project complies with Planning Code Section 309, granting requests for exceptions regarding Bulk (Section 270 and 272), Ground-Level Wind Currents (Section 148), and Off-Street Freight Loading (Section 152). The Commission must also allocate square footage under the Annual Office Development Limitation Program (Sections 320-325).

BASIS FOR RECOMMENDATION

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the objectives and policies of the General Plan including the Downtown Area Plan and the pending Central SoMa Area Plan.
- The Project is in a zoning district that principally permits office use.
- The project would construct 90,102 square feet of office to a site that currently has office uses and thereby help to maintain a compact downtown core.
- The authorization of office space will contribute to the economic activity in the neighborhood and is consistent and compatible with uses in the vicinity which include a variety of residential, office and other commercial activities.
- The Project represents an allocation of approximately 6.8% percent of the large cap office space currently available for allocation.

RECOMMENDATION:	Approval with Conditions
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Attachments:
Updated Draft Motions
Project Sponsor Submittal
Plans, dated 11-21-2016



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Public Art (Sec. 429) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other (TIDF) |

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Planning Commission Draft Motion

HEARING DATE: DECEMBER 8, 2016

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ADOPTING FINDINGS AUTHORIZING A DETERMINATION OF COMPLIANCE PURSUANT TO PLANNING CODE SECTION 309, WITH EXCEPTIONS TO BULK REQUIREMENTS (SECTIONS 270 AND 272), REDUCTION OF GROUND-LEVEL WIND CURRENTS IN C-3 DISTRICTS (SECTION 148), AND OFF-STREET LOADING REQUIREMENTS (SECTION 152.1), TO ALLOW A PROJECT TO CONSTRUCT A FIVE-STORY, 90,102 SQUARE FOOT ADDITION TO THE EXISTING, SEVEN-STORY 174,252 SQUARE FOOT OFFICE BUILDING AT 633 FOLSOM STREET, LOT 079 IN ASSESSOR'S BLOCK 3750, WITHIN THE C-3-S (DOWNTOWN SUPPORT) DISTRICT AND A 200-S HEIGHT AND BULK DISTRICT. IN ADDITION THE PROPOSAL WOULD RE-CLAD THE EXISTING FAÇADE WITH A NEW METAL AND GLASS CURTAIN WALL SYSTEM, RECONFIGURE THE GROUND FLOOR TO MOVE AND EXPAND THE RETAIL SPACE AND CONSTRUCT A NEW CORNER LOBBY. THE RESULT WILL BE A 12-STORY, 165.5-FOOT TALL BUILDING WITH 264,354 SQUARE FEET OF OFFICE SPACE AND 5,000 SQUARE FEET OF GROUND FLOOR RETAIL SPACE.

PREAMBLE

On December 23, 2014, John Kevlin on behalf of The Swig Company, LLC ("Project Sponsor") filed applications with the Planning Department ("Department") for a Determination of Compliance with Planning Code Section 309, that seeks exceptions to the bulk requirements (Sections 270 and 272), reduction of ground-level wind currents in C-3 Districts (Section 148), and off-street loading

requirements (Section 152.1) as well as an Office Allocation pursuant to Planning Code Section 321 to construct a four-story, 92,244 square foot addition to the existing, seven-story 174,252 square foot office building at 633 Folsom street, lot 079 in assessor's block 3750, within the C-3-S (Downtown Support) District and a 200-S Height and Bulk District ("Previous Project"). The Previous Project has since been modified to propose a five-story, 90,102 square foot addition to the existing building ("Project").

On November 30, 2016 the project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this project. The file for the Project is available at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

On December 8, 2016, the Commission adopted Motion No. XXXXX, approving an Office Allocation Authorization for the Project (Office Allocation Application No. No. 2014-1063DNX/OFA). Findings contained within said motion are incorporated herein by this reference thereto as if fully set forth in this Motion.

On December 8, 2016, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Downtown Project Authorization Application No. 2014.1063DNX/OFA.

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 Downtown Project Authorization, with exceptions to the bulk requirements (Sections 270 and 272), reduction of ground-level wind currents in C-3 Districts (Section 148), and off-street loading requirements (Section 152.1) as requested in Application No. No. 2014-1063DNX/OFA, 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 is located on a 35,338 square foot lot on the southeast corner of the intersection of Folsom and Hawthorne Streets, Block 3750, Lot 079. The site is occupied by a seven-story, 174,252 square foot office building that contains 1,100 square feet of ground floor retail. The site has 128.5 feet of frontage along Folsom Street, a one-way transit thoroughfare with a bike lane on the south side, and 275 feet of frontage along Hawthorne Street, a smaller-scale one-way connector leading to freeway access off of Harrison Street.

The site is located within the Downtown Commercial Support District (C-3-S) and the 200-S Height and Bulk District. The site is located within the Downtown Plan Area, the proposed Central SoMa Plan Area, and the Filipino Cultural Heritage District.

3. **Surrounding Properties and Neighborhood.** The project site is situated in the C-3-S (Downtown Support) Zoning District. Other zoning districts in the vicinity include: MUO (Mixed Use - Office) to the south and east, MUR (Mixed Use – Residential) and C-3-O (Downtown Office) to the west and C-3-O(SD) (Downtown Office Special Development) to the north. The immediate vicinity includes a mix of residential, commercial, and office uses with Moscone Center South one block west of the site.

Development along Folsom Street includes two-story commercial and residential properties, high-rise office and residential buildings while development along Hawthorne Street includes larger-scale residential properties that range in height from five-to-nine stories as well as two-to-five story commercial and office uses. Adjacent to the site is a 21-story residential building to the east and adjacent a 15-story residential building to the south. A mixed-use project with approximately 89 residential units and ground floor retail is proposed across Hawthorne Street, due west of the project.

4. **Project Description.** The proposal would construct a five-story, 90,102 square foot addition to the existing, seven-story 174,252 square foot office building. In addition the proposal would re-clad the existing façade with a new metal and glass curtain wall system, reconfigure the ground floor to move and expand the retail space and construct a new corner lobby. The result will be a 12-story, 165.5-foot tall building with 264,354 square feet of office space and 5,000 square feet of ground floor retail space.
5. **Public Comment.** To date, the Department has received eight letters in opposition to the project. The majority of letters were from residences of the two residential buildings located immediately adjacent at 631 Folsom Street and 77 Dow Place and expressed concerns related to the loss of light and air and impacts related to construction activities.
6. **Planning Code Compliance:** The Planning Code Compliance Findings set forth in Motion No. XXXXX, Case No. 2014.1063DNX/OFA (Office Allocation Authorization, pursuant to Planning Code Sections 321-325) apply to this Motion, and are incorporated herein as though fully set forth. The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Floor Area Ratio.** Planning Code Section 124 establishes a Floor Area Ratio (FAR) of 5.0 to 1 for properties within the C-3-S Zoning District. Section 127 allows additional square footage above the base FAR through a Transfer of Development Rights (TDR) agreement, up to the specified maximum in Section 123(c)(2). In the C-3-S District, the maximum floor area may be increased to 1.5 times the base floor area to 7.5 to 1.

The Project Site has a lot area of approximately 35,338 square feet. Therefore, up to 176,690 square feet of Gross Floor Area ("GFA") is allowed under the basic FAR limit, and up to 265,035 square feet of GFA is permitted with the purchase of TDR. As shown in the conceptual plans for the Project, the building would include 264,354 square feet of GFA. Conditions of approval are included to require the Project Sponsor to purchase TDR for the increment of development between 5.0 to 1 FAR and 9.0 to 1 FAR.

- B. **Setbacks.** Planning Code Section 132.(1) requires all structures in C-3 districts to provide a 15 foot setback from interior lot lines and the center of adjacent public rights of way. The setback applies at a height equal to 1.25 times the width of the principal street that the building faces. The principal street that the Property faces is Folsom Street, which has a width of 82.5 feet, thereby applying the setback requirement at a height of 103 feet and above.

The setback requirement will not affect the Folsom and Hawthorne Street frontages of the building, however the two interior lot lines require a 15 foot setback above 103 feet. The project has incorporated a greater-than-15-foot setback from both interior property lines and therefore, complies with Section 132.1.

- C. **Public Open Space.** Planning Code Section 138 requires that an addition of Gross Floor Area equal to 20 percent or more to an existing building in C-3 Districts provide public open space at a ratio of one sq. ft. per 50 gsf of all uses, except residential uses, institutional uses, and uses in a predominantly retail/personal services building.

The Project includes 90,102 square feet of new gross floor area and therefore requires 1,802 square feet of public open space. The project provides approximately 1,890 square feet of publically accessible open space in the form of a terrace along Folsom Street, adjacent to the new retail and through seating areas located along Hawthorne Street. The project therefore complies with Section 138.

- D. **Streetscape Improvements.** Section 138.1 requires that additions of Gross Floor Area equal to 20 percent or more to an existing building provide streetscape improvements consistent with the Better Streets Plan. Under Section 138.1(c), the Commission may also require the Project Sponsor to install additional sidewalk improvements such as lighting, special paving, seating and landscaping in accordance with the guidelines of the Downtown Streetscape Plan if it finds that these improvements are necessary to meet the goals and objectives of the General Plan.

The Project proposes streetscape elements along Folsom and Hawthorne Streets as part of a Streetscape plan. Features include street trees and landscaping consistent with City Standards. The Hawthorne Street sidewalk will be widened as required by the Department of Public Works, and publically-accessible bike parking will be provided along Folsom Street. The Streetscape Plan will continue to be refined through the Site Permit process, as required by the Conditions of Approval. Therefore, the Project complies with Section 138.1.

- E. **Street Frontage.** Per Planning Code Section 145.1, the treatment of the street frontages at the project shall be designed to preserve, enhance and promote attractive, clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings and uses in the Commercial districts. The project requires that 60 percent of the building perimeter at the ground floor be transparent and the first 25 feet of the ground floor to be devoted to active uses. Spaces such as lobbies are considered active uses only if they do not exceed 40 feet and spaces such as restrooms, bike parking, and other service areas are not considered "active uses."

The ground floor has been reconfigured so that a majority of the space along Folsom Street would be devoted to retail uses, thus creating a more active pedestrian realm. The building lobby is considered an active use as it does not exceed 40 feet. Both street fronts have been designed to include active uses within the first 25 feet of building depth.

The Project provides 18-foot ground floor ceiling heights, and 71 percent fenestration along both Folsom and Hawthorne Streets. In addition, the project will create publically accessible usable open space along Folsom Street in the form of a terraced sitting area and through the use of seating areas along Hawthorne Street.

- F. **Shadows on Public Open Spaces.** Planning Code Section 146 seeks to reduce substantial shadow impacts on public plazas and other publicly accessible open spaces other than those protected under Section 295. Consistent with the dictates of good design and without unduly restricting development potential, buildings taller than 50 feet should be shaped to reduce substantial shadow impacts on open spaces subject to Section 146. In determining whether a shadow is substantial, the following factors shall be taken into account: the area shaded, the shadow's duration, and the importance of sunlight to the area in question.

Section 146(a) does not apply to construction on Folsom or Hawthorne Streets, and therefore does not apply to the Project. With respect to Section 146(c), the Project would construct a five-story addition to the existing 7-story office building. Although the Project would create new shadows on sidewalks and pedestrian areas adjacent to the site, the Project's shadows would be limited in scope and would not increase the total amount of shading above levels that are commonly accepted in urban areas. The Project is proposed at a height that is consistent with the heights for the district and could not be further shaped to reduce substantial shadow effects on public sidewalks without creating an unattractive design and without unduly restricting development potential. Therefore, the Project complies with Section 146.

- G. **Shadows on Public Open Spaces.** Planning Code Section 147 seeks to reduce substantial shadow impacts on public plazas and other publicly accessible open spaces other than those protected under Section 295. Consistent with the dictates of good design and without unduly restricting development potential, buildings taller than 50 feet should be shaped to reduce substantial shadow impacts on open spaces subject to Section 147. In determining whether a shadow is substantial, the following factors shall be taken into account: the area shaded, the shadow's duration, and the importance of sunlight to the area in question.

A shadow analysis determined that, the proposed project does not have the potential to cast new shadow on any other public parks or open spaces in the vicinity, including Yerba Buena Gardens, Moscone Center South or the 201 3rd Street Plaza. The project would cast new shadows on 303 2nd Street Plaza in the late afternoon between early October and early March, with the period of most new shading occurring in late October and again in mid-February. Further, the project would cast minimal new shadows on the 601 Folsom Street Plaza in mid-afternoon between mid-September and late-March, for up to just over one hour each day, none of which would be cast on fixed seating areas. Although there would be new shading created, the shading is primarily located in passive areas of the

open spaces, and the new shading would not be expected to adversely affect the use of these spaces. Therefore the project complies with Section 147.

- H. **Ground Level Wind.** Planning Code Section 148 requires that new construction in Downtown Commercial Districts will not cause ground-level wind currents to exceed pedestrian comfort levels. This standard requires that wind speeds not exceed 11 miles per hour in areas of substantial pedestrian use for more than 10 percent of the time year round, between 7:00 AM and 6:00 PM. The requirements of this Section apply either when preexisting ambient wind speeds at a site exceed the comfort level and are not being eliminated as a result of the project, or when the project may result in wind conditions exceeding the comfort criterion. Exceptions from the comfort criterion may be granted through the 309 process, but no exception may be granted where a project would cause wind speeds at the site to reach or exceed the hazard level of 26 mph for a single hour of the year.

Wind tunnel tests were performed for the proposed project and results were provided to the Department via a report dated November 4, 2016. A total of 54 test point locations along sidewalk areas adjacent to and near the Project Site were selected for the purpose of analyzing existing and proposed wind levels near the Project Site pursuant to Planning Code Section 148.

The existing conditions at the Project Site indicate that 24 of the 54 test points exceed the Planning Code's comfort criterion. With the Project, four comfort exceedances would be eliminated, 8 would remain unchanged, seven would be decreased, and five would be increased, resulting in a total of 21 comfort exceedances. There are no hazardous wind speeds caused by the Project. A Section 309 exception is being sought because the Project creates a net increase of four comfort exceedances for a total of 25 locations that exceed the Planning Code's comfort criterion. The Commission may grant an exception to the requirements after considering the criteria specified in Section 148. Conformance with these criteria is discussed under item #7 below.

- I. **Off-Street Parking.** Planning Code Section 151.1 does not require any off-street parking be provided, but instead provides maximum parking amounts based on land use type. Non-residential uses in C-3 districts can include parking areas that are up to 7% the gross floor area of the non-residential uses.

The Project does not propose any parking as part of the project and is therefore code compliant.

- J. **Loading.** Section 152 provides a schedule of required off-street freight loading spaces for all uses in districts other than C-3 or South of Market.

The proposed office addition requires one off-street loading space. Currently there is no off-street loading provided at the property, and due to the configuration of the building, the project will not provide the additional space required by the addition. The Commission may grant an exception to the off-street loading requirements after considering the criteria specified in Section 161(f). Conformance with these criteria is discussed under item #7 below.

- K. **Bicycle Parking.** Planning Code Section 155.2 requires new bicycle parking spaces when constructing an addition to a building or lot that increases the building's gross floor area by 20 percent or more. For office, 1 Class 1 space is required for every 5,000 square feet of

occupied floor area and at least 2 Class 2 spaces are required, with an additional Class 2 space for every 50,000 square feet over 5,000. For retail, 1 Class 1 Space is required for every 7,500 square feet of occupied floor area, and one Class 2 space for every 2,500 square feet of occupied floor area 50,000 square feet or less.

The Project will provide a total of 53 Class 1 bicycle parking spaces and 12 Class 2 spaces, meeting this requirement.

- L. **Use.** Per Planning Code Section 210.2, within the C-3-S Zoning District, retail uses are principally permitted and office uses are principally permitted when located above the ground floor.

The project proposes to construct a five-story, 90,102 square foot addition to the existing seven-story office building. Additionally, the project would expand and reconfigure the ground floor space to include 5,000 square feet of retail along Folsom Street. The project, therefore, complies with Section 210.2.

- M. **Height.** Section 260 requires that the height of buildings not exceed the limits specified in the Zoning Map and defines rules for the measurement of height. The Project Site is within the 360-S Height and Bulk District.

The Project would reach a height of 165.5 feet to the roof, with a rooftop mechanical enclosure reaching a maximum height of approximately 185.5 feet. For buildings within C-3 Districts, Section 260(b) allows mechanical equipment enclosures to exceed the underlying height limitation by up to 20 feet. The Project therefore complies with the height limit of the 200-S Height and Bulk District. Upon further engineering of the two elevators proposed to reach the roof, the height of the elevator penthouses may need to be increased beyond the currently proposed 20 feet, if required by applicable code or law. If required, the Project Sponsor will provide evidence to the Planning Department of the need for increased elevator penthouse height, the increased height will only apply to those two elevator bays, and any increase will comply with Planning Code requirements, as discussed above.

- N. **Bulk.** Section 270 establishes bulk limits applicable to all buildings. The Project Site is located in a 200-S Height and Bulk District which provides the following bulk controls for “lower tower” and “upper tower.” All work associated with the project occurs within the “lower tower” portion and is restricted as follows: a maximum length of 160 feet, a maximum diagonal dimension of 190 feet, a maximum floor size of 20,000 square feet, and a maximum average floor size of 17,000 square feet. Per Section 272, exceptions to bulk limits in C-3 Districts may be granted provided that certain criteria is met.

The lower tower controls apply above the base height (1.25 times the widest abutting street or 50 feet whichever is greater) and up to the height of 220 feet. The widest street abutting the property is Folsom Street that measures 82.5 feet wide. Thus, the lower tower controls apply above a height of 103 feet, corresponding with the 8th floor of the building until a height of 220 feet.

The project proposes to construct five stories above the existing structure. The addition will have a length dimension of approximately 204 feet, a diagonal dimension of approximately 228 feet, and an average and maximum floor size of approximately 17,490 square feet. Therefore, each floor of the

addition exceeds the maximum bulk controls for length and diagonal dimensions as well as average floor size. The Commission may grant an exception to the specified bulk limits after considering the criteria specified in Section 272. Conformance with these criteria is discussed under item #7 below.

- O. **Shadows on Parks.** Pursuant to Section 295, no building permit authorizing the construction of any structure exceeding 40 feet in height that will cast any shade or shadow upon any property under the jurisdiction of the Recreation and Park Commission during the times of one hour after sunrise and one hour before sunset, all year round, may be issued except on prior action of the Commission pursuant to the provisions of this Section. The Commission must conduct a hearing and must disapprove the issuance of any building permit governed by the provisions of this Section if it finds that the proposed project will have any adverse impact on the use of the property under the jurisdiction of the Recreation and Park Commission because of the shading or shadowing that it will cause, unless it is determined that the impact would be insignificant.

The Project would not cast net new shadows or impede views for parks and open spaces in the area, nor have any negative impact on existing public parks and open spaces. A shadow analysis determined that the Project would not cast net new shadow any open space under the jurisdiction of, or designated to be acquired by the Recreation and Park Commission.

- P. **Office Development Authorization.** Planning Code Section 321 establishes the requirements for an Office Development Authorization from the Planning Commission for new office space in excess of 50,000 gross square feet.

The project proposes to construct a five-story 90,102 square foot addition. All of this additional floor area would be new office space and therefore, the project requires an Office Development Allocation. The proposed project has requested an Office Development Authorization for up to 90,102 gross square feet of new office space from the Planning Commission as part of the related Case No. 2014.1063CUA/OFA.

- Q. **Public Art.** In the case of construction of a new building or addition of floor area in excess of 25,000 sf to an existing building in a C-3 District, Section 429 requires a project to include works of art costing an amount equal to one percent of the construction cost of the building.

The Project estimates a construction cost of \$29,000,000, one percent of which is estimated to be \$290,000 dedicated to public art. The Project Sponsor will provide on-site art that will be reviewed by the Planning Director for compliance with the requirements of the program. In addition, the proposal will then be presented to the Planning Commission at an informational presentation. The Project will comply with the public art requirement pursuant to the Conditions of Approval.

7. **Exceptions Requested Pursuant to Planning Code Section 309.** The Planning Commission has considered the following exceptions to the Planning Code, makes the following findings and grants each exception as further described below:

- A. **Section 148: Ground-Level Wind Currents.** In C-3 Districts, buildings and additions to existing buildings shall be shaped, or other wind-baffling measures shall be adopted, so that the developments will not cause ground-level wind currents to exceed more than 10 percent of the time year round, between 7:00 a.m. and 6:00 p.m., the comfort level of 11 miles per

hour equivalent wind speed in areas of substantial pedestrian use and seven miles per hour equivalent wind speed in public seating areas.

When preexisting ambient wind speeds exceed the comfort level, or when a proposed building or addition may cause ambient wind speeds to exceed the comfort level, the building shall be designed to reduce the ambient wind speeds to meet the requirements. An exception may be granted, in accordance with the provisions of Section 309, allowing the building or addition to add to the amount of time that the comfort level is exceeded by the least practical amount if (1) it can be shown that a building or addition cannot be shaped and other wind-baffling measures cannot be adopted to meet the foregoing requirements without creating an unattractive and ungainly building form and without unduly restricting the development potential of the building site in question, and (2) it is concluded that, because of the limited amount by which the comfort level is exceeded, the limited location in which the comfort level is exceeded, or the limited time during which the comfort level is exceeded, the addition is insubstantial.

No exception shall be granted and no building or addition shall be permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26 miles per hour for a single hour of the year.

Independent consultants analyzed ground-level wind currents in the vicinity of the Project Site. A wind tunnel analysis, the results of which are included in a technical memorandum prepared by RWDI Consulting Engineers & Scientists, was conducted using a scale model of the Project Site and its immediate vicinity.

Comfort Criterion

In the Existing Configuration 24 of the 54 test points currently exceed the 11 mph criterion with wind speeds ranging from 7 to 23 mph across all test points. With the Project, four comfort exceedances would be eliminated, 8 would remain unchanged, seven would be decreased, and five would be increased, resulting in a total of 21 comfort exceedances. Wind speeds across all test points remained comparable with existing conditions with wind speeds ranging from 6 to 24 mph.

All of the exceedances, except for several at the rear of the existing building at 631 Folsom Street, are in an area of substantial pedestrian use. An exception under Section 148 (a) is therefore required.

An exception is justified under the circumstances, because the changes in wind speed and frequency due to the Project are slight and unlikely to be noticeable. For the Existing Configuration in the vicinity of the project site, wind conditions were generally low with wind speeds averaging 11 mph for all 54 measurement locations. For the Existing plus Project Configuration, wind speeds generally remained similar with the average wind speed for all test locations being slightly increased to from 11 mph to 12 mph. The 11mph criterion was exceeded 14% of the time, a very minor increase when compared to existing conditions on and around the project site.

In addition, the Project cannot be shaped or other incorporate other wind baffling measures that would reduce the wind at the exceedance locations to comply with Section 148(a) without creating an unattractive building or unduly restricting the development potential of the Project Site. The wind analysis demonstrates that (a) the proposed addition will not generate adverse pedestrian level winds given the nature of the built environment surrounding the proposed development, and that (b) there is

no reason to believe that modification of the design would improve the existing windy conditions that occur in the vicinity. For the reasons discussed above, an exception from the comfort criterion is appropriate and hereby granted.

Hazard Criterion

There are no existing exceedances of the wind hazard criterion of 26 mph in the vicinity, and the construction of the Project would not create any new exceedances. Therefore, the Project would comply with the hazard criterion of Section 148.

- B. **Sections 152.1: Off-street Loading Requirements.** The Project requires an exception to the freight loading requirement because the proposed building would not include Code-compliant freight loading spaces. Section 152.1 establishes off-street freight loading requirements in the C-3 Districts. Additionally, Section 155 establishes general standards for the location and arrangement of off-street loading spaces. For the proposed 92,244 square-foot addition, one loading space would be required.

Under Section 309 of the Code, a waiver or a reduction of the freight loading requirements may be granted subject to consideration of the following criteria from Code Section 161(f):

- 1) Provision of freight loading and service vehicle spaces cannot be accomplished underground because site constraints will not permit ramps, elevators, turntables and maneuvering areas with reasonable safety;

The Project proposes a vertical addition to an existing building as well as the reconfiguration and expansion of ground-floor retail. The existing building does not contain any off-street parking or loading spaces. Since the building does not contain a garage and one is not proposed as part of the Project, additional off-street loading spaces cannot be achieved at the subject site. Substantial alterations to the building would be required to accommodate additional freight loading spaces on the Subject Property.

- 2) Provision of the required number of freight loading and service vehicle spaces on-site would result in the use of an unreasonable percentage of ground-floor area, and thereby preclude more desirable use of the ground floor for retail, pedestrian circulation or open space uses;

A retail tenant as well as lobby and building functions currently occupy the ground floor and additional ground-floor retail space is proposed. Additional freight loading spaces cannot be added in the building in the absence of substantial building alterations that would likely result in a reduction of ground-level retail space.

- 3) A jointly-used underground facility with access to a number of separate buildings and meeting the collective needs for freight loading and service vehicles for all uses in the buildings involved, cannot be provided;

The Project involves an existing building located in an already built-out area of the Downtown Financial District. A jointly-used underground facility would require considerable alterations to the existing building and to the adjacent building(s) and would not be feasible.

- 4) Spaces for delivery functions can be provided at the adjacent curb without adverse effect on pedestrian circulation, transit operations or general traffic circulation, and off-street space permanently reserved for service vehicles is provided either on-site or in the immediate vicinity of the building;

The Project proposes a vertical addition to an existing building as well as the reconfiguration and expansion of ground-floor retail. The existing building does not contain any off-street parking or loading spaces. The project does provide a loading area at the rear of the building, however because the area is not contained within the building, the spaces do not meet the requirements of the planning code.

- C. **Sections 270 and 272:** Section 270 establishes bulk controls by district. In the “S” Bulk District, the following bulk controls apply to the lower tower: a maximum length of 160 feet, a maximum diagonal dimension of 190 feet, and a maximum floor size of 20,000 sq. ft. The upper tower bulk controls are as follows: a maximum length of 130 feet, a maximum diagonal dimension of 160 feet, a maximum floor size of 17,000 sq. ft., and a maximum average floor size of 12,000 sq. ft. The lower tower controls apply above the base height (1.25 times the widest abutting street or 50 feet whichever is greater). Exceptions to the Section 270 bulk limits are permitted by Section 309(a)(12).

The property fronts on Folsom Street, which measures 82.5 feet in width. Therefore, the lower tower controls apply above 103 feet, or starting at the eighth floor until a height of 220 feet.

The project proposes to construct five stories above the existing structure. The addition will have a length of approximately 204 feet, a diagonal dimension of approximately 228 feet, and an average and maximum floor size of approximately 17,490 square feet. Therefore, each floor of the addition exceeds the maximum bulk controls for length and diagonal dimensions as well as the average floor size. The Commission may grant an exception to the specified bulk limits after considering the criteria specified in Section 272.

Per Section 272, exceptions to bulk limits in C-3 Districts may be granted provided at least one of five listed criteria is met. The Project meets the following criteria:

- 1) Achievement of a distinctly better design, in both a public and a private sense, than would be possible with strict adherence to the bulk limits, avoiding an unnecessary prescription of building form while carrying out the intent of the bulk limits and the principles and policies of the Master Plan;

The Project proposes a five story addition and façade alterations to the existing structure that was constructed in 1968. The existing façade consists of long segmental-headed vertical bays with dark recessed glass, flanked by a masonry frame. The raised podium creates separation from the street level and the ground level spaces are hidden behind a recessed frontage.

The building's façade will be re-clad with lighter materials so as to architecturally unify the existing structure with the five-story addition. The currently recessed ground floor entrance will be pushed out to match the existing plane of the second through seventh floors of the existing building. The new, larger, ground floor retail spaces will enhance the public realm while a redesigned lobby entrance will provide the tenants of the building a more welcoming space.

The proposed design adheres to the intent of the Downtown Plan to foster sculpting of building form, less overpowering buildings and more interesting building forms. The overall design of the exterior fenestration, materials, and surfaces includes variations that ameliorate the apparent mass of the lower tower and harmonize well with surrounding buildings.

Strict adherence to the bulk limitations would substantially reduce the upper floor addition's floorplates and result in a taller building with an awkward relationship between the upper and lower floors. This taller building would also have a greater impact to the properties adjacent neighbors. Under these circumstances, strict application of the bulk controls would unnecessarily prescribe the building form, without producing any corresponding public benefit.

- 3) The added bulk does not significantly affect light and air to adjacent buildings;

The added bulk would not significantly affect light and air to adjacent structures due to the substantial setbacks at the eastern and southern portions of the Project Site that apply to the five-story addition.

- 4) If appropriate to the massing of the building, the appearance of bulk in the building, structure or development is reduced to the extent feasible by means of at least one and preferably a combination of the following factors, so as to produce the impression of an aggregate of parts rather than a single building mass:

- (A) Major variations in the planes of wall surfaces, in either depth or direction, that significantly alter the mass;

The proposed addition has been designed so that there are variations in the wall surfaces that create distinct massing breaks in the form. In addition to significant setbacks from its east and south neighbors, the building will be clad with shading elements that will create solidity and shading as well as providing scale and texture to the façade.

- (B) Significant differences in the heights of various portions of the building, structure or development that divide the mass into distinct elements;

The proposed addition is setback to varying degrees along the interior property lines. The new floor plan is shorter along both the Folsom Street and Hawthorne Street elevations than the floors of the existing building. The addition incorporates a shading cladding system, which contrasts with a simpler facade design for the portion of the building along Folsom Street where a vertical addition is not proposed. These combined measures divide the mass into distinct elements.

- (C) Differences in materials, colors or scales of the facades that produce separate major elements;

The proposal calls for the recladding of the existing building from the deep-colored concrete and dark glass to a transparent glass curtain wall with three dimensional shading elements at each window bay. The new façade would be lighter in appearance and emphasizes the setbacks. The metal shading elements would provide textural elements to the façade create alternating shadows throughout the day, thus helping to separate elements and break up the building mass.

- (D) Compensation for those portions of the building, structure or development that may exceed the bulk limits by corresponding reduction of other portions below the maximum bulk permitted;

The overall design of the exterior fenestration, materials, and surfaces would include variations which ameliorate the apparent mass of the lower tower. The streetscape of the Project features strong connections to Folsom Street defining a distinct pedestrian realm for the Project. Although the Project would exceed the upper tower bulk limits, it would be approximately 35 feet shorter than allowed by the height limit. Thus, substantial volumes permitted to be developed under the bulk limit would be left open. Additionally, the granting of exceptions to the bulk limits would not result in a building with greater gross floor area than would be permitted if the bulk limits were met.

- 5) The building, structure or development is made compatible with the character and development of the surrounding area by means of all of the following factors:

- (A) A silhouette harmonious with natural land-forms and building patterns, including the patterns produced by height limits;

The immediate vicinity contains a wide variety of building types, shapes, materials and designs. Existing buildings and recently approved developments range from five stories to 22 stories. The proposed addition and façade alterations are harmonious with the building patterns in the immediate neighborhood, which are taller in height than the existing structure and the proposed addition. The recessed areas of the facades break down the overall bulk in a non-symmetrical composition that creates a dynamic and less static building form.

- (B) Either maintenance of an overall height similar to that of surrounding development or a sensitive transition, where appropriate, to development of a dissimilar character;

The proposed addition will create an overall height that is more in keeping with the surrounding neighborhood character, as most buildings are taller in height.

- (C) Use of materials, colors and scales either similar to or harmonizing with those of nearby development;

The proposed alterations will re-clad the façade in a lighter metal and glass curtain wall system, with a shading element at each window bay. This design is more in keeping with the adjacent buildings, which are largely more contemporary and clad in glass and metal.

- (D) Preservation or enhancement of the pedestrian environment by maintenance of pleasant scale and visual interest;

The proposed addition and façade alterations will bring the building more into compliance with current Code principles of active street frontages. The currently recessed ground floor entrance will be pushed out to match the current plane of the second through seventh floors of the existing building and create a more prominent entrance to the building. The ground floor will contain large open planes of transparent retail and lobby spaces, as well as have public open space along Folsom Street and seating areas along Hawthorne Street.

For these reasons, the Planning Commission finds that the Project satisfies at least three of the listed criteria, and therefore grants the bulk exceptions.

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

DOWNTOWN PLAN AREA

OBJECTIVE 2:

MAINTAIN AND IMPROVE SAN FRANCISCO'S POSITION AS A PRIME LOCATION FOR FINANCIAL, ADMINISTRATIVE, CORPORATE AND PROFESSIONAL ACTIVITY.

Policy 2.1:

Encourage prime downtown office activities to grow as long as undesirable consequences of such growth can be controlled.

The Project would add office space to a location that is well-served by existing and future public transit options, and is within walking distance to a diversity of goods and services available for employees of office tenants. The expanded office use at the property will likely draw tenants whose employees do not rely on private vehicles, and many employees will be able to walk to the property from SoMa and Downtown neighborhoods. The Project's location and proximity to public transit encourage growth while limiting potential impacts on traffic.

Policy 2.2:

Guide location of office development to maintain a compact downtown core and minimize displacement of other uses.

The Project will maintain and improve San Francisco's position as a prime location for financial, administrative, corporate and professional services. The Project will help expanding companies stay in San Francisco and encourage new companies to open offices here, thereby supporting the City's economic vitality. Further, the project would create additional office on a site that currently has office uses, helping maintain a compact downtown core.

OBJECTIVE 13:

CREATE AN URBAN FORM FOR DOWNTOWN THAT ENHANCES SAN FRANCISCO'S STATURE AS ONE OF THE WORLD'S MOST VISUALLY ATTRACTIVE CITIES.

Policy 13.1:

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

The Project would construct a five-story addition that measures 165.5 feet in height in a district that permits heights up to 200 feet. The immediate vicinity contains a wide variety of building types, shapes, materials and designs. Existing buildings and recently approved developments range from five to 22 stories. The proposed addition and façade alterations are harmonious with the building patterns in the immediate neighborhood, which in general, are taller than the proposal. The recessed areas of the facades break down the overall bulk in a non-symmetrical composition that creates a dynamic and less static building form.

COMMERCE AND INDUSTRY ELEMENT

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.

The Project will provide space for businesses whose employees value the transportation options and the cultural amenities available in San Francisco's downtown and South of Market areas. The Project would also expand the ground-floor retail space and create publically accessible open space along Folsom Street. Thus the project would enhance pedestrian activity at the site and provide desirable new office space within large flexible floorplates.

TRANSPORTATION ELEMENT

OBJECTIVE 2

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development and coordinate new facilities with public and private development.

Located in the Downtown area, the Project Site is well served by public transit in a location well-suited for new office uses. The Site is located 1/3 of a mile from the Montgomery Street MUNI and BART stations, and in close proximity to several MUNI bus lines that run along the Market Street corridor (F, 5, 6, 7, 7R, and 9) . The Site is also within two blocks of the 8, 8AX, 8BX, 12, 25, and 81X bus lines, and within 1/2 mile of the Caltrain Station at 4th and King Streets. In addition, the new Central Corridor subway station at Moscone Center and Fourth Street will be within walking distance. The building's employees and visitors will be able to easily walk, take public transit, or ride bicycles to and from the site and minimize transit and traffic impacts.

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

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

The retail space at the Property will be expanded, thereby enhancing neighborhood-serving retail uses in the area. In addition, adding office space at the Property will bring new employees and visitors to area, which will strengthen the customer base of other retail businesses in the area.

- 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 would be removed by the Project. The Project will be compatible with the existing and proposed character of the Central SoMa and the downtown areas. The Project would expand the ground-floor retail space and create publically accessible open space along Folsom Street. Thus the project would enhance pedestrian activity at the site and provide new employment opportunities in the area.

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

As the Project will not remove affordable housing, the City's supply of affordable housing will be preserved. By paying a Jobs-Housing Linkage Fee into the Citywide Affordable Housing Fund, the Project will directly enhance the supply of affordable housing.

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

The Property, located downtown, is well served by public transit. The Site is located 1/3 of a mile from the Montgomery Street MUNI and BART stations, and in close proximity to several MUNI bus lines that run along the Market Street corridor (F, 5, 6, 7, 7R, and 9) . The Site is also within two blocks of the 8, 8AX, 8BX, 12, 25, and 81X bus lines, and within 1/2 mile of the Caltrain Station at 4th and King Streets. In addition, the new Central Corridor subway station at Moscone Center and Fourth Street will be within walking distance. The building's employees and visitors will be able to easily walk, take public transit, or ride bicycles to and from the site and minimize transit and traffic impacts.

- 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 adds office space to the building. It does not displace industrial or service sector workers, and would expand the ground floor retail at the site. In addition, increased office space will bring new employees and visitors to the area, help strengthen the customer base of existing service sector businesses, and create opportunities for new service businesses.

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

The Project will conform to all structural and seismic requirements of the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain any landmark and/or historic buildings

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

The Project will not cast net new shadows or impede views for parks and open spaces in the area, nor have any negative impact on existing public parks and open spaces. A shadow analysis determined that the Project would not cast net new shadow any open space under the jurisdiction of, or designated to be acquired by the Recreation and Park Commission.

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 Downtown Project authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Downtown Project Authorization Application No. 2014.1063DNX/OFA**, subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated December 8, 2016, 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 309 Determination of Compliance and Request for Exceptions 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 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 constitutes 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 December 8, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 8, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a **Downtown Project Authorization and Request for Exceptions** relating to a Project to construct a five-story, 90,102 square foot addition to the existing, seven-story 174,252 square foot office building located at 633 Folsom Street, pursuant to **Planning Code Sections 309, 148, 152.1 and 270** within the within the C-3-S (Downtown Support) District and a 200-S Height and Bulk District; in general conformance with plans, dated **November 18, 2016**, and stamped "EXHIBIT B" included in the docket for Case No. **2014.1063DNX/OFA** and subject to conditions of approval reviewed and approved by the Commission on **December 8, 2016** under Motion No. XXXXX. 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 planning code compliance findings set forth in Motion No. XXXXX, Case No. 2014.1063DNX/OFA (office allocation authorization, pursuant to planning code section 321) apply to this motion, and are incorporated herein as though fully set forth.

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 **December 8, 2016** under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX 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 Downtown Project Authorization and any subsequent amendments or modifications.

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the Project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) 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
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 three (3) 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
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 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
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
6. **Additional Project Authorization.** The Conditions of Approval set forth in Exhibit A of Motion No. XXXXX, Case No. 2014.1063DNX/OFA (Office Allocation Authorization, pursuant to planning code section 321) apply to this approval, and are incorporated herein as though fully set

forth, except as modified herein. 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

7. **Transferable Development Rights.** Pursuant to Section 128, 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 5.0 to 1, up to an FAR of 7.55 to 1. The net addition of gross floor area subject to this requirement shall be determined based on drawings submitted with the Building Permit Application.

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

DESIGN – COMPLIANCE AT PLAN STAGE

8. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping (including roof deck 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

9. **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 building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

10. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the 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.sf-planning.org

11. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the site permit application.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
12. **Streetscape Plan.** 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 Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan 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
13. **Open Space Provision - C-3 Districts.** Pursuant to Planning Code Section 138, the Project Sponsor shall continue to work with Planning Department staff to refine the design and programming of the public open space so that the open space generally meets the standards of the Downtown Open Space Guidelines in the Downtown Plan of the General Plan.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
14. **Open Space Plaques - C-3 Districts.** Pursuant to Planning Code Section 138, the Project Sponsor shall install the required public open space plaques at each building entrance including the standard City logo identifying it; the hours open to the public and contact information for building management. The plaques shall be plainly visible from the public sidewalks on Folsom and Hawthorne Streets and shall indicate that the open space is accessible to the public. 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 Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
1. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:
 - a. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
 - b. On-site, in a driveway, underground;
 - c. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
 - d. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;

- e. Public right-of-way, underground; and based on Better Streets Plan guidelines;
- f. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- g. On-site, in a ground floor façade (the least desirable location).

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

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

- 15. Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, www.sfmta.org

PARKING AND TRAFFIC

- 16. Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4., the Project shall provide no fewer than 53 Class 1 and 12 Class 2 bicycle parking spaces.

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

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

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

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

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

PROVISIONS

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

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

20. **Transit Impact Development Fee.** Pursuant to Planning Code Section 411, the Project Sponsor shall pay the Transit Impact Development Fee (TIDF) as required by and based on drawings submitted with the Building Permit Application. Prior to the issuance of a temporary certificate of occupancy, the Project Sponsor shall provide the Planning Director with certification that the fee has been paid.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
21. **Downtown Park Fee - C-3 District.** The Project is subject to the Downtown Park Fee, as applicable, pursuant to Planning Code Section 412.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
22. **Jobs Housing Linkage.** The Project is subject to the Jobs Housing Linkage Fee, as applicable, pursuant to Planning Code Section 413.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
23. **Childcare Requirements - Office and Hotel Development.** The Project is subject to the Childcare Fee for Office and Hotel Development Projects, as applicable, pursuant to Planning Code Section 414.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
24. **Art.** 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
25. **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
26. **Art.** Pursuant to Planning Code Section 429, the Project Sponsor and the Project 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 submittal 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

- 27. Art.** 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

MONITORING

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

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

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

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

OPERATION

- 30. 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 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

- 31. Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>
- 32. Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>
- 33. Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Public Art (Sec. 429) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other (TIDF) |

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: DECEMBER 8, 2016

Date: December 1, 2016
Case No.: **2014-1063DNX/OFA**
Project Address: **633 Folsom Street**
Zoning: C-3-S
200-S Height and Bulk District
Block/Lot: 3750/079
Project Sponsor: The Swig Company, LLC
Attn: Deborah Boyer
One Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: Claudine Asbagh – (415) 575-9165
Claudine.Asbagh@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF AN ALLOCATION OF OFFICE SQUARE FOOTAGE UNDER THE 2015-2016 ANNUAL OFFICE DEVELOPMENT LIMITATION PROGRAM PURSUANT TO SECTIONS 320 THROUGH 325 OF THE PLANNING CODE TO ALLOW UP TO 90,102 GROSS SQUARE FEET OF OFFICE SPACE AT 633 FOLSOM STREET, LOT 079 IN ASSESSOR'S BLOCK 3750, WITHIN THE C-3-S (DOWNTOWN SUPPORT) DISTRICT AND 200-S HEIGHT AND BULK DISTRICT. THE PROPOSAL WOULD CONSTRUCT A FIVE-STORY 90,102 SQUARE FOOT OFFICE ADDITION, RE-CLAD THE EXISTING FAÇADE WITH A NEW METAL AND GLASS CURTAIN WALL SYSTEM, RECONFIGURE THE GROUND FLOOR TO MOVE AND EXPAND THE RETAIL SPACE AND CONSTRUCT A NEW CORNER LOBBY. THE RESULT WILL BE A 12-STORY, 165.5-FOOT TALL BUILDING WITH 264,354 SQUARE FEET OF OFFICE SPACE AND 5,000 SQUARE FEET OF GROUND FLOOR RETAIL SPACE.

PREAMBLE

On December 23, 2014, John Kevlin on behalf of The Swig Company, LLC ("Project Sponsor") filed applications with the Planning Department ("Department") for a Determination of Compliance with Planning Code Section 309, that seeks exceptions to the bulk requirements (Sections 270 and 272) reduction of ground-level wind currents in C-3 Districts (Section 148), and off-street loading requirements (Section 152.1) as well as an Office Allocation pursuant to Planning Code Section 321 to construct a four-story, 90,102 square foot addition to the existing, seven-story 174,252 square foot office building at 633

Folsom street, lot 079 in assessor's block 3750, within the C-3-S (Downtown Support) District and a 200-S Height and Bulk District ("Previous Project"). The Previous Project has since been modified to propose a five-story, 90,102 square foot addition to the existing building ("Project").

On [\[December X\]](#), 2016 the project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this project. The file for the Project is available at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

On December 8, 2016, the San Francisco Planning Commission (hereinafter "Commission") adopted Motion No. XXXXX, approving a Downtown Project Authorization for the proposed Project (Downtown Project Authorization Application No. 2014.1063DNX/OFA). The Findings contained within said motion are incorporated herein by this reference thereto as if fully set forth in this Motion.

On December 8, 2016, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Office Allocation Application No. 2014.1063DNX/OFA.

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 Office Allocation Authorization requested in Application No. 2014.1063DNX/OFA, 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 is located on a 35,338 square foot lot on the southeast corner of the intersection of Folsom and Hawthorne Streets, Block 3750, Lot 079. The site is occupied by a seven-story, 174,252 square foot office building that contains 1,100 square feet of ground floor retail. The site has 128.5 feet of frontage along Folsom Street, a one-way transit thoroughfare with a bike lane on the south side, and 275 feet of frontage along Hawthorne Street, a smaller-scale one-way connector leading to freeway access off of Harrison Street.

The site is located within the Downtown Commercial Support District (C-3-S) and the 200-S Height and Bulk District. The site is located within the Downtown Plan Area, the proposed Central SoMa Plan Area, and the Filipino Cultural Heritage District.

3. **Surrounding Properties and Neighborhood.** The project site is situated in the C-3-S (Downtown Support) Zoning District. Other zoning districts in the vicinity include: MUO (Mixed Use - Office) to the south and east, MUR (Mixed Use – Residential) and C-3-O (Downtown Office) to the west and C-3-O(SD) (Downtown Office Special Development) to the north. The immediate vicinity

includes a mix of residential, commercial, and office uses with Moscone Center South one block west of the site.

Development along Folsom Street includes two-story commercial and residential properties, high-rise office and residential buildings while development along Hawthorne Street includes larger-scale residential properties that range in height from five-to-nine stories as well as two-to-five story commercial and office uses. Adjacent to the site is a 21-story residential building to the east and adjacent a 15-story residential building to the south. A mixed-use project with approximately 89 residential units and ground floor retail is proposed across Hawthorne Street, due west of the project.

4. **Project Description.** The proposal would construct a five-story, 90,102 square foot addition to the existing, seven-story 174,252 square foot office building. In addition the proposal would re-clad the existing façade with a new metal and glass curtain wall system, reconfigure the ground floor to move and expand the retail space and construct a new corner lobby. The result will be a 12-story, 165.5-foot tall building with 264,354 square feet of office space and 5,000 square feet of ground floor retail space.
5. **Public Comment.** To date, the Department has received eight letters in opposition to the project. The majority of letters were from residences of the two residential buildings located immediately adjacent at 631 Folsom Street and 77 Dow Place and expressed concerns related to the loss of light and air and impacts related to construction activities.
6. **Planning Code Compliance:** The Planning Code Compliance Findings set forth in Motion No. XXXXX, Case No. 2014.1063DNX/OFA (Downtown Project Authorization, pursuant to Planning Code Section 309) apply to this Motion, and are incorporated herein as though fully set forth. The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Street Frontage.** Per Planning Code Section 145.1, the treatment of the street frontages shall be designed to preserve, enhance and promote attractive, clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings and uses in the Commercial districts. . The project requires that 60 percent of the building perimeter at the ground floor be transparent and the first 25 feet of the ground floor to be devoted to active uses. Spaces such as lobbies are considered active uses only if they do not exceed 40 feet and spaces such as restrooms, bike parking, and other service areas are not considered “active uses.”

The ground floor has been reconfigured so that a majority of the space along Folsom Street would be devoted to retail uses, thus creating a more active pedestrian realm. The building lobby is considered an active use as it does not exceed 40 feet. Both street fronts have been designed to include active uses within the first 25 feet of building depth.

The Project provides 18-foot ground floor ceiling heights, and 71 percent fenestration along both Folsom and Hawthorne Streets. In addition, the project will create publically accessible usable open space along Folsom Street in the form of a terraced sitting area and through the use of seating areas along Hawthorne Street.

- B. Off-Street Parking.** Planning Code Section 151.1 does not require any off-street parking be provided, but instead provides maximum parking amounts based on land use type. Non-residential uses in C-3 districts can include parking areas that are up to 7% the gross floor area of the non-residential uses.

The Project does not propose any parking as part of the project and is therefore code compliant.

- C. Bicycle Parking.** For projects proposing a change of use, Planning Code Section 155.2 requires new bicycle parking spaces if the change would increase the number of total required bicycle parking spaces by 15 percent or more. For office, 1 Class 1 space is required for every 5,000 square feet of occupied floor area and at least 2 Class 2 spaces are required, with an additional Class 2 space for every 50,000 square feet over 5,000. For retail, 1 Class 1 Space is required for every 7,500 square feet of occupied floor area, and one Class 2 space for every 2,500 square feet of occupied floor area 50,000 square feet or less.

The Project will provide a total of 53 Class 1 bicycle parking spaces and 12 Class 2 spaces, meeting this requirement.

- D. Use.** Per Planning Code Section 210.2, within the C-3-S Zoning District, Non-Retail Sales and Services uses require a Conditional Use Authorization when located at or below the ground floor. Otherwise, Non-Retail Sales and Services are principally permitted.

The project proposes to construct a five--story, 90,102 square foot addition to the existing seven-story office building. Additionally, the project would expand and reconfigure the ground floor space to include 5,000 square feet of retail along Folsom Street. The project, therefore, complies with Section 210.2.

- 7. Office Development Authorization.** Planning Code Section 321 establishes standards for San Francisco's Office Development Annual Limit. In determining if 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.

As of December 1, 2016, 1,318,869 gross square feet of "Large Cap" office space in San Francisco was available. The Project will add approximately 90,102 gross square feet of office space at the Property. If the Project is approved, approximately 1,228,767 square feet of space will remain in the Large Cap pool.

The Project will promote economic growth by providing space for new tenants and for the existing tenant to grow its business. The proposed new office space would draw more business, commercial and professional services into the area surrounding the site, thereby encouraging economic growth in a location well served by public transportation. In addition, the project will expand and relocate the retail space along Folsom Street.

While the project will promote economic growth as a result of office addition, the project is also subject to various development fees, including but not limited to, the Jobs-Housing Linkage Program that would help fund affordable housing. These development fees will contribute to programs designed to benefit the surrounding community and city as a whole.

Overall, the project will maintain a balance between economic growth and 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.

The proposed project is consistent with the General Plan, as outlined in Section 8 below. Overall, the project would advance the objectives and policies of the proposed Central SoMa Plan and the Downtown Plan, as well as the Commerce and Industry Element and the Transportation Element of the General Plan.

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

The building's façade will be re-clad with lighter materials so as to architecturally unify the existing structure with the four-story addition. The currently recessed ground floor entrance will be pushed out to match the plane of the second through seventh floors of the existing building. The new, larger, ground floor retail spaces will enhance the public realm while a redesigned lobby entrance will provide the tenants of the building a more welcoming space.

The proposed design adheres to the intent of the Downtown Plan to foster sculpting of building form, less overpowering buildings and more interesting building forms. The overall design of the exterior fenestration, materials, and surfaces includes variations that ameliorate the apparent mass of the lower tower and harmonize well with surrounding buildings.

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 office use is principally permitted in the C-3-S zoning district. The subject lot is located in an area primarily characterized by a mix of institutional, residential, hotel, and office uses. The project is suitable for its location in that it has direct access to existing and planned public transit, and would bring new workers to the area who would be able to support the existing service and retail uses in the area.*
- b) Transit Accessibility. *Located in the Downtown area, the Project Site is well served by public transit. The Site is located 1/3 of a mile from the Montgomery Street MUNI and BART stations, and in close proximity to several MUNI bus lines that run along the Market Street corridor (F, 5, 6, 7, 7R, and 9). The Site is also within two blocks of the 8, 8AX, 8BX, 12, 25, and 81X bus lines, and within 1/2 mile of the Caltrain Station at 4th and King Streets.*
- c) Open Space Accessibility. *The project is within walking distance of Yerba Buena Gardens. The project is located within walking distance to the new Transit Center that will feature a publically accessible 5.4-acre rooftop park. Additionally, the project will provide 890 square feet of publically usable open space along Folsom Street.*
- d) Urban Design. *The building's façade will be re-clad with lighter materials so as to architecturally unify the existing structure with the five-story addition. The currently recessed ground floor entrance will be pushed out to match the current plane of the second through seventh floors of the existing building. The new, larger, ground floor retail spaces will enhance the public realm while a redesigned lobby entrance will provide the tenants of the building a more welcoming space.*

The proposed design adheres to the intent of the Downtown Plan to foster sculpting of building form, less overpowering buildings and more interesting building forms. The overall design of the exterior

fenestration, materials, and surfaces includes variations that ameliorate the apparent mass of the lower tower and harmonize well with surrounding buildings.

- e) Seismic Safety. *The Project will conform to the structural and seismic requirements of the San Francisco Building Code, meeting this policy.*

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. *The Project would add 90,102 square feet of office space to an existing office building. The new space would allow for multiple tenants and create new employment opportunities in the area. The Project would also expand the retail space at the property, further creating employment opportunities.*
- b) Needs of Existing Businesses. *The Project adds 90,102 square feet of office space without removing any space from other uses, providing much-needed office space for a variety of office tenants. In particular, it will create four floors of large and flexible floorplates that can accommodate more than one layout, anticipating future demand.*
- c) Availability of Space Suitable for Anticipated Uses. *Demand for new office space in the SoMa neighborhood has increased rapidly in the past few years. The project would add high quality office space within close proximity of public transit, a major requirement of most prospective office tenants. The Project would contribute toward meeting the demand for office space and the anticipated office users will strengthen the City's role as a business center.*

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

The project will be owned by the Project Sponsor. The Project's flexible floor plans are suitable for use by one or more major tenants, or a number of small tenants.

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

The base floor area ratio ("FAR") allowed in the C-3-S District is 5.0 to 1. In the C-3-S District, the base floor area can be increased to 1 ½ times the basic floor area with the purchase of Transferable Development Rights ("TDR"). The subject lot measures 35,338 square feet. The base FAR allows for up to 176,690 square feet and the maximum FAR would allow up to 265,035 square feet. The Project proposes a gross floor area of 264,672 square feet and therefore will require the purchase of TDR. A condition of approval has been added to Case No. 2014.1063DNX/OFA.

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

DOWNTOWN PLAN AREA

Objectives and Policies

OBJECTIVE 2:

MAINTAIN AND IMPROVE SAN FRANCISCO'S POSITION AS A PRIME LOCATION FOR FINANCIAL, ADMINISTRATIVE, CORPORATE AND PROFESSIONAL ACTIVITY.

Policy 2.1:

Encourage prime downtown office activities to grow as long as undesirable consequences of such growth can be controlled.

The Project would add office space to a location that is well-served by existing and future public transit options, and is within walking distance to a diversity of goods and services. The new office use at the Property will likely draw tenants whose employees do not rely on private vehicles, and many employees will be able to walk to the Property from SoMa, and Downtown neighborhoods. The Project's location and proximity to public transit encourage growth while limiting potential impacts on traffic.

Policy 2.2:

Guide location of office development to maintain a compact downtown core and minimize displacement of other uses.

The Project will maintain and improve San Francisco's position as a prime location for financial, administrative, corporate and professional services. The Project will help expanding companies stay in San Francisco and encourage new companies to open offices here, thereby supporting the City's economic vitality. Further, the Project would add office space to a site already devoted to office uses, helping to maintain a compact downtown core.

OBJECTIVE 13:

CREATE AN URBAN FORM FOR DOWNTOWN THAT ENHANCES SAN FRANCISCO'S STATURE AS ONE OF THE WORLD'S MOST VISUALLY ATTRACTIVE CITIES.

Policy 13.1:

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

The Project would construct a five-story addition that measures 165.5 feet in height in a district that permits heights up to 200 feet. The immediate vicinity contains a wide variety of building types, shapes, materials and designs. Existing buildings and recently approved developments range from five to 22 stories. The proposed addition and façade alterations are harmonious with the building patterns in the immediate neighborhood, which in general, are taller than the proposal. The recessed areas of the facades break down the overall bulk in a non-symmetrical composition that creates a dynamic and less static building form.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

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.

The Project will provide space for businesses whose employees value the transportation options and the cultural amenities available in San Francisco's downtown and South of Market areas. The Project would also expand the ground-floor retail space and create publically accessible open space along Folsom Street. Thus the project would enhance pedestrian activity at the site and provide desirable new office space within large flexible floorplates.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development and coordinate new facilities with public and private development.

Located in the Downtown area, the Project Site is well served by public transit in a location well-suited for new office uses. The Site is located 1/3 of a mile from the Montgomery Street MUNI and BART stations, and in close proximity to several MUNI bus lines that run along the Market Street corridor (F, 5, 6, 7, 7R, and 9) . The Site is also within two blocks of the 8, 8AX, 8BX, 12, 25, and 81X bus lines, and within 1/2 mile of the Caltrain Station at 4th and King Streets. In addition, the new Central Corridor subway station at Moscone Center and Fourth Street will be within walking distance. The building's employees and visitors will be able to easily walk, take public transit, or ride bicycles to and from the site and minimize transit and traffic impacts.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:
 - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The retail space at the Property will be expanded, thereby enhancing neighborhood-serving retail uses in the area. In addition, adding office space at the Property will bring new employees and visitors to area, which will strengthen the customer base of other retail businesses in the area.
 - 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 would be removed by the Project. The Project will be compatible with the existing and proposed character of the Central SoMa and the downtown areas. The Project would expand the ground-floor retail space and create publically accessible open space along Folsom Street. Thus the project would enhance pedestrian activity at the site and provide new employment opportunities in the area.
 - C. That the City's supply of affordable housing be preserved and enhanced.

As the Project will not remove affordable housing, the City's supply of affordable housing will be preserved. By paying a Jobs-Housing Linkage Fee into the Citywide Affordable Housing Fund, the Project will directly enhance the supply of affordable housing.

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

The Property, located downtown, is well served by public transit. The Site is located 1/3 of a mile from the Montgomery Street MUNI and BART stations, and in close proximity to several MUNI bus lines that run along the Market Street corridor (F, 5, 6, 7, 7R, and 9). The Site is also within two blocks of the 8, 8AX, 8BX, 12, 25, and 81X bus lines, and within 1/2 mile of the Caltrain Station at 4th and King Streets. In addition, the new Central Corridor subway station at Moscone Center and Fourth Street will be within walking distance. The building's employees and visitors will be able to easily walk, take public transit, or ride bicycles to and from the site and minimize transit and traffic impacts.

- 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 adds office space to the building. It does not displace industrial or service sector workers, and would expand the ground floor retail at the site. In addition, increased office space will bring new employees and visitors to the area, help strengthen the customer base of existing service sector businesses, and create opportunities for new service businesses.

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

The Project will conform to all structural and seismic requirements of the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain any landmark and/or historic buildings

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

The Project will not cast net new shadows or impede views for parks and open spaces in the area, nor have any negative impact on existing public parks and open spaces. A shadow analysis determined that the Project would not cast net new shadow any open space under the jurisdiction of, or designated to be acquired by the Recreation and Park Commission.

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 Allocation 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 Office Development Application No. 2014.1063DNX/OFA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 18, 2016, 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 Office Allocation Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion No. XXXXX. 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 at (415) 575-6880, 1650 Mission Street, 3rd Floor, Room 304, 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 December 8, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 8, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for an Office Allocation Authorization to add 89,979 square feet of office space to the existing, seven-story 174,252 square foot office building located at 633 Folsom Street, pursuant to Planning Code Sections 321 – 325 within the within the C-3-S (Downtown Support) District and a 200-S Height and Bulk District; in general conformance with plans, dated November 18, 2016, and stamped “EXHIBIT B” included in the docket for Case No. 2014.1063DNX/OFA and subject to conditions of approval reviewed and approved by the Commission on December 8, 2016 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 Planning Code Compliance Findings set forth in Motion No. XXXXX, Case No. 2014.1063DNX/OFA (Downtown Project Authorization, pursuant to Planning Code Sections 309, 148 and 270) apply to this Motion, and are incorporated herein as though fully set forth.

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 December 8, 2016 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.

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three- year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) 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
3. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **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
5. **Additional Project Authorization.** The Project Sponsor must obtain a Downtown Project Authorization under Sections 309, 148, 152.1, and 270 for the five-story addition and satisfy all the conditions thereof. The conditions set forth therein 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

6. **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 this 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

DESIGN – COMPLIANCE AT PLAN STAGE

7. **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.

8. **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 building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

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

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

PARKING AND TRAFFIC

10. **Bicycle Parking (Commercial Only).** Pursuant to Planning Code Sections 155.1 and 155.4., the Project shall provide no fewer than 53 Class 1 and 12 Class 2 bicycle parking spaces.

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

11. **Showers and Clothes Lockers.** Pursuant to Planning Code Section 155.3, the Project shall provide no fewer than four showers and 24 clothes lockers.

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

12. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall

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

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

PROVISIONS

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

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

14. **Transit Impact Development Fee.** Pursuant to Planning Code Section 411, the Project Sponsor shall pay the Transit Impact Development Fee (TIDF) as required by and based on drawings submitted with the Building Permit Application. Prior to the issuance of a temporary certificate of occupancy, the Project Sponsor shall provide the Planning Director with certification that the fee has been paid.

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

15. **Downtown Park Fee - C-3 District.** Pursuant to Planning Code Section 412 (formerly 139), the Project Sponsor shall pay the Downtown Park Fee. The fee shall be based on drawings of the net addition of gross floor area of office to be constructed as set forth in the building permit and shall be paid prior to the issuance of a temporary certificate of occupancy.

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

16. **Jobs Housing Linkage.** The Project is subject to the Jobs Housing Linkage Fee, as applicable, pursuant to Planning Code Section 413.

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

17. **Childcare Requirements - Office and Hotel Development.** The Project is subject to the Childcare Fee for Office and Hotel Development Projects, as applicable, pursuant to Planning Code Section 414.

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

MONITORING

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

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

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

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

OPERATION

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

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

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

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

22. **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

REUBEN, JUNIUS & ROSE, LLP

November 29, 2016

Delivered via Messenger

President Rodney Fong
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 633 Folsom Street
Planning Department Case No. 2014.1063CUA/OFA
Hearing Date: December 8, 2016, continued from September 8, 2016
Our File No.: 8054.01

Dear President Fong and Commissioners:

Our office represents The Swig Company (“**Project Sponsor**”), owner of the existing building located at 633 Folsom Street (“**Property**”). The Project Sponsor has proposed a vertical addition to the existing office building at the Property (“**Project**”). This item was originally heard by the Planning Commission (“**Commission**”) on September 8, 2016 and continued to the December 8, 2016 hearing. This letter is to provide an update on the revised proposal as well as our continued outreach with the neighboring buildings.

Project Modifications

The original Project proposed a four-story, 69 foot tall vertical addition to the existing seven-story office building at the Property. At the September 8 hearing, the Commission expressed its desire to see greater setbacks to more sensitively engage with the neighboring residential buildings. The Project Sponsor pursued this next phase of the design process with two key objectives: To undertake a thoughtful update of the building in order make best use of an existing asset and to protect the livability of the adjacent residences.

Since this hearing, the Project architects have conducted an in depth analysis of the two neighboring residential buildings to further inform the design of the Project. More than a dozen different building configurations were studied during this process. After reviewing the floor plans for both adjacent buildings, the Project Sponsor incorporated significant additional setbacks that would have the maximum positive effect on those buildings.

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin
Tuija I. Catalano | Jay F. Drake | Lindsay M. Petrone | Sheryl Reuben¹ | Thomas Tunny
David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Stephanie L. Haughey
Chloe V. Angelis | Louis J. Sarmiento | Jared Eigerman^{2,3} | John McInerney III²

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, Suite 205, Oakland, CA 94607
tel: 510-257-5589

www.reubenlaw.com

At 631 Folsom Street, there are four units per floor. The A and D units both have principal windows that face away from the Property, and therefore the Project has limited impacts on those units. The B and C units, however, have principal corner windows that while facing towards the Property, are also intentionally located at the corner to angle towards Folsom Street. As illustrated in the accompanying materials, these corner windows benefit from increased setbacks that increase towards Folsom Street. As a result, the updated Project proposes setbacks from 631 Folsom Street that result in a building separation ranging from 100 feet at Folsom Street to 54 feet at the rear of the building (the building separation of the original project ranged from 81.5 feet to 45 feet). At the closest point of separation (54 feet) the building at 631 Folsom Street has a blank wall, making it the least sensitive portion of this side of the building. The revised design significantly reduces the amount of new occupied office space facing the homeowners and thus improving their privacy.

At 77 Dow Place, the original proposal included no setback, so the separation between buildings would have been the existing 38 foot private alley. The only windows at 77 Dow Place that directly face toward the Project are secondary windows. 77 Dow Place's principal windows face outward at the corners of the building, making it important to simply pull the addition away from the building to limit the impact on the secondary windows. As a result, the Project Sponsor incorporated a full setback of 22 feet, for a total building separation of 60 feet.

To mitigate the loss of floor area associated with these major new setbacks, the Project Sponsor increased the addition from four to five stories. However, the additional height was minimized by reducing the floor to floor height of the new stories from 16 feet to 14 feet. As a result, the current proposed building height of 165.5 feet is only 5.5 feet taller than the previous four story proposal, and still well within the 200 foot height limit. The Project Sponsor will also limit the height of the rooftop mechanical equipment and screening to 15 feet, with the exception of two of the elevator shafts that will reach the roof. The Project Sponsor is attempting to limit the height of those penthouses to 20 feet. The elevators and stairs were also reconfigured from the previous design such that the elevator penthouses were relocated to the center of the roof to further minimize impacts on 631 Folsom Street.

In particular, the following modifications were made to the previous Project design:

1. Increased building separation from 631 Folsom Street, ranging 54 feet to 100 feet.

2. Increased setback from 77 Dow Place by 22 feet, for a total building separation of 60 feet.
3. Created 8-foot cantilever at all levels along Folsom Street frontage.
4. Increased proposed floor increase from 4 to 5 to compensate for the reduced floor plates created to accommodate requests of the adjacent neighbors.
5. Reduced floor to floor heights from 16 feet to 14 feet.
6. Increased building height from 160 feet to 165.5 feet.
7. Moved taller elevator penthouse to center of new roof plan.
8. Limited roof decks to a single modest terrace at the 12th floor roof at the corner of Folsom and Hawthorne.

The Project Sponsor has worked diligently to make sure the Commission's comments were addressed as well as to assure the neighbors that the Project will be compatible with their buildings. The result is a significantly modified building with major setbacks from both buildings.

Additional Neighborhood Outreach and Design Development

Since the September 8, 2016 Commission hearing, the Project Sponsor has spent a considerable amount of time and effort to meet with and gather and respond to concerns from the HOAs of the neighboring buildings. The Project team has met directly with the neighbors on at least three occasions, one of which was at the Project architect's office to hold a working session on the design. Significant operating and construction conditions have been agreed to by the Project Sponsor, including greening of the blank wall facing 631 Folsom Street, giving neighbors input on penthouse materials, restricting construction activities, placing restrictions on the future roof terrace operation, and placing restrictions on the future ground floor retail use. As a result, we remain optimistic that we can reach an agreement prior to the hearing.

We look forward to presenting the updated Project design to the Commission on December 8.

President Rodney Fong
San Francisco Planning Commission
November 29, 2016
Page 4

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



John Kevlin

cc: Vice President Dennis Richards
Commissioner Rich Hillis
Commissioner Christine Johnson
Commissioner Joel Koppel
Commissioner Myrna Meglar
Commissioner Kathrin Moore
John Rahaim – Planning Director
Scott Sanchez – Zoning Administrator
Jonas Ionin – Commission Secretary
Claudine Asbagh – Project Planner
The Swig Company – Project Sponsor



DRAWING INDEX

A0.00	COVER
C1.00	SURVEY
A1.00	EXISTING SITE PLAN
A1.0B	EXISTING BASEMENT
A1.01	EXISTING LEVEL 01
A1.02	EXISTING LEVEL 02-07
A2.00	SITE PLAN
A2.0B	BASEMENT
A2.01	LEVEL 01
A2.02	LEVELS 02-07
A2.08	LEVELS 08-11
A2.12	ROOF PLAN
A2.13	HIGH ROOF PLAN
A2.14	FAR CALCULATIONS
A2.15	FAR CALCULATIONS
A9.00	SITE SECTIONS
A9.01	ELEVATIONS
A9.02	TRANSPARENCY CALCULATION

633 Folsom

THE SWIG COMPANY
200 Montgomery Street
20th Floor
San Francisco, CA 94104

Gensler
2101 Webster Street
Suite 2000
Oakland, CA 94612
Telephone 510.625.7400
Facsimile 510.625.7499

Issue	Date & Issue Description	By	Check
08-11-16	ISSUED FOR PLANNING DEPT REVIEW		
11-18-16	ISSUED FOR PLANNING DEPT REVIEW		

Seal/Signature

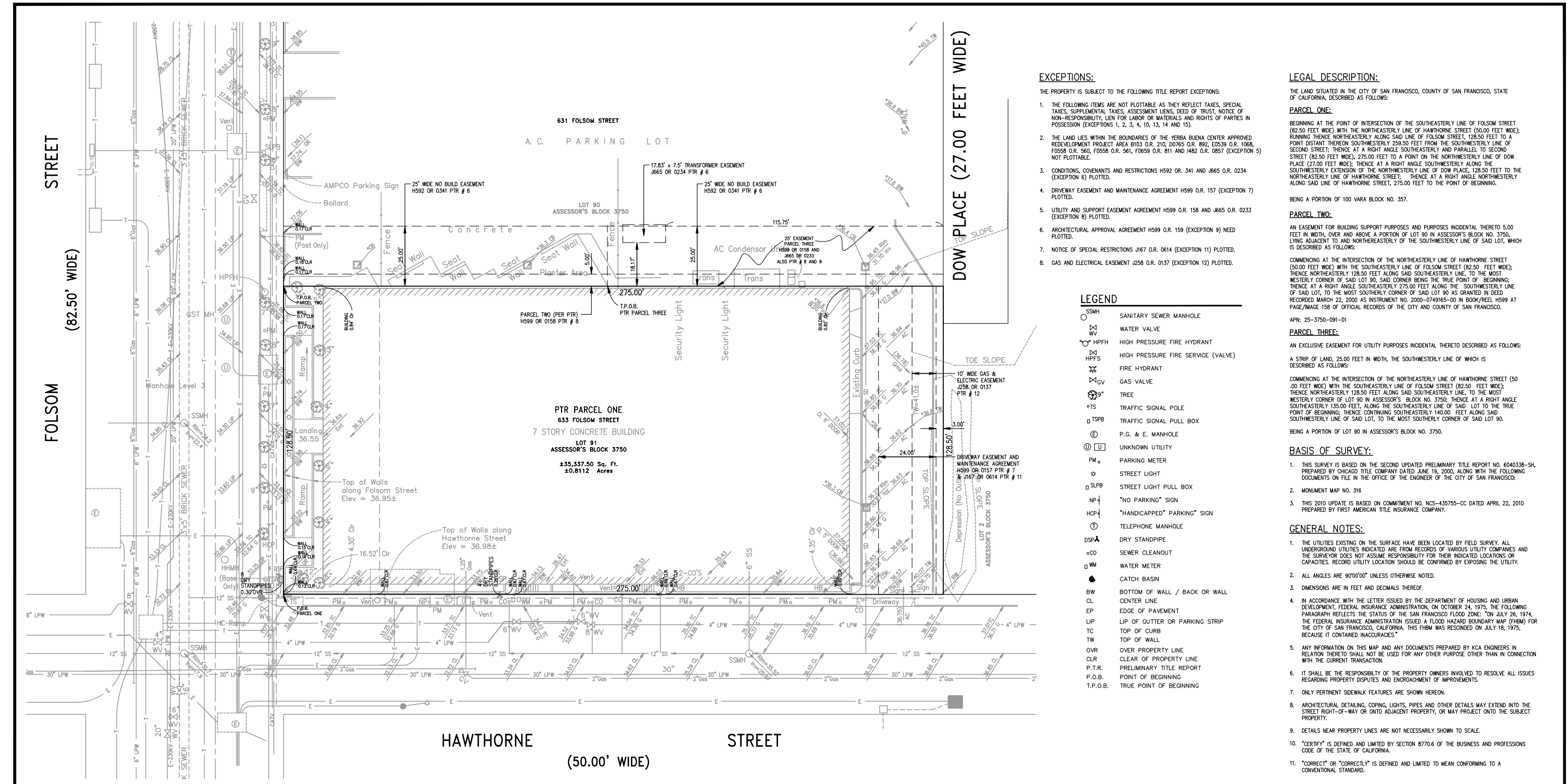
Project Name
633 Folsom

Project Number
01.9951.000
CAD File Name

Description

Scale

A0.00
COVER



EXCEPTIONS:

- THE PROPERTY IS SUBJECT TO THE FOLLOWING TITLE REPORT EXCEPTIONS:
- THE FOLLOWING ITEMS ARE NOT PLOTTABLE AS THEY REFLECT TAXES, SPECIAL TAXES, SUPPLEMENTAL TAXES, ASSESSMENT LIENS, DEED OF TRUST, NOTICE OF NON-RESPONSIBILITY, LIEN FOR LABOR OR MATERIALS AND RIGHTS OF PARTIES IN POSSESSION (EXCEPTIONS 1, 2, 3, 4, 10, 13, 14 AND 15).
 - THE LAND LIES WITHIN THE BOUNDARIES OF THE YERBA BUENA CENTER APPROVED REDEVELOPMENT PROJECT AREA 8103 O.R. 210, D0765 O.R. 892, E0539 O.R. 1068, F0558 O.R. 560, F0558 O.R. 561, F0659 O.R. 811 AND 1482 O.R. 0857 (EXCEPTION 5) NOT PLOTTABLE.
 - CONDITIONS, COVENANTS AND RESTRICTIONS H592 O.R. 341 AND J665 O.R. 0234 (EXCEPTION 6) PLOTTED.
 - DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT H599 O.R. 157 (EXCEPTION 7) PLOTTED.
 - UTILITY AND SUPPORT EASEMENT AGREEMENT H599 O.R. 158 AND J665 O.R. 0233 (EXCEPTION 8) PLOTTED.
 - ARCHITECTURAL APPROVAL AGREEMENT H599 O.R. 159 (EXCEPTION 9) NEED PLOTTED.
 - NOTICE OF SPECIAL RESTRICTIONS J167 O.R. 0614 (EXCEPTION 11) PLOTTED.
 - GAS AND ELECTRICAL EASEMENT J258 O.R. 0137 (EXCEPTION 12) PLOTTED.

LEGAL DESCRIPTION:

THE LAND SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF FOLSOM STREET (82.50 FEET WIDE) WITH THE NORTHEASTERLY LINE OF HAWTHORNE STREET (50.00 FEET WIDE); RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF FOLSOM STREET, 128.50 FEET TO A POINT DISTANT THEREON SOUTHWESTERLY 259.50 FEET FROM THE SOUTHWESTERLY LINE OF SECOND STREET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY AND PARALLEL TO SECOND STREET (82.50 FEET WIDE), 275.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF DOW PLACE (27.00 FEET WIDE); THENCE AT A RIGHT ANGLE SOUTHWESTERLY ALONG THE SOUTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF DOW PLACE, 128.50 FEET TO THE NORTHEASTERLY LINE OF HAWTHORNE STREET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY ALONG SAID LINE OF HAWTHORNE STREET, 275.00 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF 100 VARA BLOCK NO. 357.

PARCEL TWO:

AN EASEMENT FOR BUILDING SUPPORT PURPOSES AND PURPOSES INCIDENTAL THERETO 5.00 FEET IN WIDTH, OVER AND ABOVE A PORTION OF LOT 90 IN ASSESSOR'S BLOCK NO. 3750, LYING ADJACENT TO AND NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT, WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF HAWTHORNE STREET (50.00 FEET WIDE) WITH THE SOUTHEASTERLY LINE OF FOLSOM STREET (82.50 FEET WIDE); THENCE NORTHEASTERLY 128.50 FEET ALONG SAID SOUTHEASTERLY LINE, TO THE MOST WESTERLY CORNER OF SAID LOT 90, SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 275.00 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT, TO THE MOST SOUTHERLY CORNER OF SAID LOT 90 AS GRANTED IN DEED RECORDED MARCH 22, 2000 AS INSTRUMENT NO. 2000-0749165-00 IN BOOK/REEL H599 AT PAGE/IMAGE 158 OF OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

APN: 25-3750-091-01

PARCEL THREE:

AN EXCLUSIVE EASEMENT FOR UTILITY PURPOSES INCIDENTAL THERETO DESCRIBED AS FOLLOWS:

A STRIP OF LAND, 25.00 FEET IN WIDTH, THE SOUTHWESTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF HAWTHORNE STREET (50.00 FEET WIDE) WITH THE SOUTHEASTERLY LINE OF FOLSOM STREET (82.50 FEET WIDE); THENCE NORTHEASTERLY 128.50 FEET ALONG SAID SOUTHEASTERLY LINE, TO THE MOST WESTERLY CORNER OF LOT 90 IN ASSESSOR'S BLOCK NO. 3750; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 135.00 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY 140.00 FEET ALONG SAID SOUTHWESTERLY LINE OF SAID LOT, TO THE MOST SOUTHERLY CORNER OF SAID LOT 90.

BEING A PORTION OF LOT 90 IN ASSESSOR'S BLOCK NO. 3750.

BASIS OF SURVEY:

- THIS SURVEY IS BASED ON THE SECOND UPDATED PRELIMINARY TITLE REPORT NO. 6040338-SH, PREPARED BY CHICAGO TITLE COMPANY DATED JUNE 19, 2000, ALONG WITH THE FOLLOWING DOCUMENTS ON FILE IN THE OFFICE OF THE ENGINEER OF THE CITY OF SAN FRANCISCO:
- MONUMENT MAP NO. 316
- THIS 2010 UPDATE IS BASED ON COMMITMENT NO. NCS-435755-CC DATED APRIL 22, 2010 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

GENERAL NOTES:

- THE UTILITIES EXISTING ON THE SURFACE HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES INDICATED ARE FROM RECORDS OF VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR INDICATED LOCATIONS OR CAPACITIES. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.
- ALL ANGLES ARE 90°00'00" UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- IN ACCORDANCE WITH THE LETTER ISSUED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, ON OCTOBER 24, 1975, THE FOLLOWING PARAGRAPH REFLECTS THE STATUS OF THE SAN FRANCISCO FLOOD ZONE: "ON JULY 26, 1974, THE FEDERAL INSURANCE ADMINISTRATION ISSUED A FLOOD HAZARD BOUNDARY MAP (FHEM) FOR THE CITY OF SAN FRANCISCO, CALIFORNIA. THIS FHEM WAS RESCINDED ON JULY 18, 1975, BECAUSE IT CONTAINED INACCURACIES."
- ANY INFORMATION ON THIS MAP AND ANY DOCUMENTS PREPARED BY KCA ENGINEERS IN RELATION THERETO SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN IN CONNECTION WITH THE CURRENT TRANSACTION.
- IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES AND ENCROACHMENT OF IMPROVEMENTS.
- ONLY PERTINENT SIDEWALK FEATURES ARE SHOWN HEREON.
- ARCHITECTURAL DETAILING, COPING, LIGHTS, PIPES AND OTHER DETAILS MAY EXTEND INTO THE STREET RIGHT-OF-WAY OR ONTO ADJACENT PROPERTY, OR MAY PROJECT ONTO THE SUBJECT PROPERTY.
- DETAILS NEAR PROPERTY LINES ARE NOT NECESSARILY SHOWN TO SCALE.
- "CERTIFY" IS DEFINED AND LIMITED BY SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.
- "CORRECT" OR "CORRECTLY" IS DEFINED AND LIMITED TO MEAN CONFORMING TO A CONVENTIONAL STANDARD.

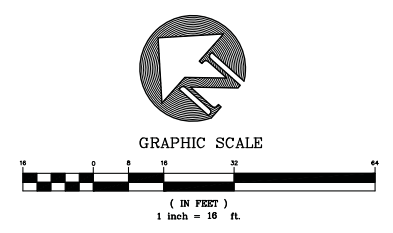
SURVEYOR'S CERTIFICATE:

TO SWIG 631 FOLSOM LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, GREAT AMERICAN LIFE INSURANCE COMPANY, AN OHIO CORPORATION, AMERICAN REAL ESTATE CAPITAL COMPANY, LLC, AN OHIO LIMITED LIABILITY COMPANY AND SIC HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY:

THIS IS TO CERTIFY THAT THIS UPDATED MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES NO ITEMS FROM TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION.

KCA ENGINEERS INC.
PETER J. BEKEY
R.C.E. NO. 14786
EXPIRES: 3/31/2011

DATE



KCA ENGINEERS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
318 BRANNAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472

APPROVED: _____
DATE: 05/03/00

PROJECT NO. 4772C

DES. RH
CHK. KB
DATE 05/03/00
JOB NO. 4772C

DRW. RH
REV. PJB
DATE 05/10/10
1 07/03/10

3	05/10/10	Title Company comments Final
2	05/10/10	Update per new title report and site review.
1	07/03/10	Revised map and legal desc. to conform to Chicago Title Company PTR 6040338-SH

| NO. | DATE | DESCRIPTION |
| NO. | DATE | DESCRIPTION |

ALTA/ACSM LAND TITLE SURVEY OF
633 FOLSOM STREET
ASSESSORS BLOCK NO. 3750 LOT NO. 91
SAN FRANCISCO
CALIFORNIA

C1.00

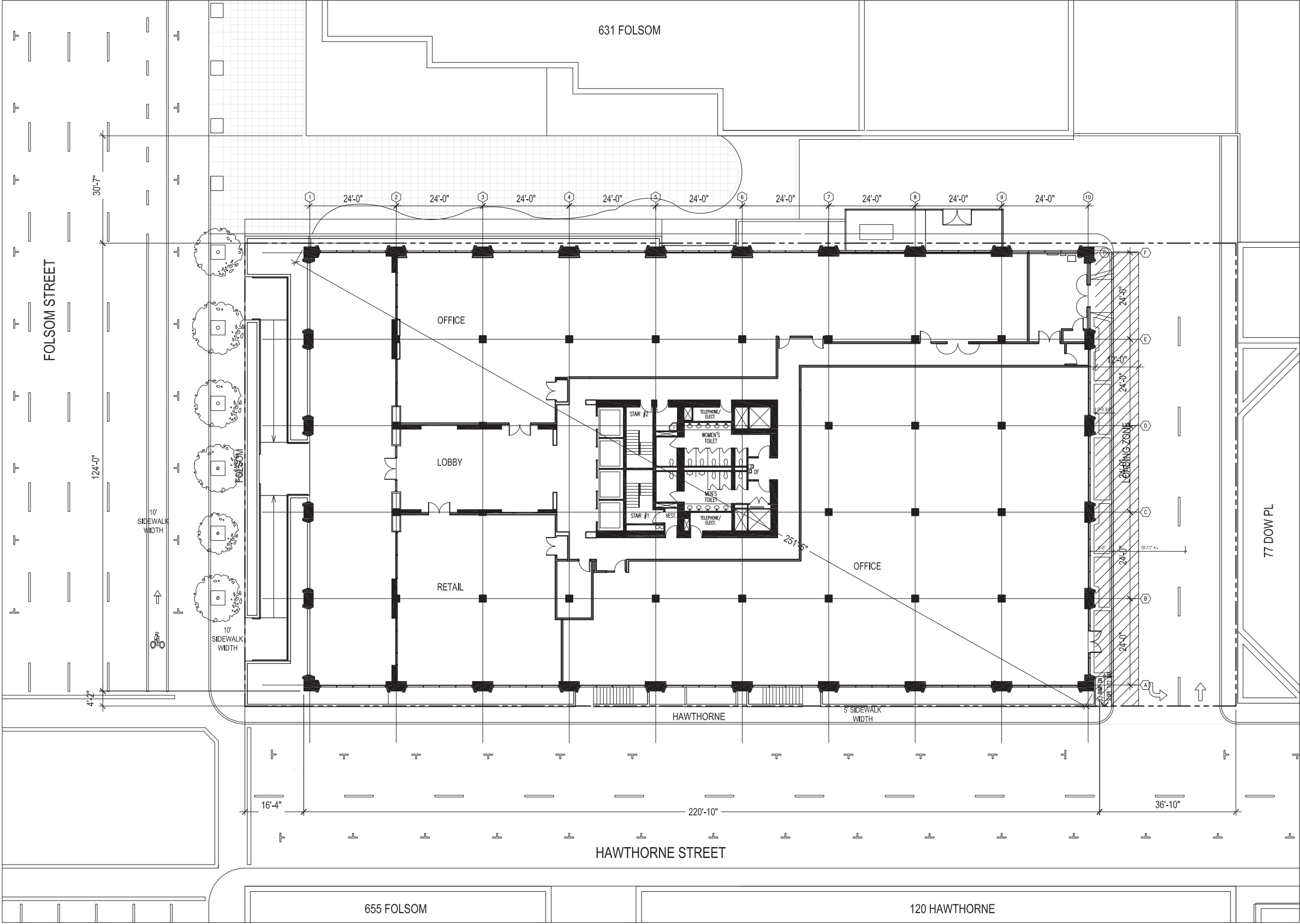
SCALE:
HORIZ. 1" = 16'
VERT. _____
1 OF 1

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633 Folsom

THE SWIG COMPANY
200 Montgomery Street
20th Floor
San Francisco, CA 94104

Gensler
2101 Webster Street
Suite 2000
Oakland, CA 94612
Telephone 510.625.7400
Facsimile 510.625.7499



Issue	Date & Issue Description	By	Check
08-11-16	ISSUED FOR PLANNING DEPT REVIEW		
11-18-16	ISSUED FOR PLANNING DEPT REVIEW		

Seal/Signature

Project Name
633 Folsom

Project Number
01.9951.000
CAD File Name

Description

Scale
1/16" = 1'-0"
0 2 8 16 32

A1.00

EXISTING SITE PLAN

©2016 Gensler

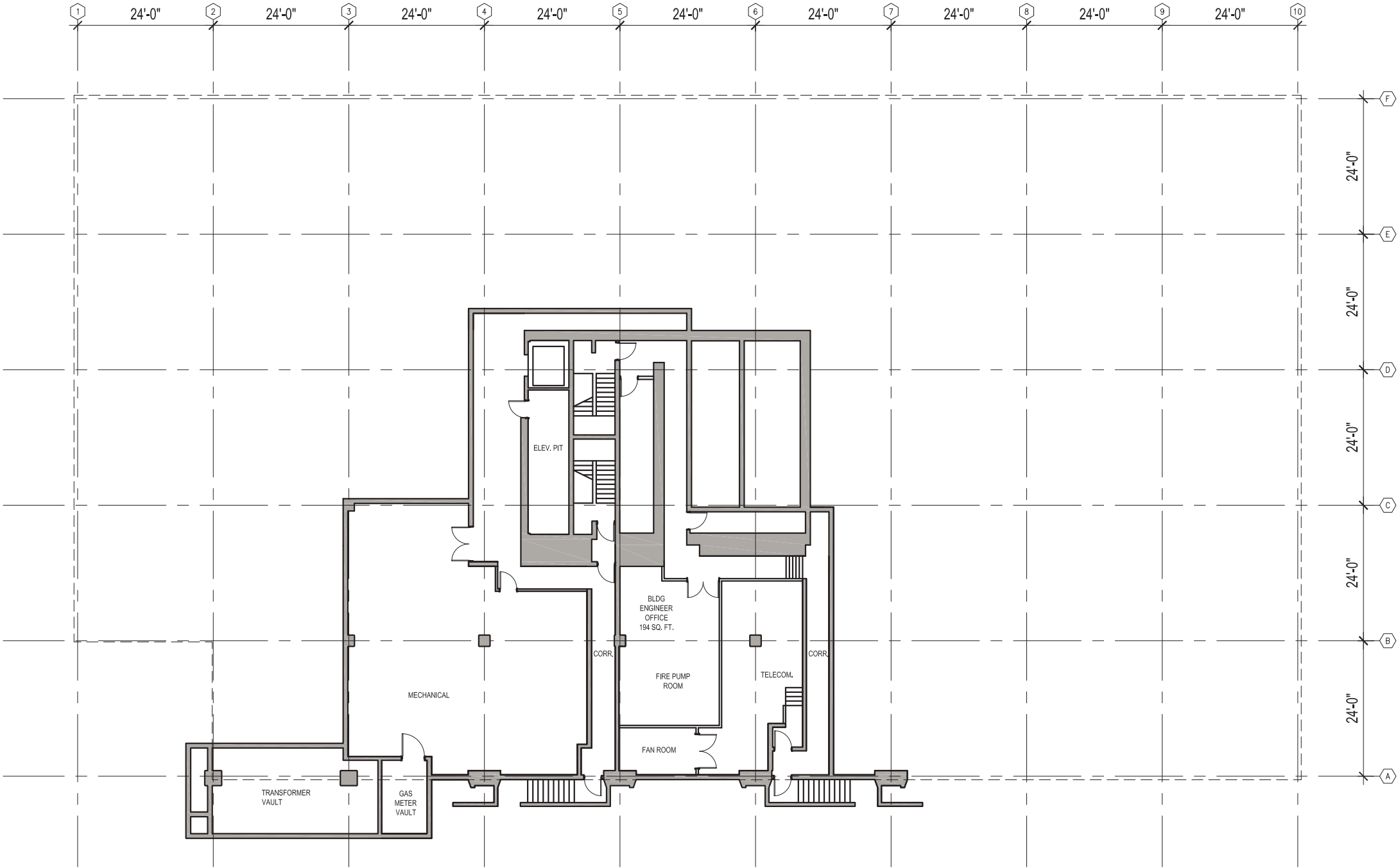


633 Folsom

THE SWIG COMPANY
200 Montgomery Street
20th Floor
San Francisco, CA 94104

Gensler

2101 Webster Street
Suite 2000
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Issue	Date & Issue Description	By	Check
08-11-16	ISSUED FOR PLANNING DEPT REVIEW		
11-18-16	ISSUED FOR PLANNING DEPT REVIEW		

Seal/Signature

Project Name
633 Folsom

Project Number
01.9951.000
CAD File Name

Description

Scale
1/8" = 1'-0"
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A1.0B

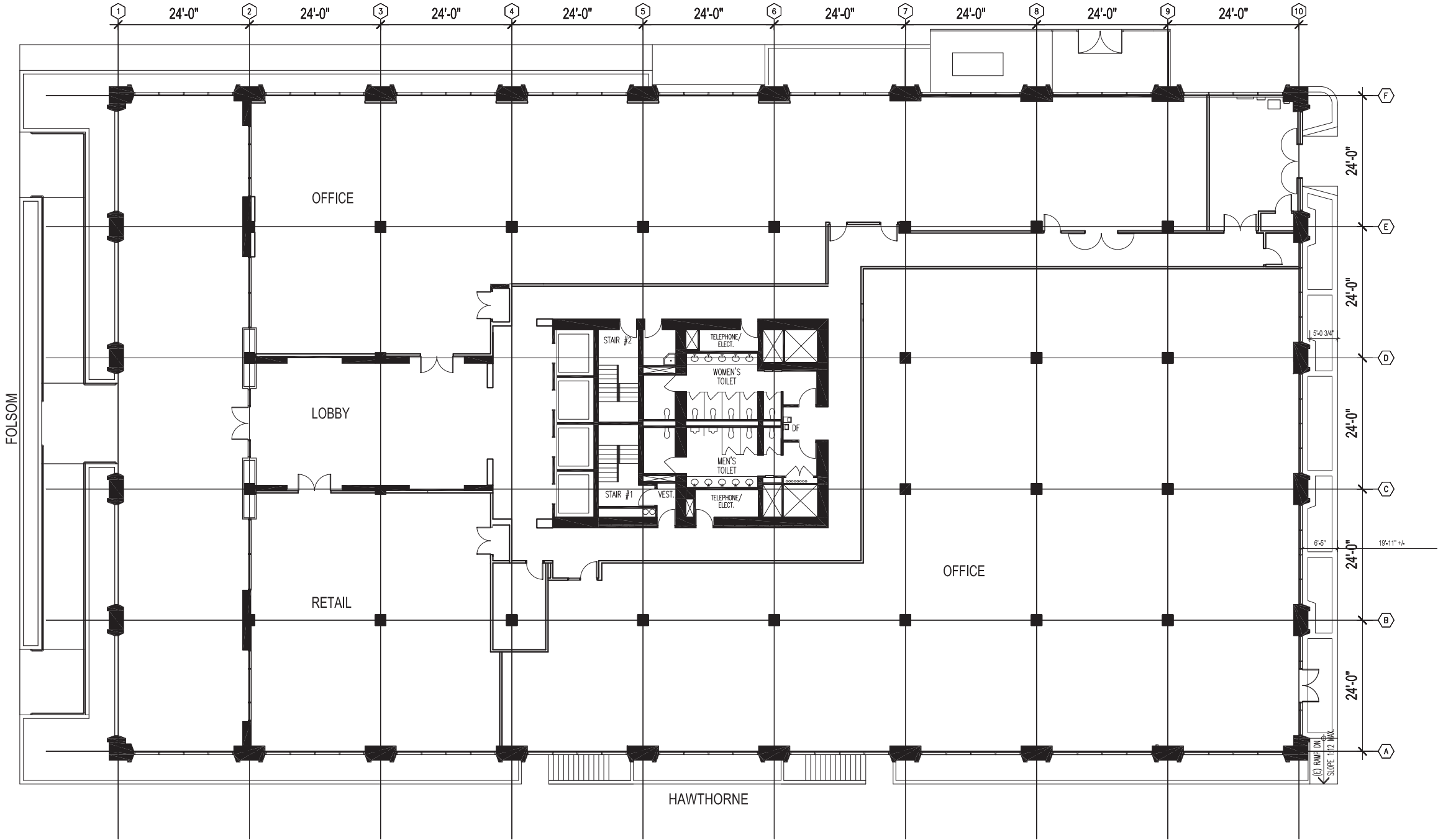
EXIST. BASEMENT PLAN

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Issue	Date & Issue Description	By	Check
08-11-16	ISSUED FOR PLANNING DEPT REVIEW		
11-18-16	ISSUED FOR PLANNING DEPT REVIEW		

Seal/Signature

Project Name
633 Folsom

Project Number
01.9951.000
CAD File Name

Description

Scale
1/8" = 1'-0"

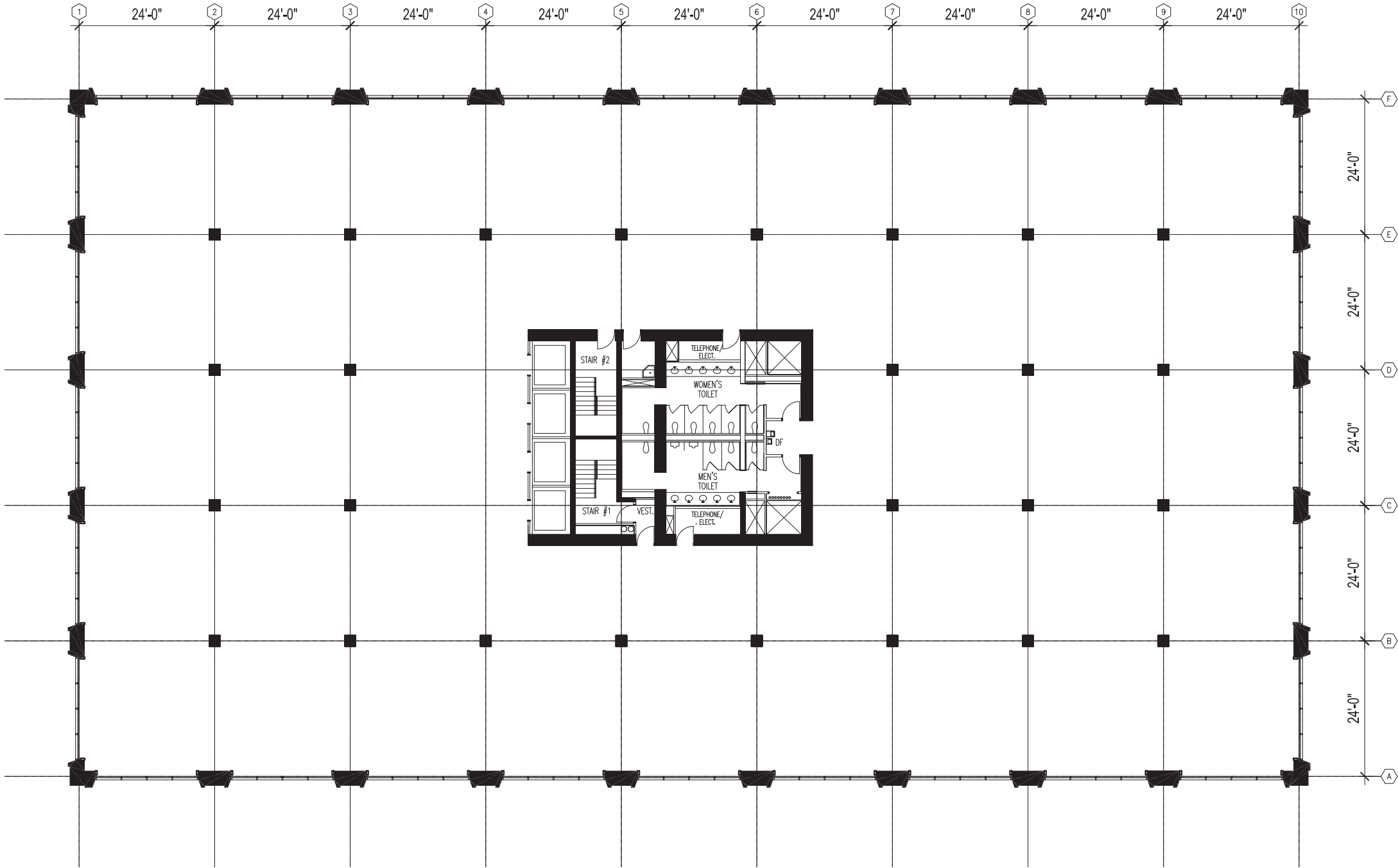
A1.01
EXISTING LEVEL 01

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Issue	Date & Issue Description	By	Check
08-11-16	ISSUED FOR PLANNING DEPT REVIEW		
11-18-16	ISSUED FOR PLANNING DEPT REVIEW		

Seal/Signature

Project Name
633 Folsom

Project Number
01.9951.000
CAD File Name

Description

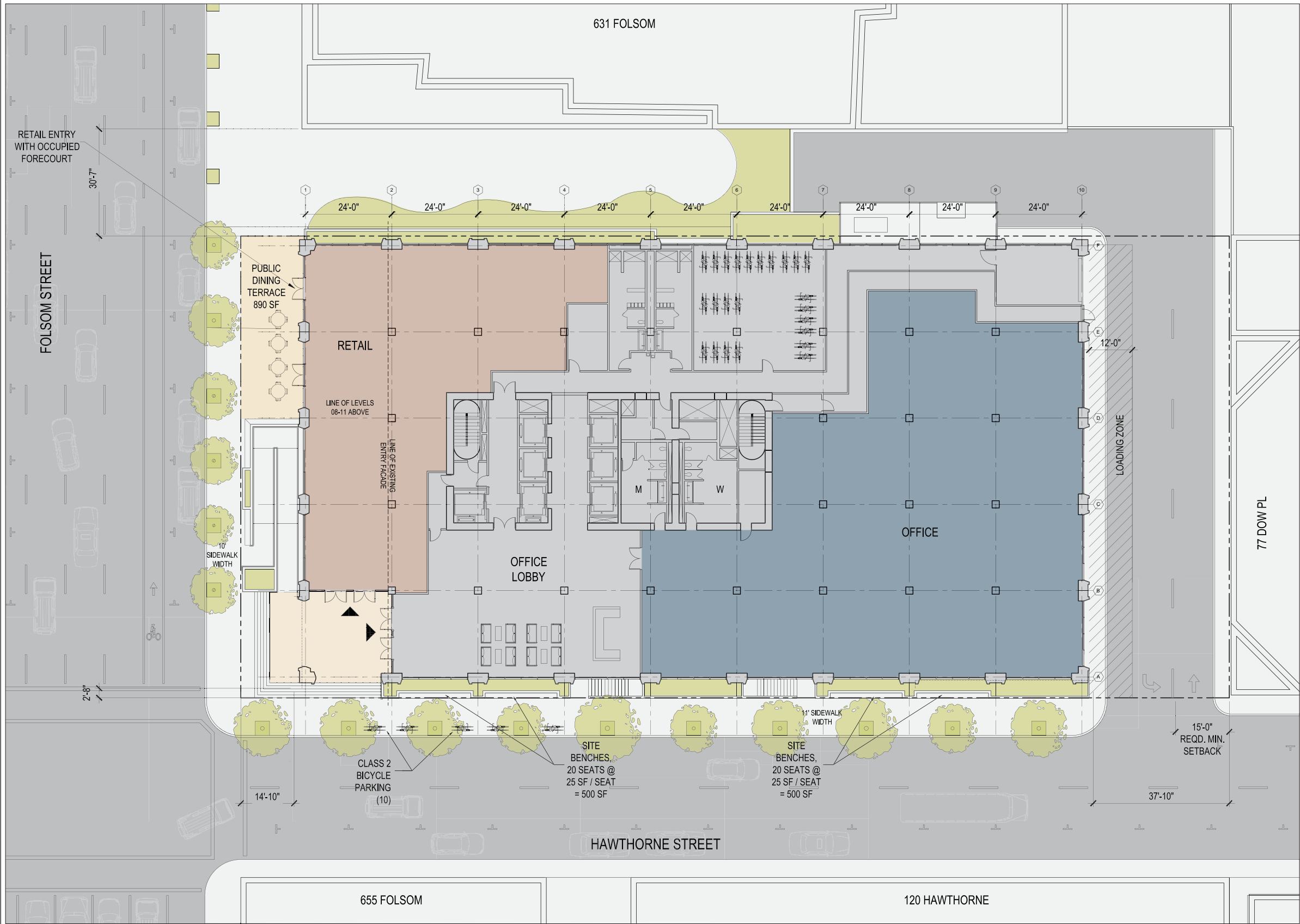
Scale
1/8" = 1'-0"
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A1.02
EXISTING LEVELS 02-07
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Issue	Date & Issue Description	By	Check
08-11-16	ISSUED FOR PLANNING DEPT REVIEW		
11-18-16	ISSUED FOR PLANNING DEPT REVIEW		

Seal/Signature

Project Name
633 Folsom

Project Number
01.9951.000
CAD File Name

Description

Scale
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A2.00

SITE PLAN

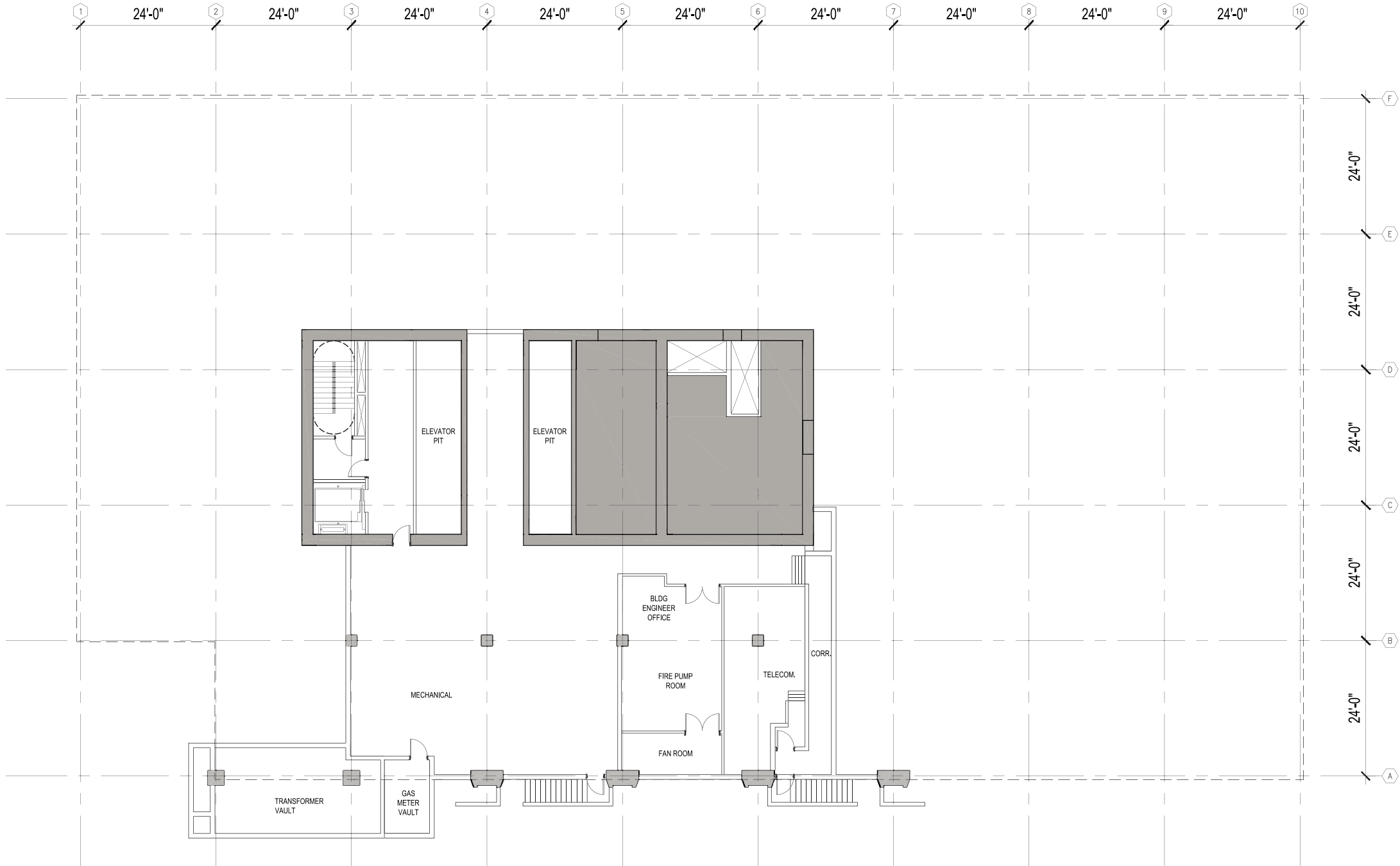
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Issue	Date & Issue Description	By	Check
08-11-16	ISSUED FOR PLANNING DEPT REVIEW		
11-18-16	ISSUED FOR PLANNING DEPT REVIEW		

Seal/Signature

Project Name
633 Folsom

Project Number
01.9951.000
CAD File Name

Description

Scale
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A2.0B

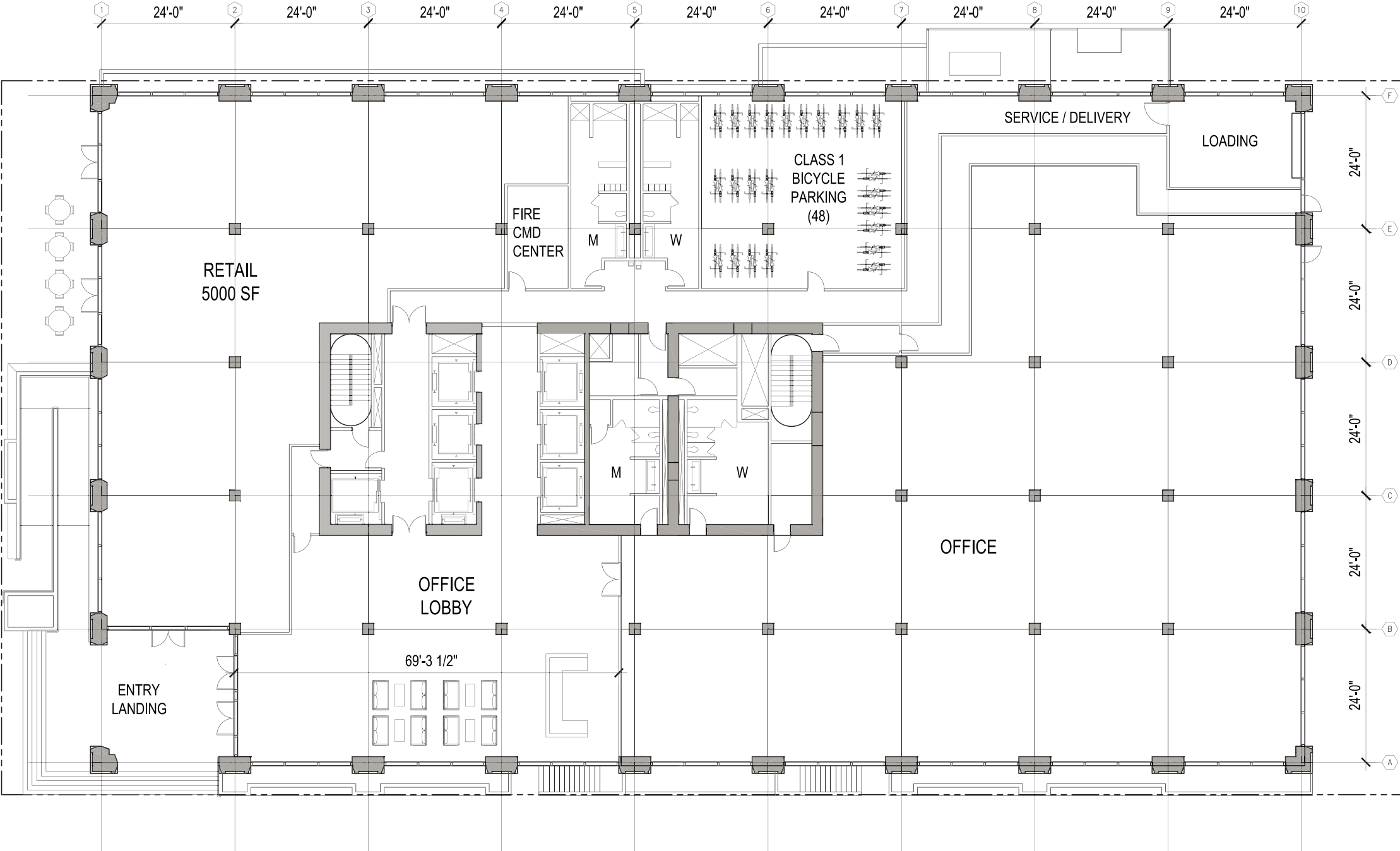
BASEMENT PLAN
• 8016 Gensler



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Issue	Date & Issue Description	By	Check
08-11-16	ISSUED FOR PLANNING DEPT REVIEW		
11-18-16	ISSUED FOR PLANNING DEPT REVIEW		

Seal/Signature

Project Name
633 Folsom

Project Number
01.9951.000
CAD File Name

Description

Scale
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A2.01

LEVEL 01

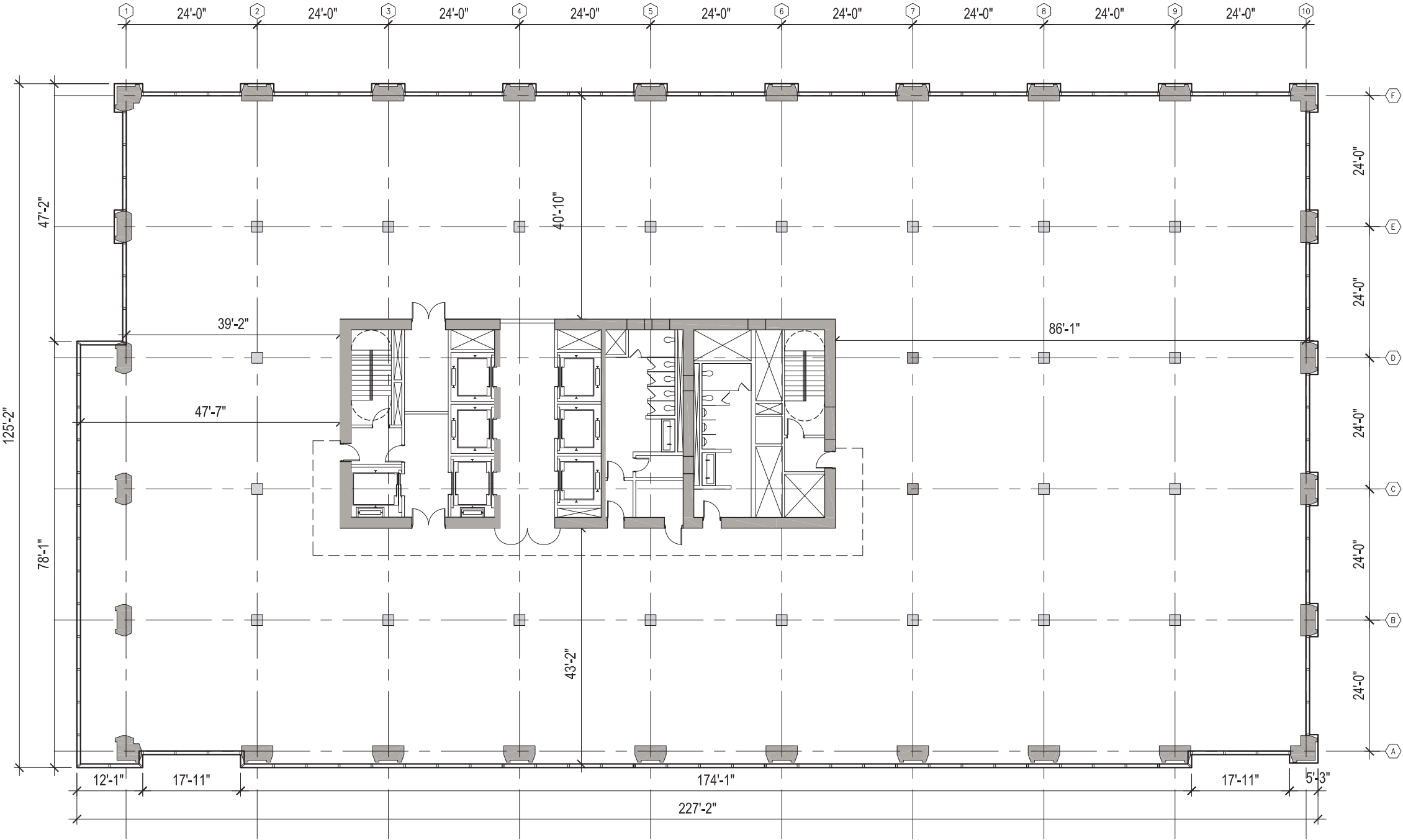
• 8016 Gensler



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Issue	Date & Issue Description	By	Check
06-11-16	ISSUED FOR PLANNING DEPT REVIEW		
11-18-16	ISSUED FOR PLANNING DEPT REVIEW		

Seal/Signature

Project Name
633 Folsom

Project Number
01.9951.000
CAD File Name

Description

Scale
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A2.02

LEVELS 02-07

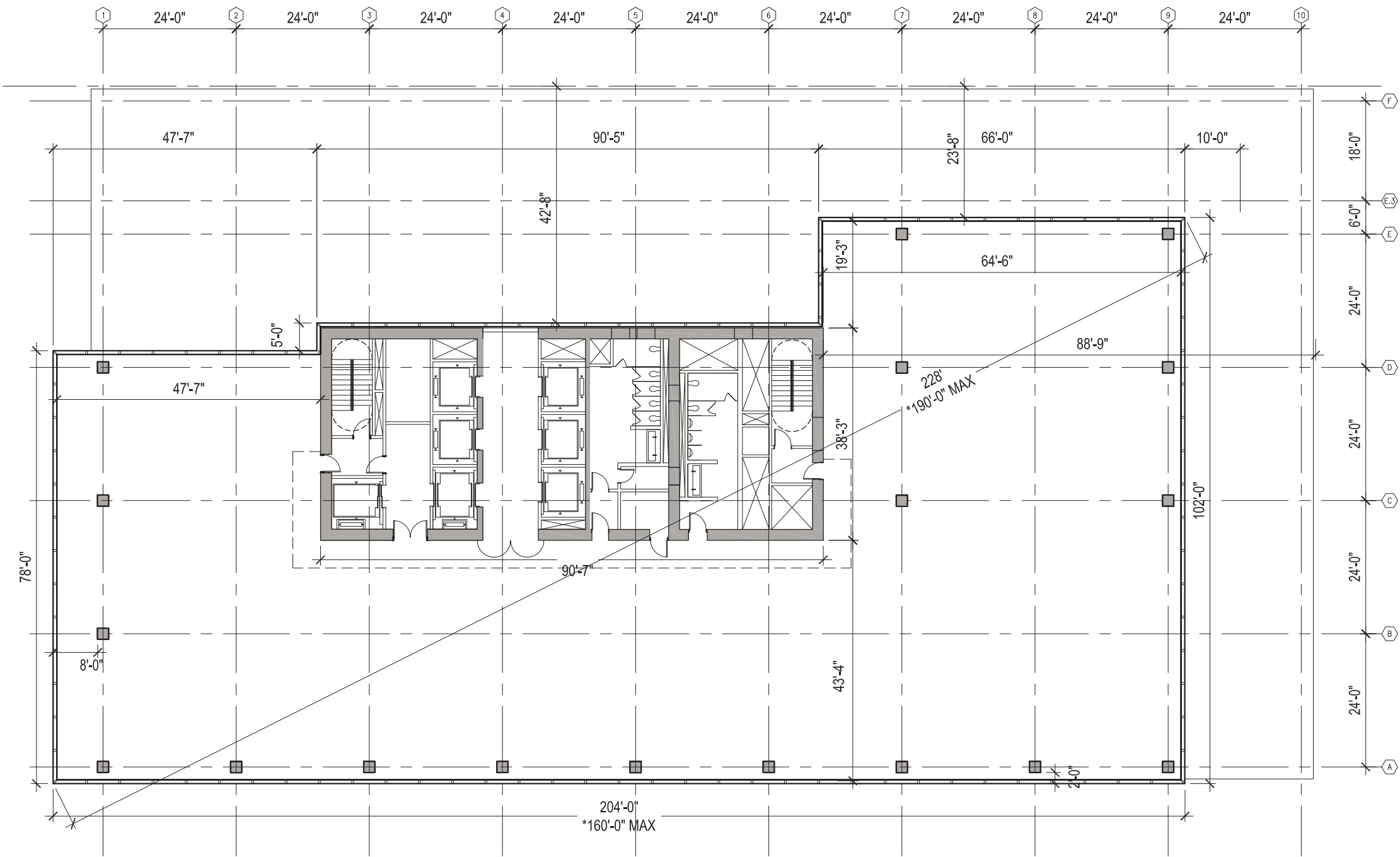
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Issue	Date & Issue Description	By	Check
08-11-16	ISSUED FOR PLANNING DEPT REVIEW		
11-18-16	ISSUED FOR PLANNING DEPT REVIEW		

Seal/Signature

Project Name
633 Folsom

Project Number
01.9951.000
CAD File Name

Description

Scale
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A2.08

LEVELS 08-12

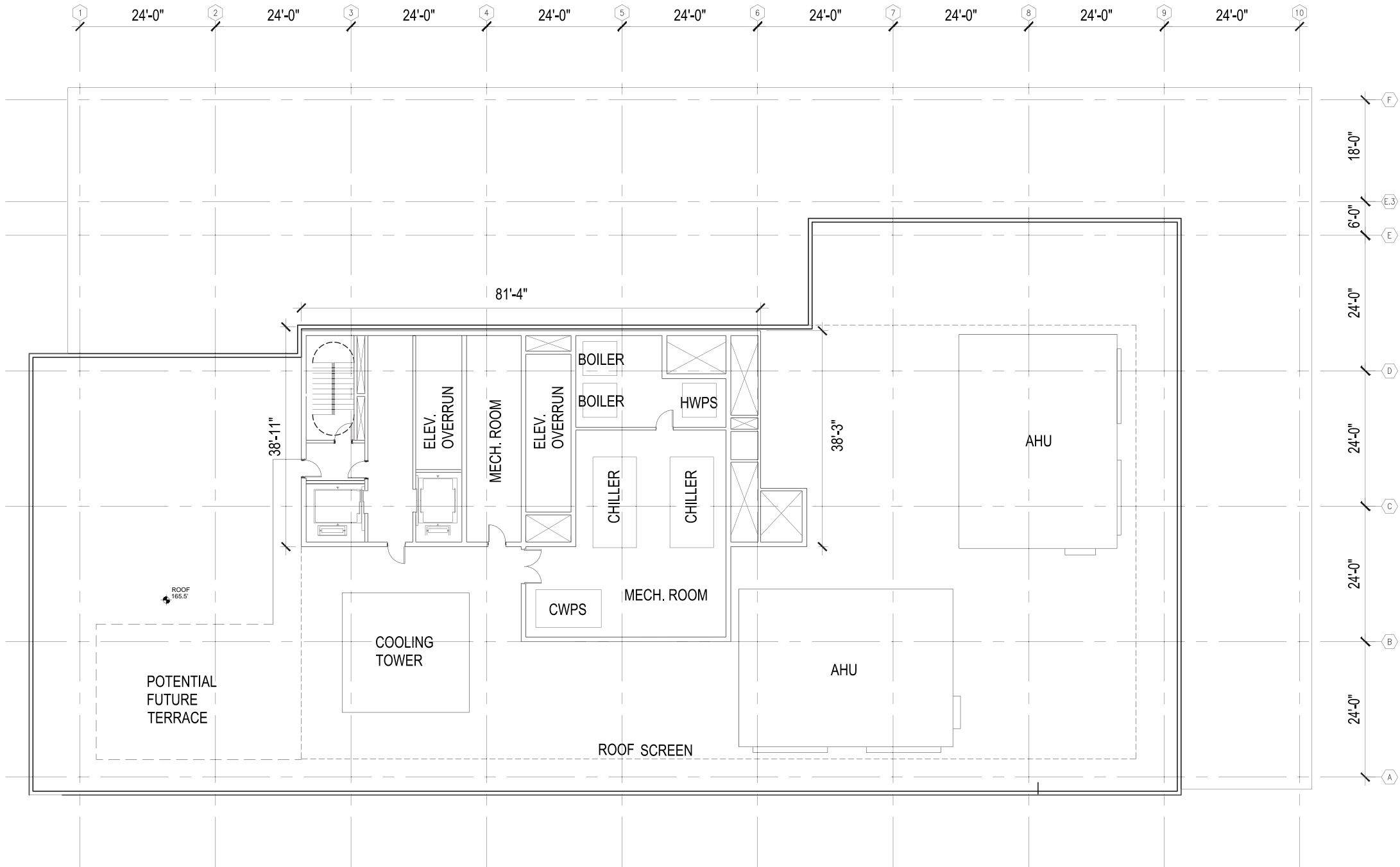
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Issue	Date & Issue Description	By	Check
08-11-16	ISSUED FOR PLANNING DEPT REVIEW		
11-18-16	ISSUED FOR PLANNING DEPT REVIEW		

Seal/Signature

Project Name
633 Folsom

Project Number
01.9951.000
CAD File Name

Description

Scale
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A2.12

ROOF

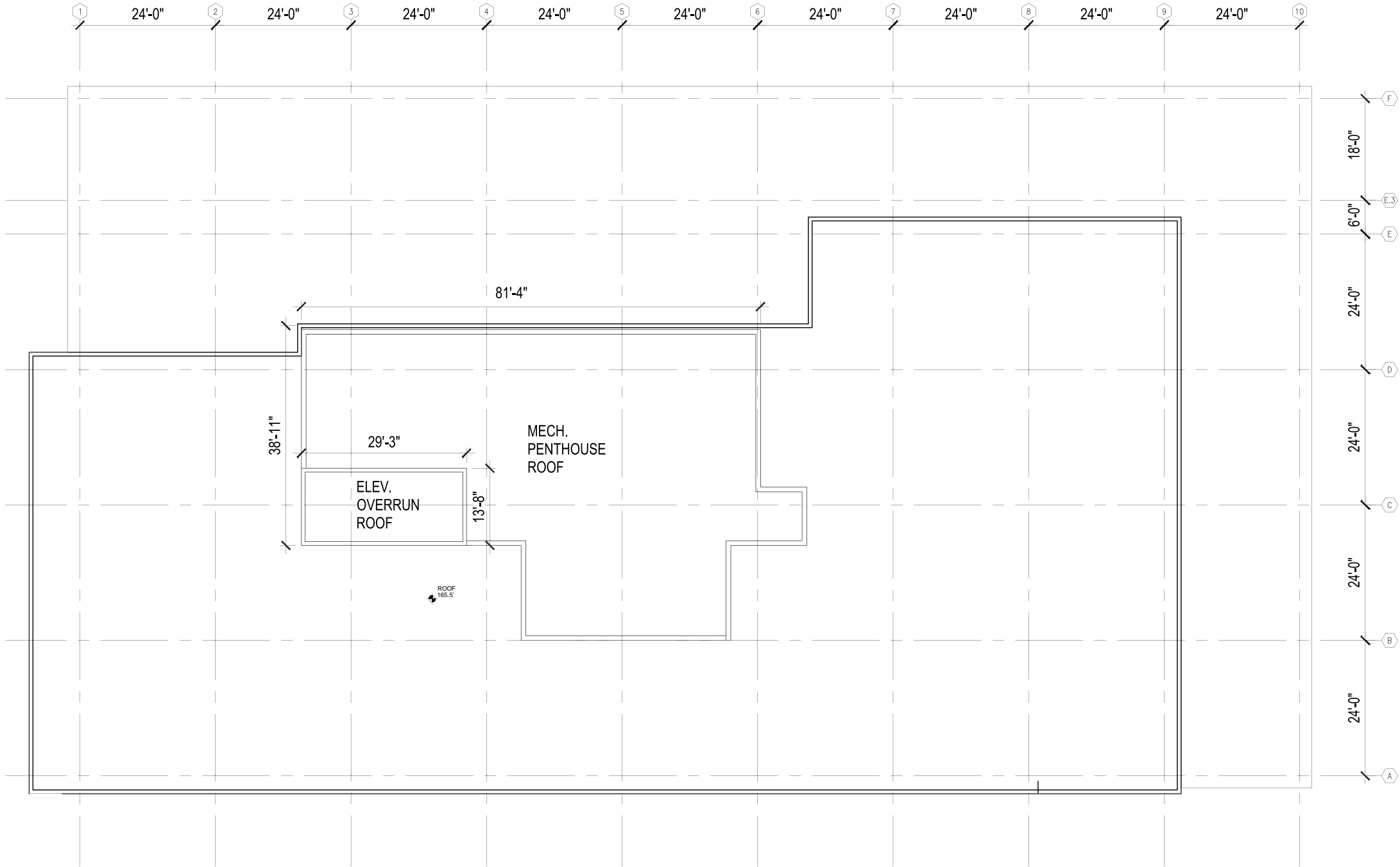
• 8016 Gensler



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Issue	Date & Issue Description	By	Check
08-11-16	ISSUED FOR PLANNING DEPT REVIEW		
11-18-16	ISSUED FOR PLANNING DEPT REVIEW		

Seal/Signature

Project Name
633 Folsom

Project Number
01.9951.000
CAD File Name

Description

Scale
1/8" = 1'-0"
0 1 4 8 16

A2.13

HIGH ROOF

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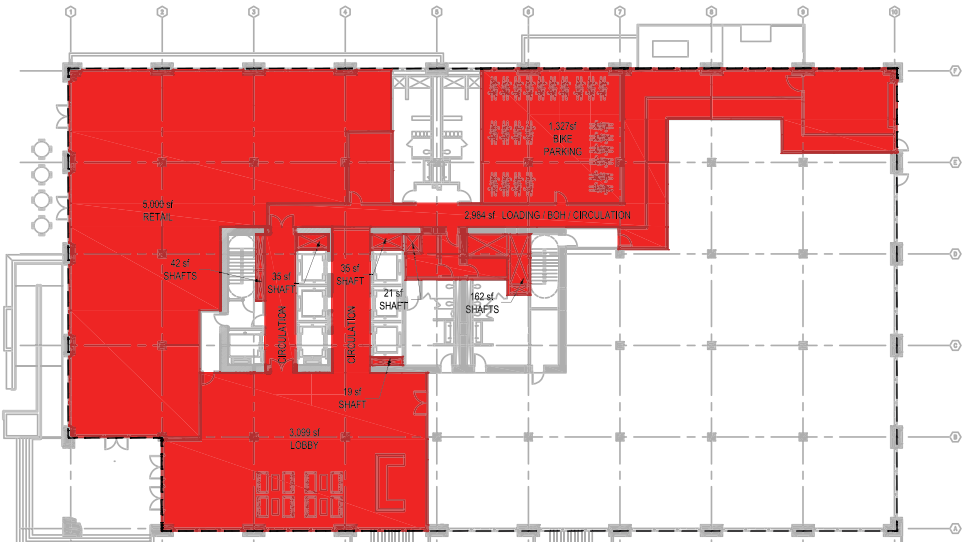
ROOF



LEVELS 08-12



LEVELS 02-07



LEVEL 01



BASEMENT

Issue	Date & Issue Description	By	Check
08-11-16	ISSUED FOR PLANNING DEPT REVIEW		
11-18-16	ISSUED FOR PLANNING DEPT REVIEW		

Scale/Signature

Project Name
633 Folsom

Project Number
01.9951.000
CAD File Name

Description

Scale
NTS

A2.14

FAR CALCULATIONS

• 8/16 Gensler



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FAR CALCULATION

Property Width	128.50	FT
Property Length	275.00	FT
Lot Area	35,337.50	SF
Basic FAR Allowable	5.00	
Basic Allowable Building Area	176,687	SF
Maximum FAR Allowable	7.50	
Maximum Allowable Building Area	265,031	SF

EXISTING GROSS FLOOR AREA CALCULATION

Basement	872 *	
First Floor	17,014 *	
Second Floor	26,061	
Third Floor	26,061	
Fourth Floor	26,061	
Fifth Floor	26,061	
Sixth Floor	26,061	
Seventh Floor	26,061	
Penthouse	excluded per Sec. 102.9	
TOTAL FLOOR AREA	174,252	SF
Area Below Basic FAR Allowable	2,435	SF
Area Below Maximum FAR Allowable	90,779	SF

NEW GROSS FLOOR AREA CALCULATION

Basement	853 *	
First Floor	13,020 *	
Second Floor	27,105	
Third Floor	27,105	
Fourth Floor	27,105	
Fifth Floor	27,105	
Sixth Floor	27,105	
Seventh Floor	27,105	
Eighth Floor	17,490	
Ninth Floor	17,490	
Tenth Floor	17,490	
Eleventh Floor	17,490	
Twelfth Floor	17,490	
Penthouse	401 *	
TOTAL FLOOR AREA	264,354	SF
Area Below MaximumFAR Allowable	677	SF

* Excludes building circulation, service and retail up to 5,000 sf per Sec. 102.9

Total Proposed GFA 264,354 - Existing GFA 174,252 = 90,102 Proposed Increase in GFA

NEW GROSS FLOOR AREA CALCULATION

		Floor to Floor height	Floor Elevation	Exterior Gross Area	Basement Sec 102.9(b)(1)	Penthouse Sec 102.9(b)(3)	Mechanical/ Shafts (minus stairs+elevators)102 .9(b)(4)	Bicycle Parking (b)(8)	Pedestrian and Building Circulation 102.9(b)(6)	Retail 102.9(b)(14)	Gross Floor Area
	R	14.00	165.50	3,820		3,419					401
	12	14.00	151.50	17,948			458				17,490
	11	14.00	137.50	17,948			458				17,490
	10	14.00	123.50	17,948			458				17,490
	9	14.00	109.50	17,948			458				17,490
	8	14.00	95.50	17,948			458				17,490
	T	4.00	91.50	n/a			n/a				n/a
	7	13.50	78.00	27,419			314				27,105
	6	12.00	66.00	27,419			314				27,105
	5	12.00	54.00	27,419			314				27,105
	4	12.00	42.00	27,419			314				27,105
	3	12.00	30.00	27,419			314				27,105
	2	12.00	18.00	27,419			314				27,105
	1	18.00	0.00	25,744			314	1,327	6,083	5,000	13,020
	B1	-12.00	12.00	7,722	6,827		42				853
				291,540	6,827	3,419	4,030	1,327	6,083	5,000	264,354

Maximum FAR Allowable	7.50	265,031 SF
Actual FAR	7.48	677 SF below allowable

* Excludes building circulation, service and retail up to 5,000 sf per Sec. 102.9

Planning Summary

Site Area Parcel Number: 3750079 (Block: 3750 Lot: 079) Lot Area: 35,338 sq ft Lot Dimensions: 275'X128.5'
Zoning Zoning: C-3-S Height/Bulk District: 200-S Building Type: 1-B Occupancy Classification: B
Privately-Owned Public Open Space Requirements Ratio of Square Feet of Open Space to Gross Square Feet of Uses with Open Space Requirement
C-3-S: 1:50 (90,102 GSF/50SF = 1802 SF) Required: 1,802 Provided: 1,890
200' Height Max. 160' Length Max./190' Diag. Max.
Off-Street Loading TABLE 152.1 0.1 space per 10,000 sq. ft. of new gross area (to the closest whole number per Section 153) 0.9 1

Signage

SEC. 607. COMMERCIAL AND INDUSTRIAL DISTRICTS
(f) Projection. No sign shall project more than 75 percent of the horizontal distance from the street property line to the curbline and in no case shall a sign project more than 10 feet beyond the street property line or building setback line.
(g) Height and Extension Above Roofline. (1) Signs Attached to Buildings. No sign attached to a building shall extend or be located above the roofline of the building to which it is attached. In addition, no sign attached to a building shall under any circumstances exceed a maximum height of: 60 feet. (2) Freestanding Signs. The maximum height for freestanding signs shall be as follows: 40 feet.

Bicycle Parking

TABLE. 155.2. BICYCLE PARKING SPACES REQUIRED	
One Class 1 space for every 5,000 occupied square feet.	Spaces Required = 48
Minimum two spaces for any office use greater than 5,000 gross square feet, one Class 2 space for each additional 50,000 occupied square feet.	Spaces Required = 5

SEC. 155.1. BICYCLE PARKING: DEFINITIONS AND STANDARDS.

"Class 1 Bicycle Parking Space(s)." Spaces in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, non-residential occupants, and Employees.(1)
Class 1 spaces shall protect the entire bicycle, its components and accessories against theft and inclement weather, including wind-driven rain. Acceptable forms of Class 1 spaces include (A) individual Lockers, (B) Attended Facilities, (C) Monitored Parking, (D) Restricted Access Parking, and (E) Stacked Parking, as defined in Section 155.1 and further detailed in Zoning Administrator Bulletin No. 9. When Class 1 spaces are provided as Restricted Access Parking, bicycle racks shall follow the specifications in subsection 2 below. Stacked Parking spaces may be used to satisfy any Class 1 required space. However, Class 1 spaces shall not require manually lifting the entire bicycle more than three inches to be placed in the space, except as provided in subsection (3) below for Vertical Bicycle Parking
"Class 2 Bicycle Parking Space(s)." Bicycle racks located in a publicly-accessible, highly visible location intended for transient or short-term use by visitors, guests, and patrons to the building or use.

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NTS

A2.15

FAR CALCULATIONS

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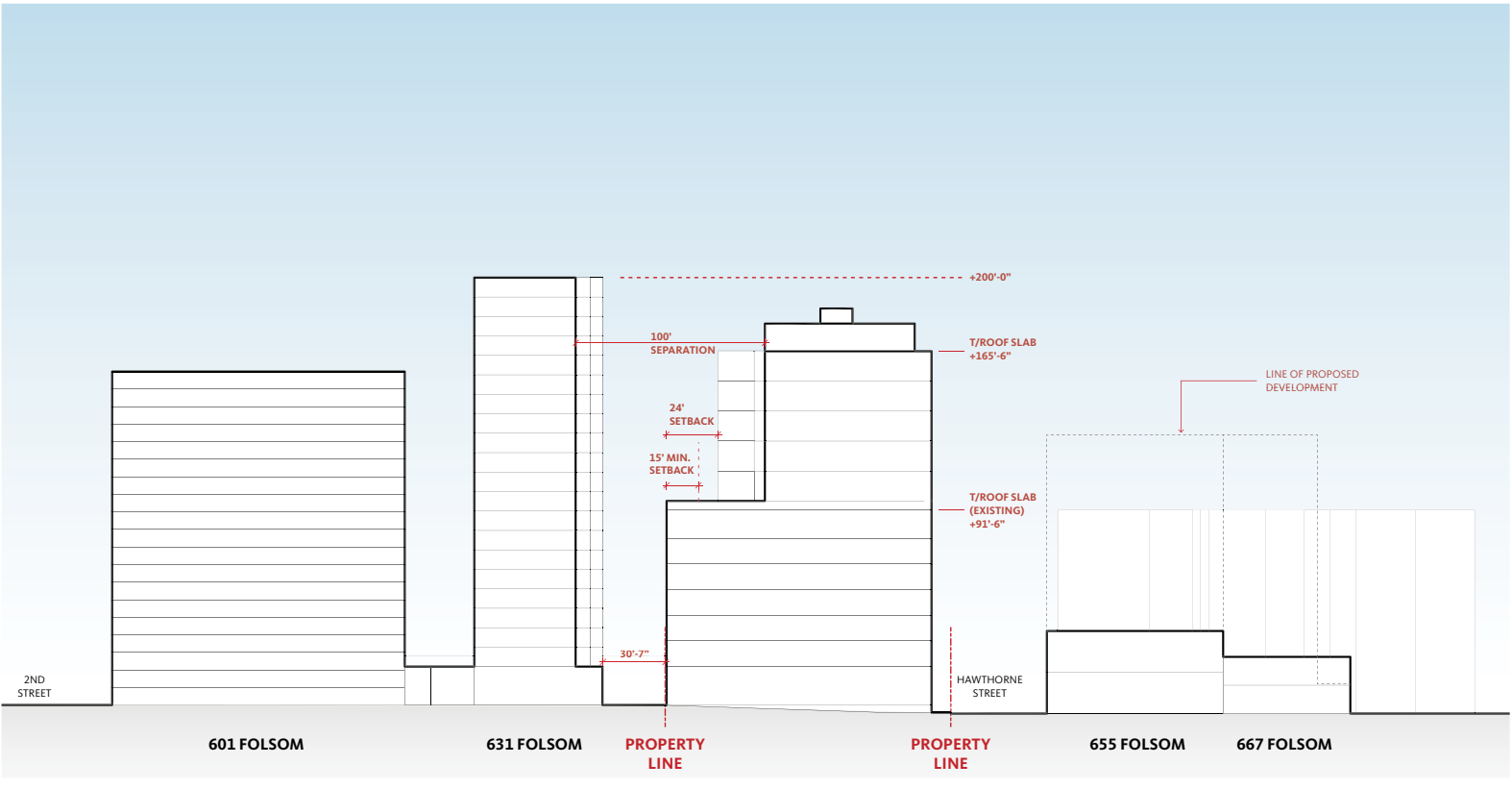


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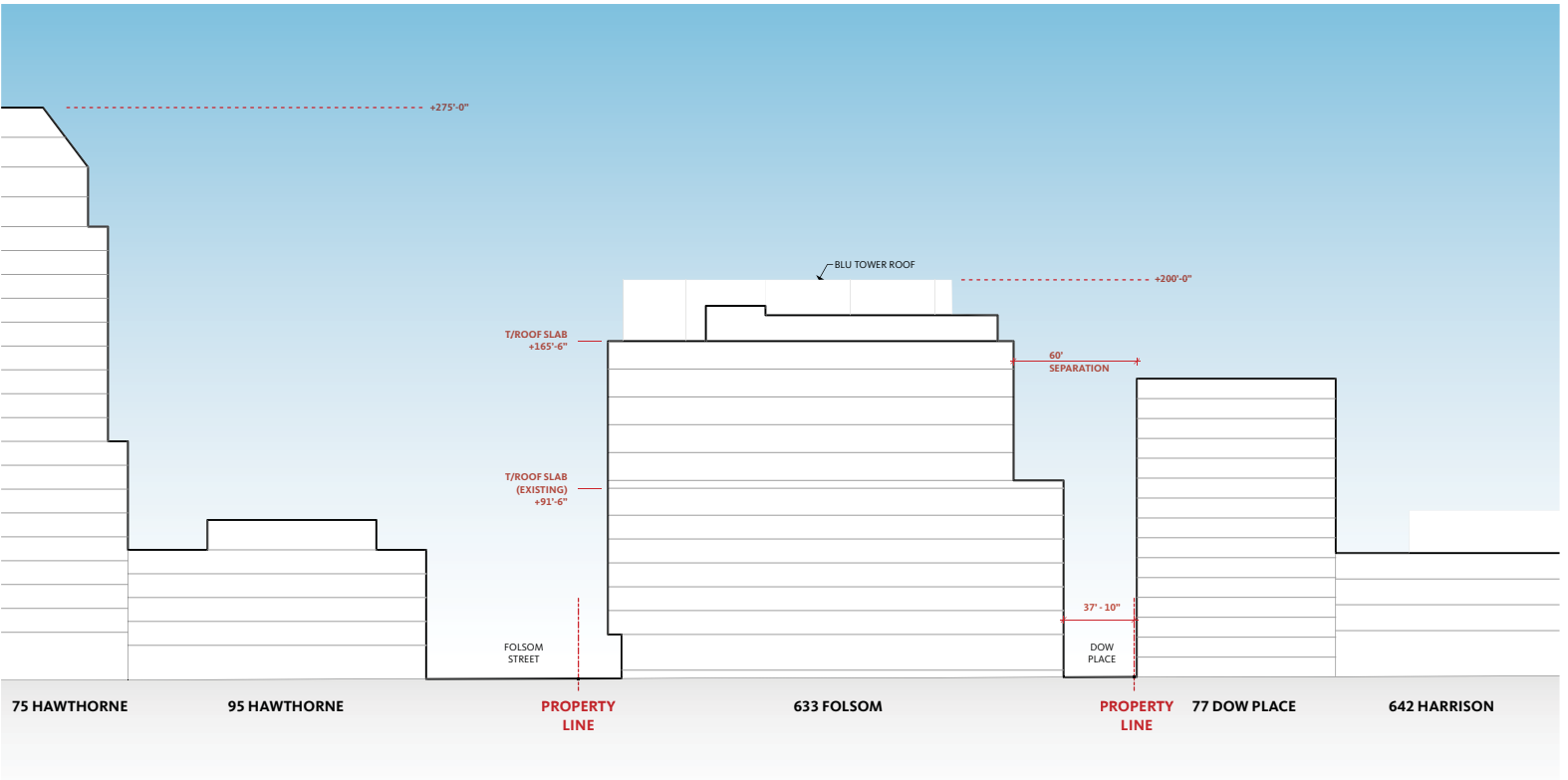
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SECTION PARALLEL TO FOLSOM



SECTION PARALLEL TO HAWTHORNE

Issue	Date & Issue Description	By	Check
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11-18-16	ISSUED FOR PLANNING DEPT REVIEW		

Seal/Signature

Project Name
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Project Number
01.9951.000
CAD File Name

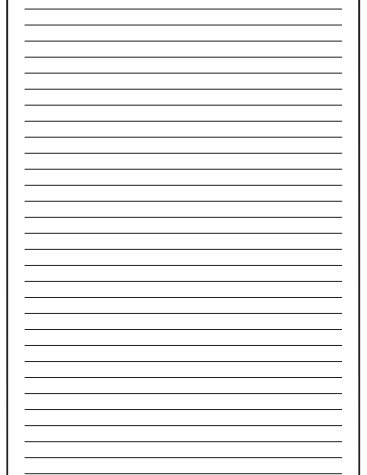
Description

Scale
NTS

A9.00

SITE SECTIONS

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GenslerProject Name
633 Folsom

Project Number

CAD File Name

Description

Scale
1/16" = 1'-0"

	02	8	16	32
A001				

A9.01

ELEVATIONS

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Seal/Signature

Project Name
633 Folsom

Project Number
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CAD File Name

Description

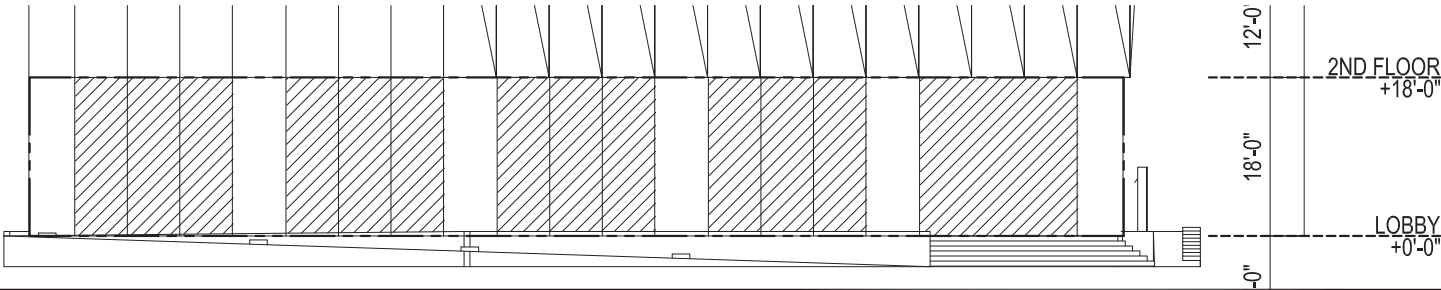
Scale
1/8" = 1'-0"
0 1 4 8 16

A9.02
TRANSPARENCY CALCULATION

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----- AREA OF NW FACADE =
2238 SF
AREA OF TRANSPARENCY =
1584 SF

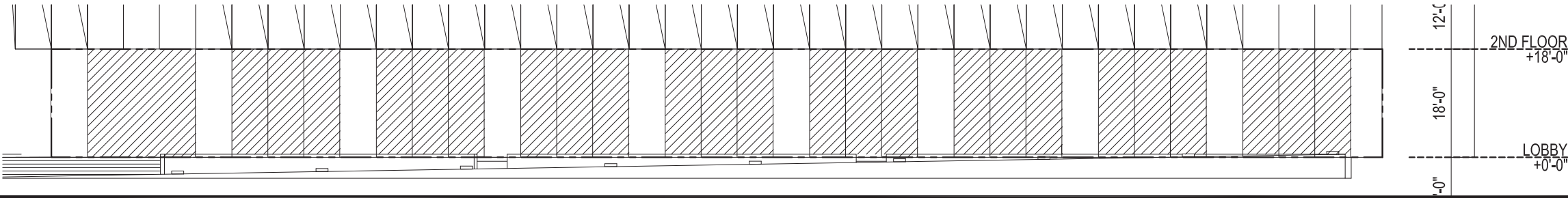
71% TRANSPARENT



FOLSOM STREET ELEVATION

----- AREA OF SW FACADE =
3982 SF
AREA OF TRANSPARENCY =
2835 SF

71% TRANSPARENT



HAWTHORNE STREET ELEVATION

633 FOLSOM



S·C·O

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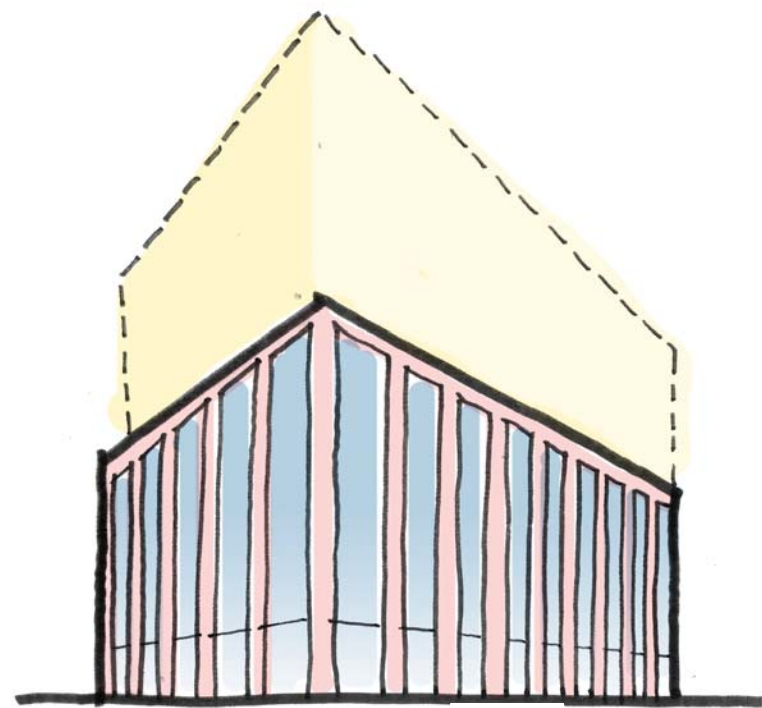


PROJECT OBJECTIVES

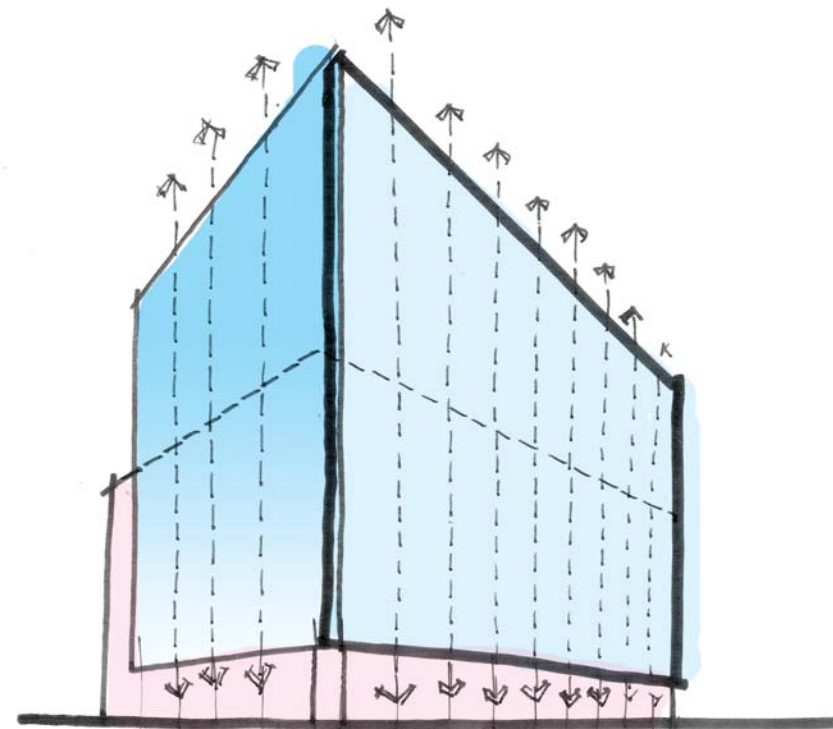
- MAJOR BUILDING INFRASTRUCTURE UPGRADES
(WHOLE BUILDING TENANT IS VACATING)
- ATTRACTIVE TO THE OFFICE MARKET
- HIGH LEVEL OF SUSTAINABILITY
- REUSE OF EXISTING BUILDING
- IMPROVEMENT OF THE NEIGHBORHOOD PEDESTRIAN REALM

MODIFICATIONS SINCE 8/8

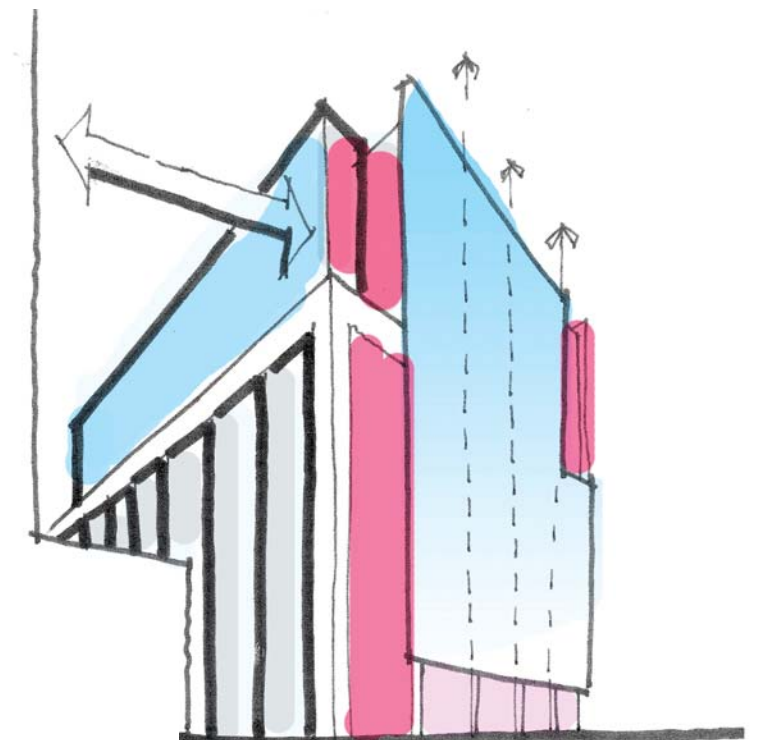
- DESIGN WORKSHOPS WITH NEIGHBORS
- SUNLIGHT AND VIEW ANALYSIS
- SIGNIFICANTLY INCREASED SETBACKS FROM NEIGHBORS
- FLOOR TO FLOOR HEIGHT REDUCTION
- UPDATED SHADOW AND WIND ANALYSIS
- RELOCATED ELEVATOR CORES AWAY FROM 631 FOLSOM



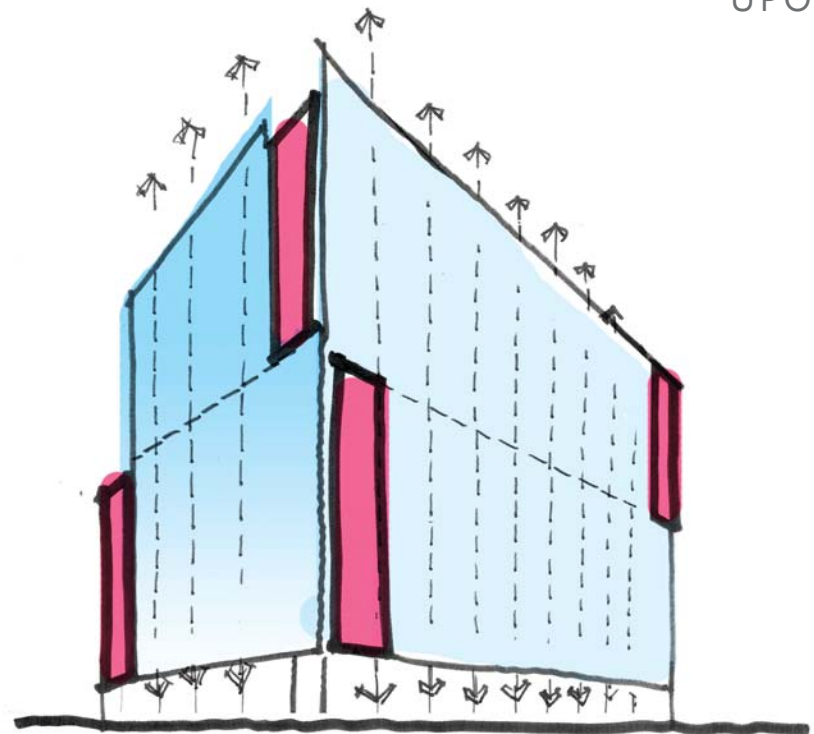
- EXISTING MASSING + NEW VOLUME



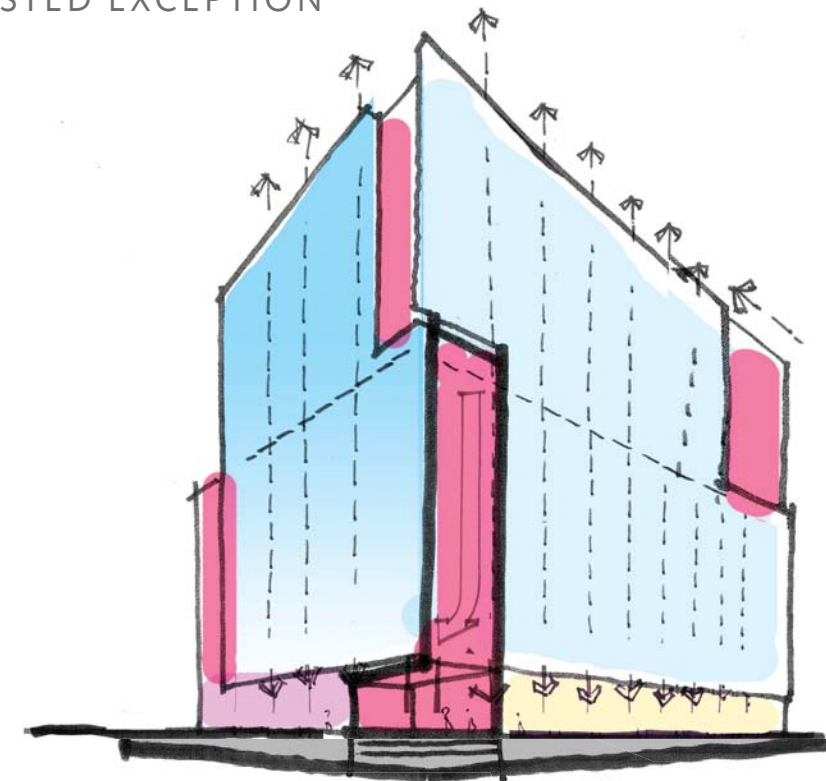
- UNIFY ADDITION AND EXISTING STRUCTURE INTO SINGLE ARCHITECTURAL EXPRESSION
- PROPOSED UNIFICATION IS CONTINGENT UPON THE REQUESTED EXCEPTION



- ARTICULATES FACADES
- CREATES SEPARATION FROM ADJACENT PROPERTY



- ANCHOR PROMINENT CORNER OF FOLSOM AND HAWTHORNE
- SPECIAL MOMENTS THAT REDUCE MASS AND BULK AND LENGTH OF FACADES

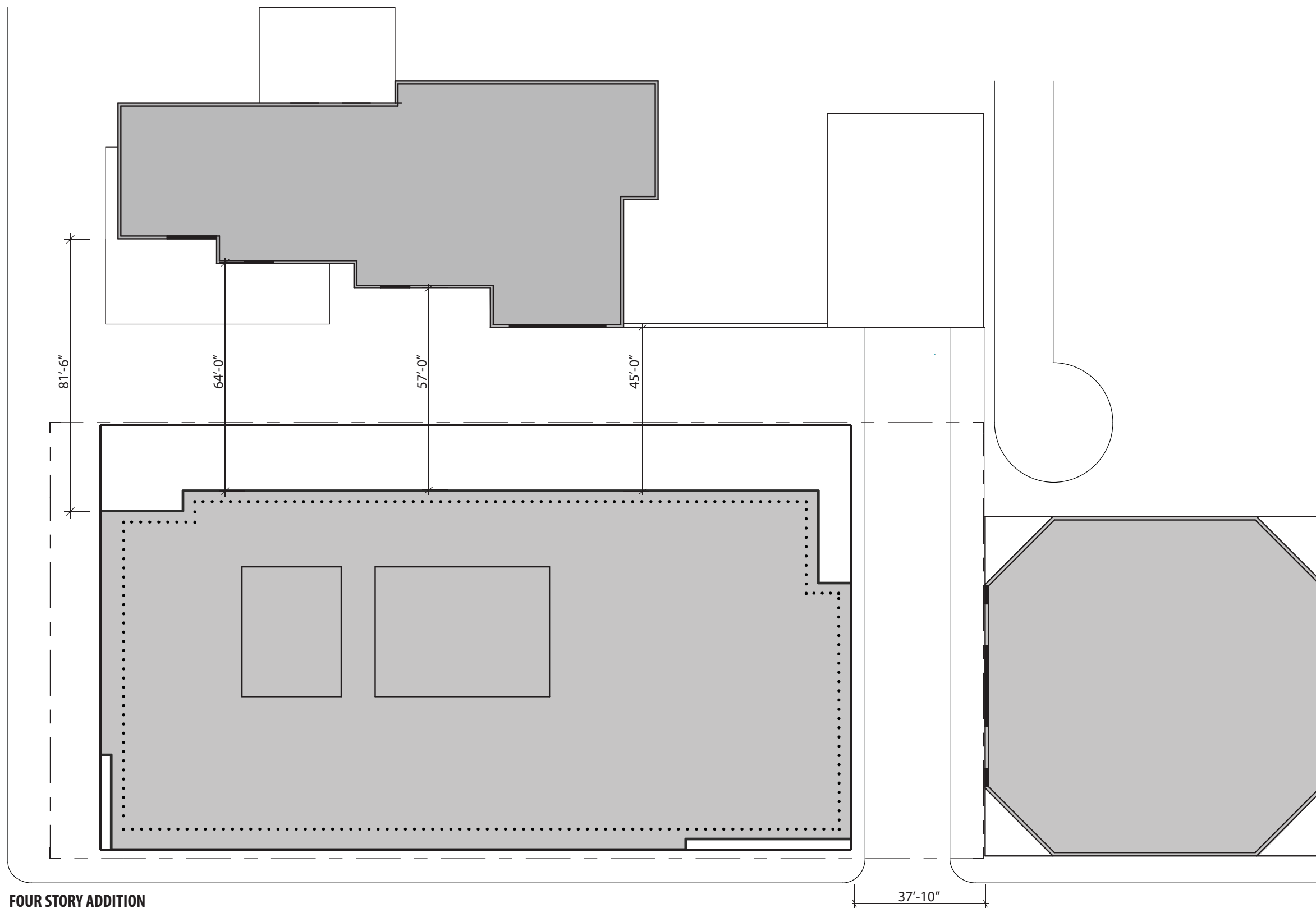


- REVIVE GROUND PLANE AND PEDESTRIAN EXPERIENCE
- CREATES MORE LEGIBLE BUILDING ENTRIES FOR OFFICE AND RETAIL PROGRAMS

ARTICULATION OF CORNER BREAKS DOWN LENGTH AND SCALE OF FACADE

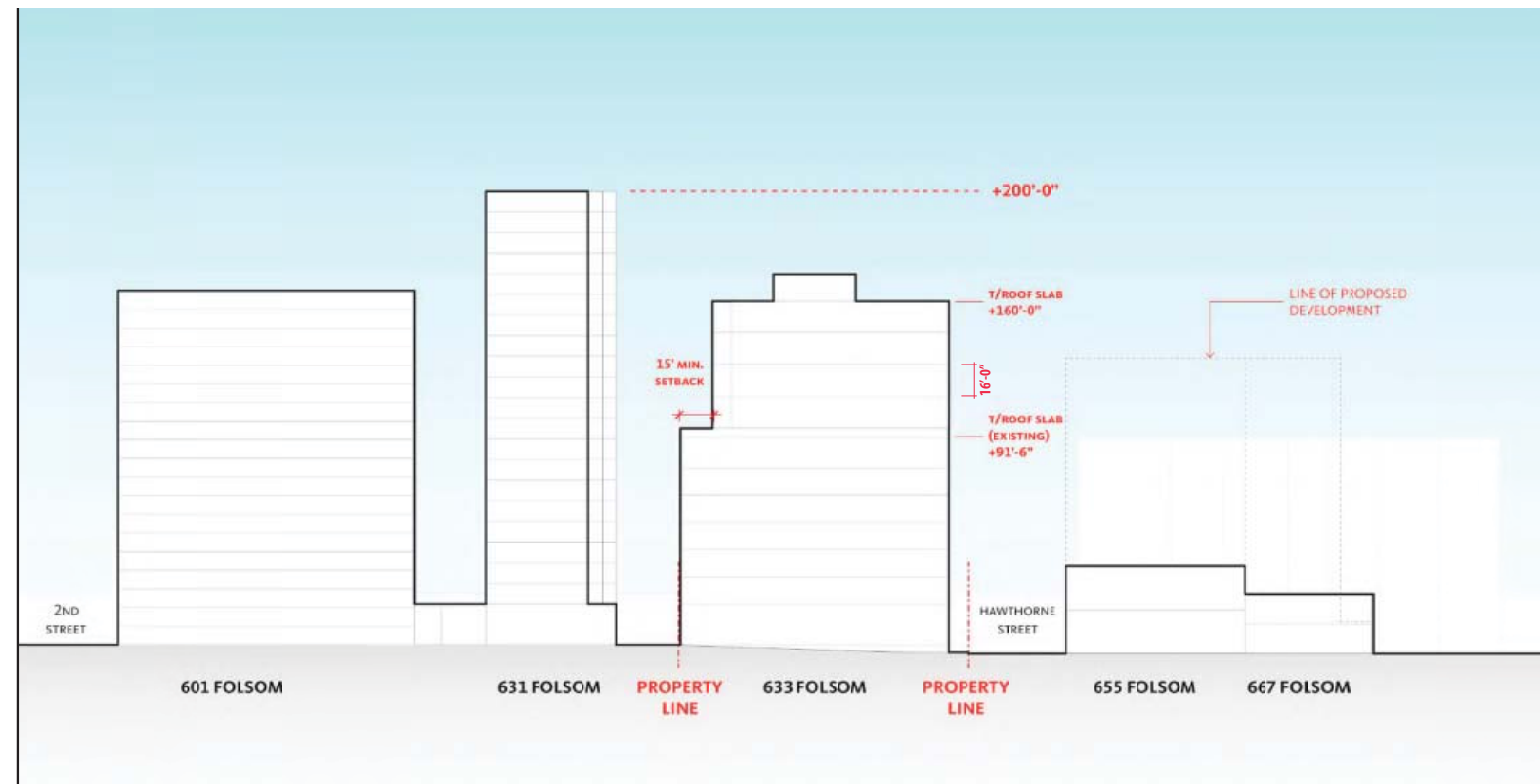
BUILDING NARRATIVE

FOLSOM 82'6" WIDE

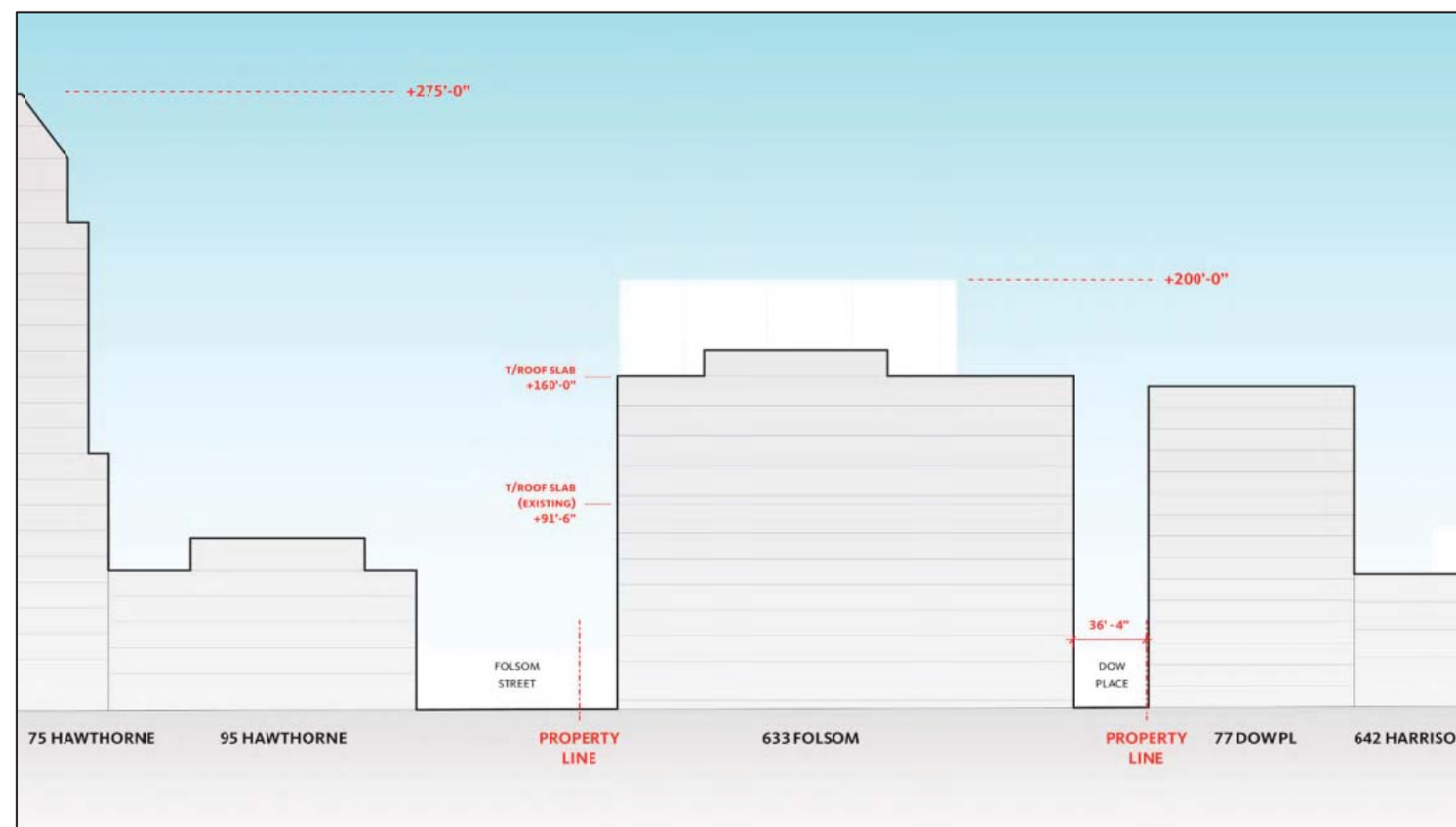


FOUR STORY ADDITION
FLOOR TO FLOOR HEIGHT: 16'-0"
BUILDING HEIGHT: 160'-0"
TOTAL AREA OF ADDITION: 89,979 SQ FT

PREVIOUSLY PROPOSED MASSING 8/8 



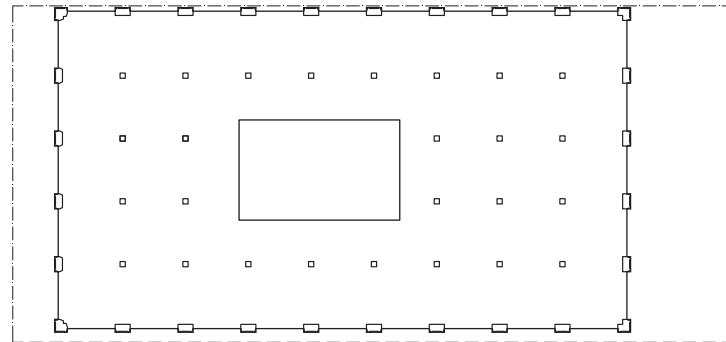
SECTION PARALLEL TO FOLSOM



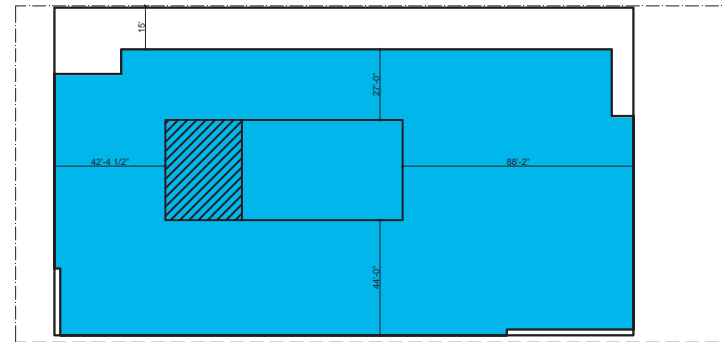
SECTION PARALLEL TO HAWTHORNE

FOUR STORY ADDITION
 FLOOR TO FLOOR HEIGHT: 16'-0"
 BUILDING HEIGHT: 160'-0"
 TOTAL AREA OF ADDITION: 89,979 SQ FT

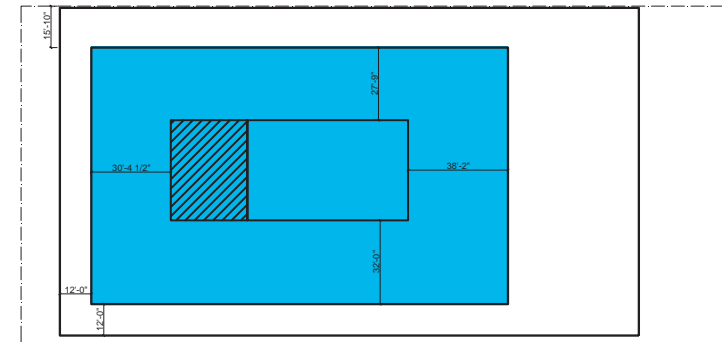
**PREVIOUSLY PROPOSED
 SECTION 8/8**



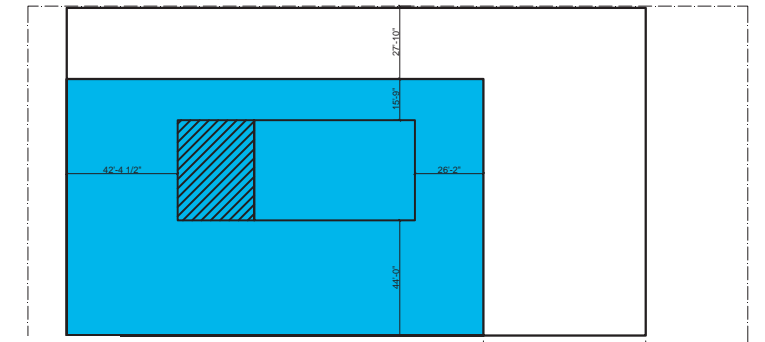
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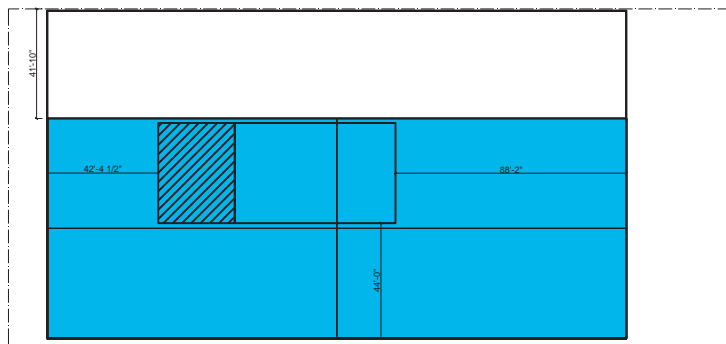
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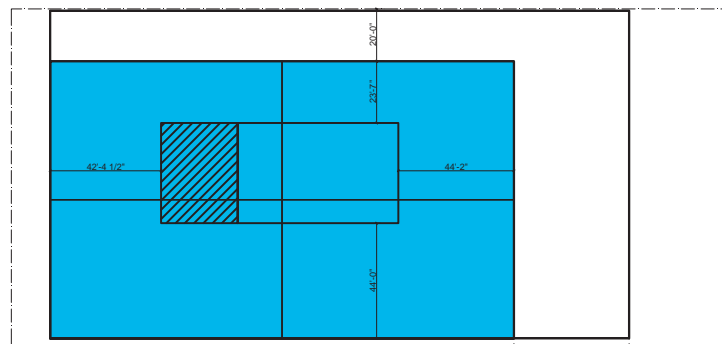
STUDY 1 (ZONING COMPLIANT)



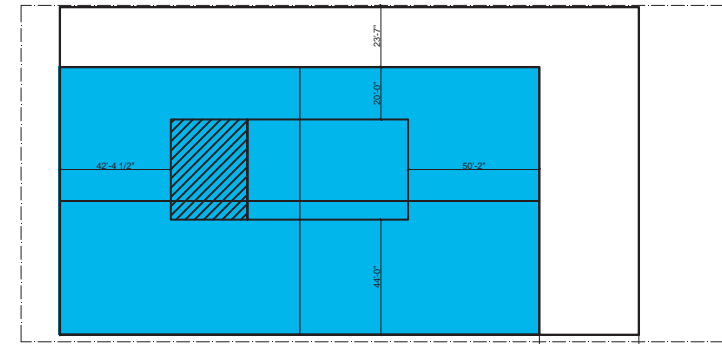
STUDY 2



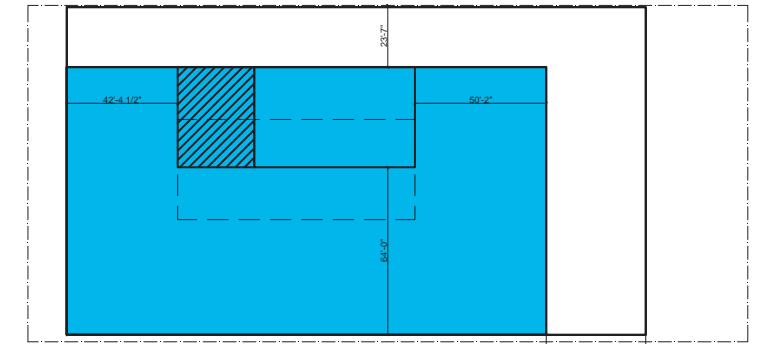
STUDY 3



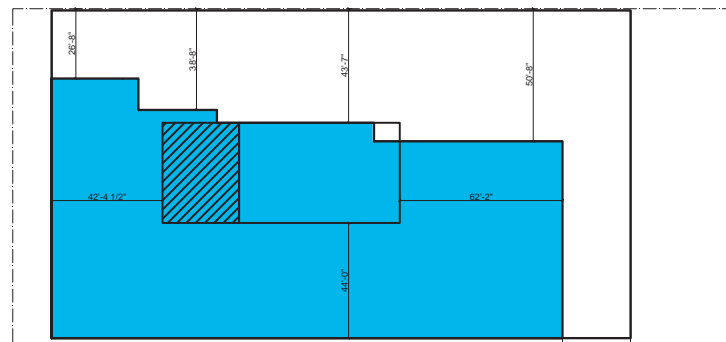
STUDY 4



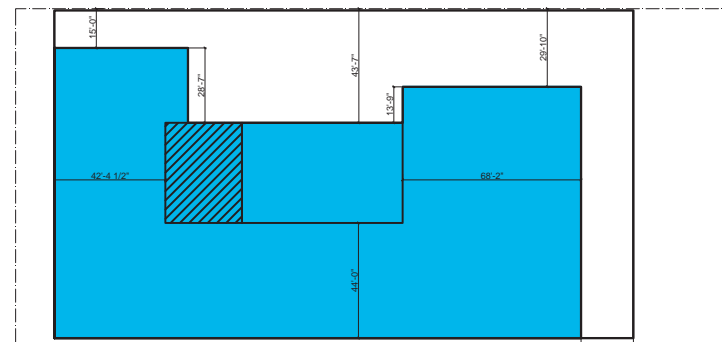
STUDY 5



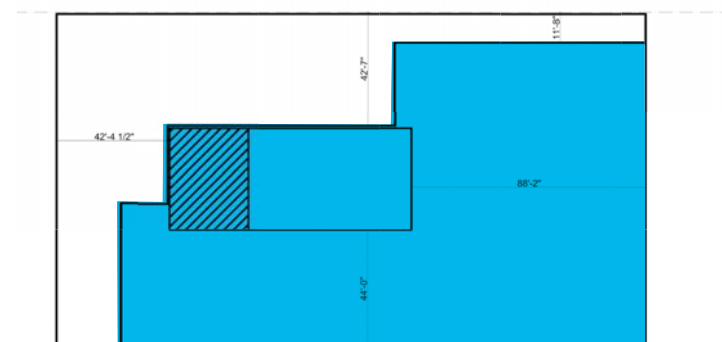
STUDY 6



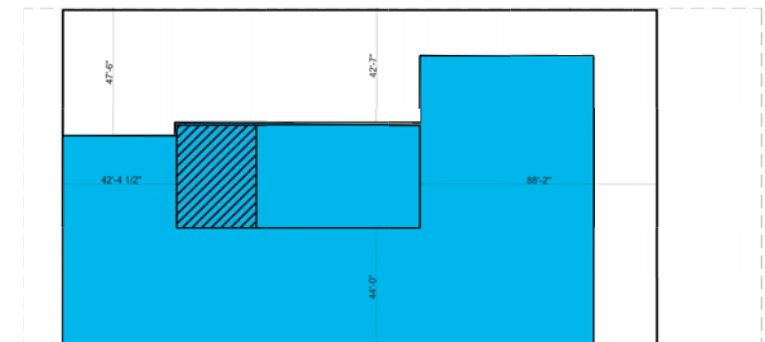
STUDY 7 (NEIGHBOR SKETCH)



STUDY 8

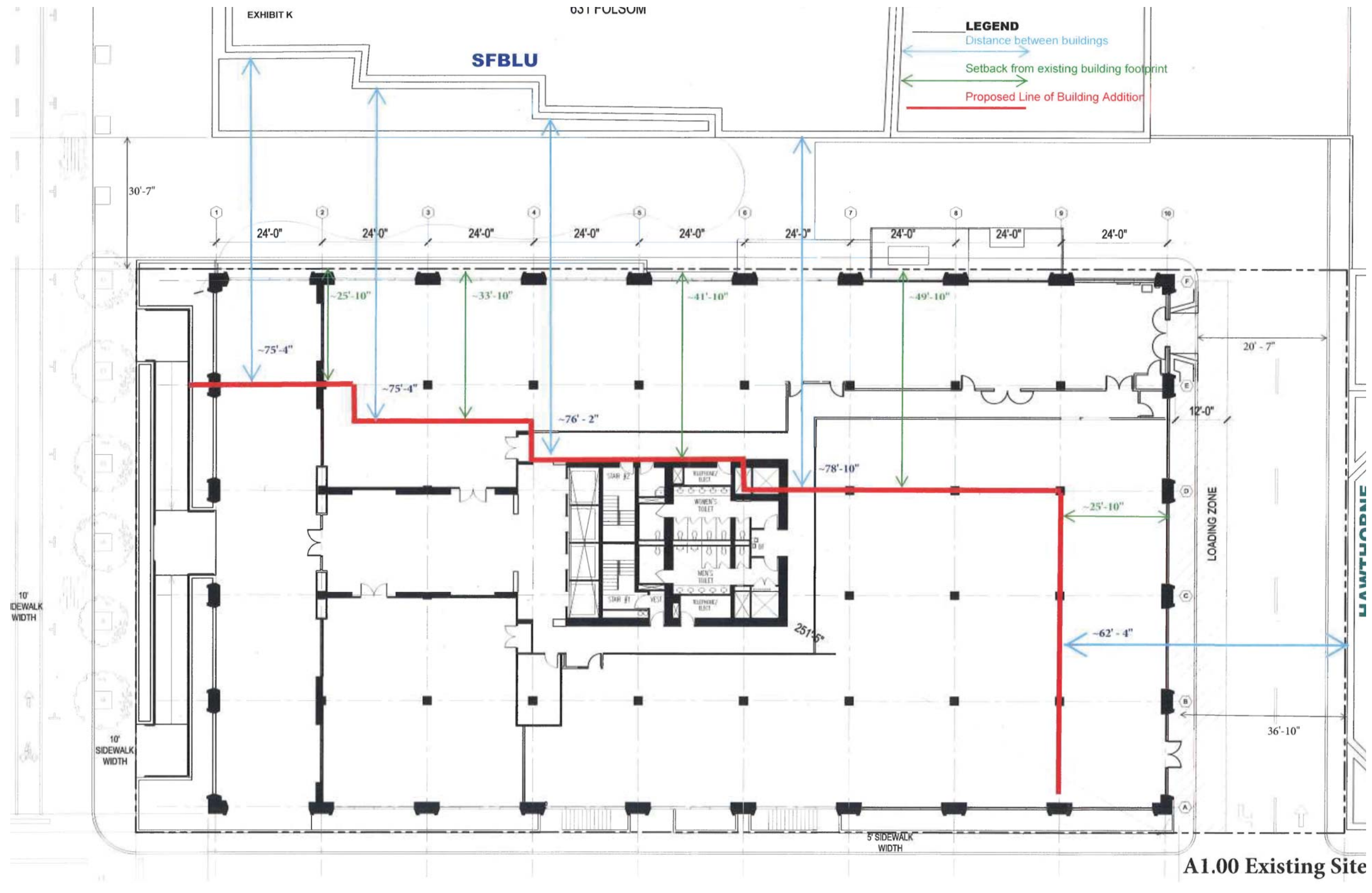


STUDY 9

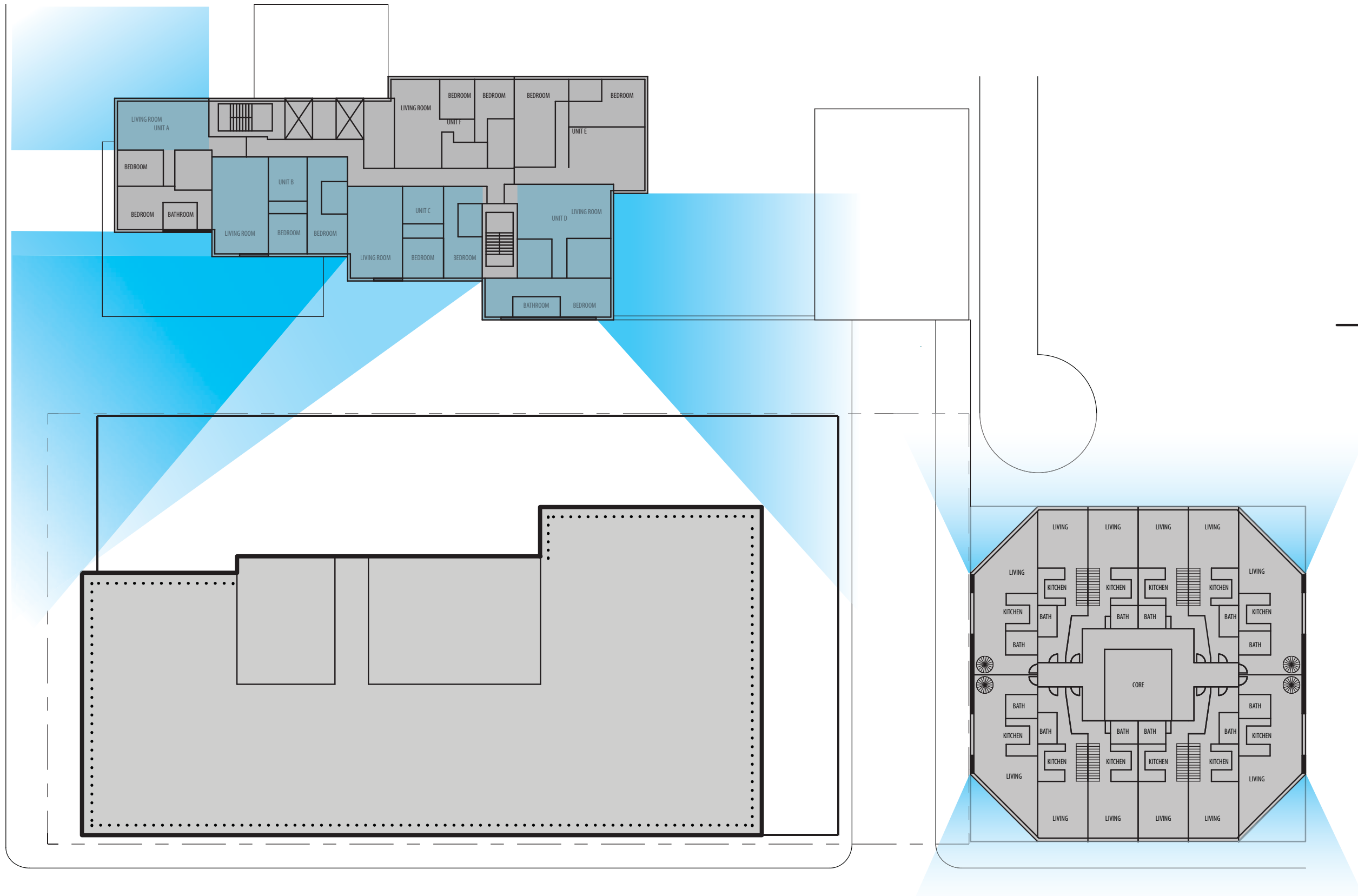


STUDY 10 (CURRENT)

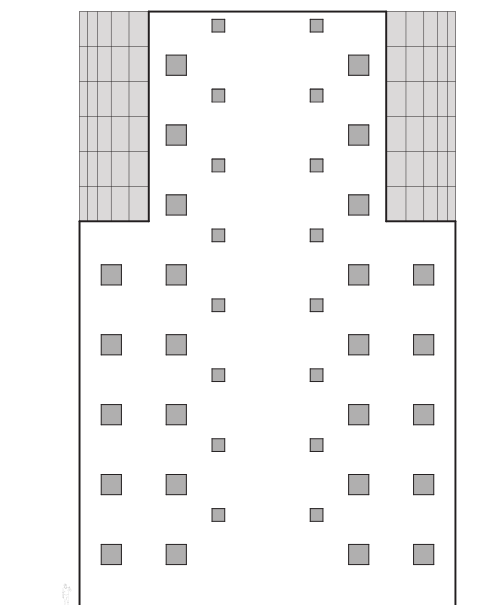
MASSING STUDIES



NEIGHBORS PROPOSED PLAN SKETCH 8/8



631 FOLSOM



77 DOW PLACE

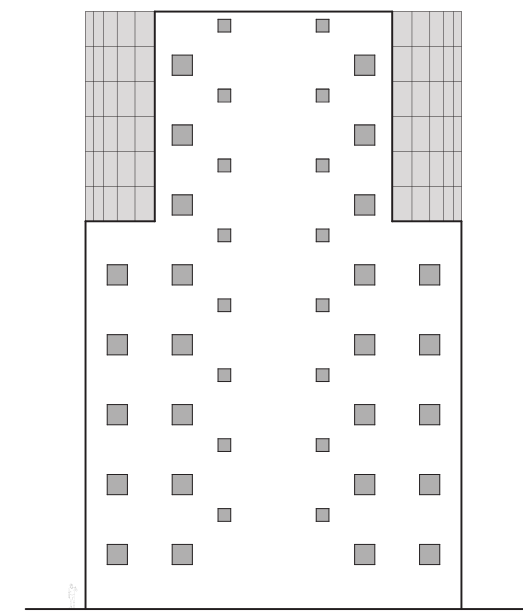
VIEW CORRIDORS



FIVE STORY ADDITION
FLOOR TO FLOOR HEIGHT: 14'-0"
BUILDING HEIGHT: 165'-6"
TOTAL AREA OF ADDITION: 90,526 SQ FT

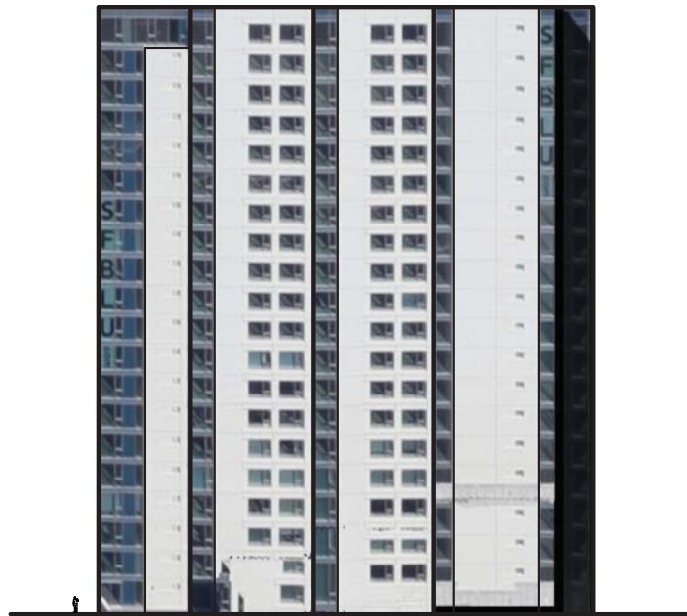
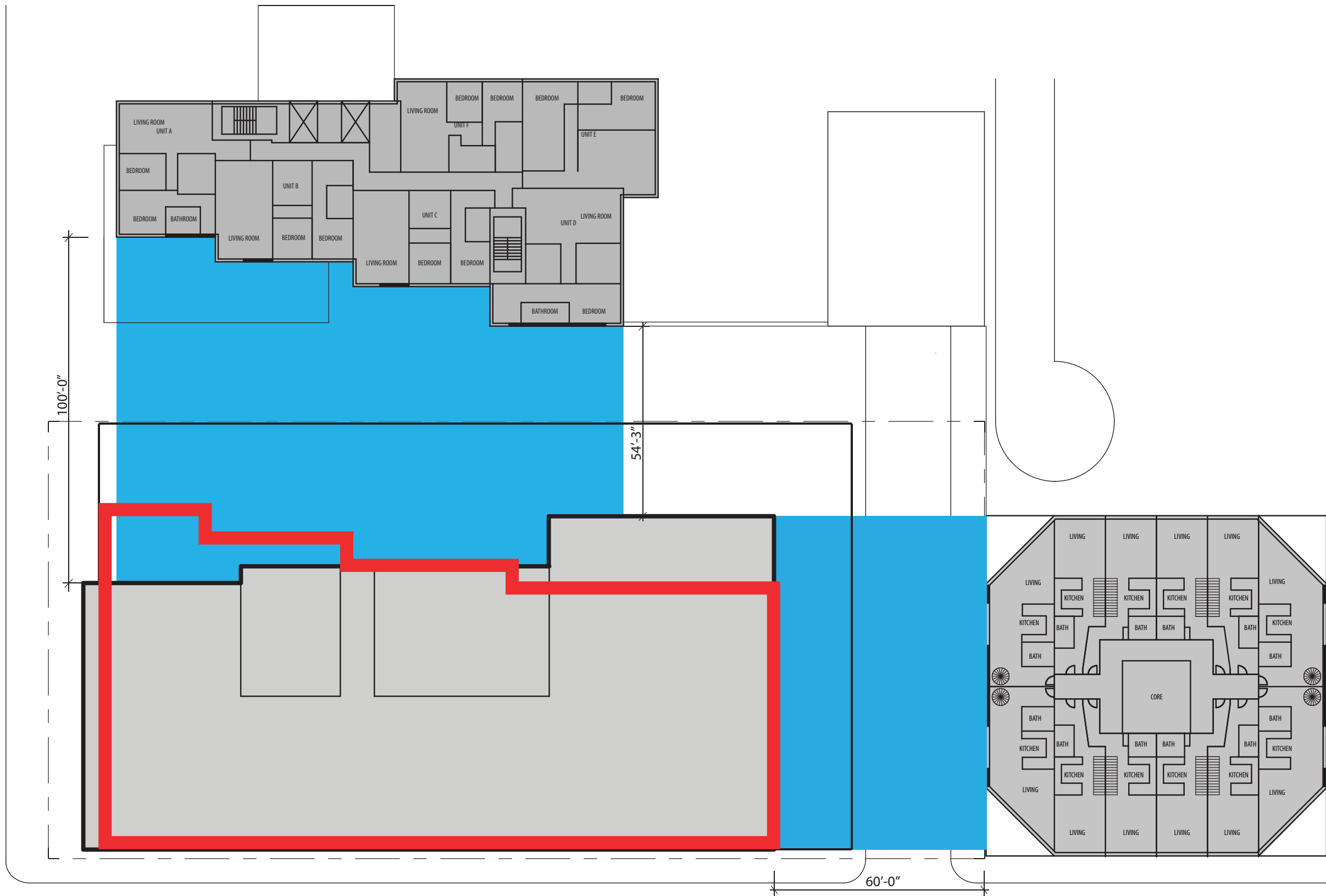


631 FOLSOM

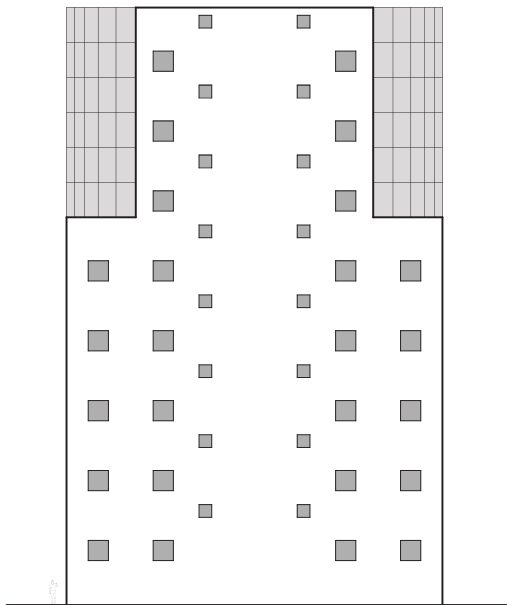


77 DOW PLACE

BUILDING SEPARATION

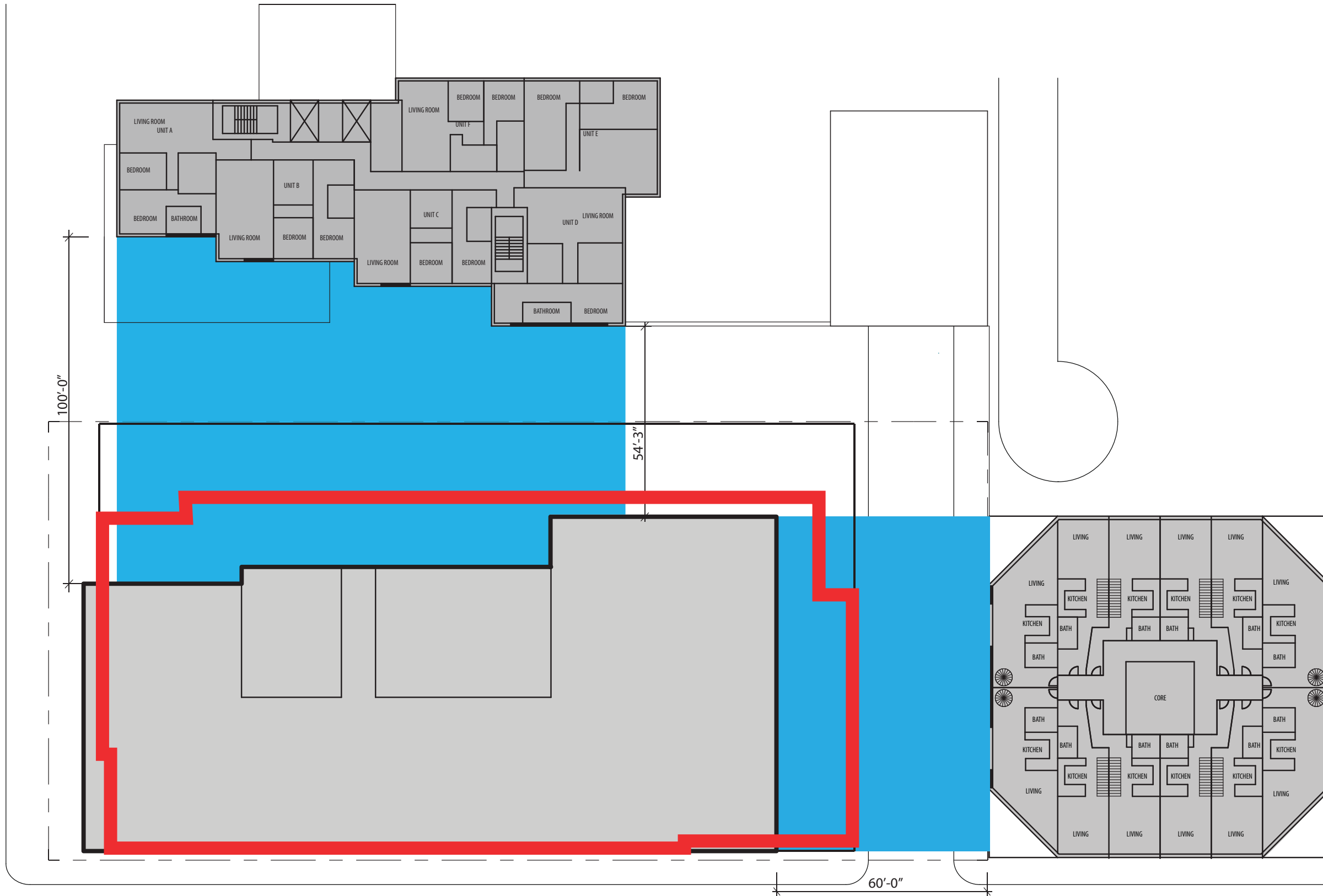


631 FOLSOM

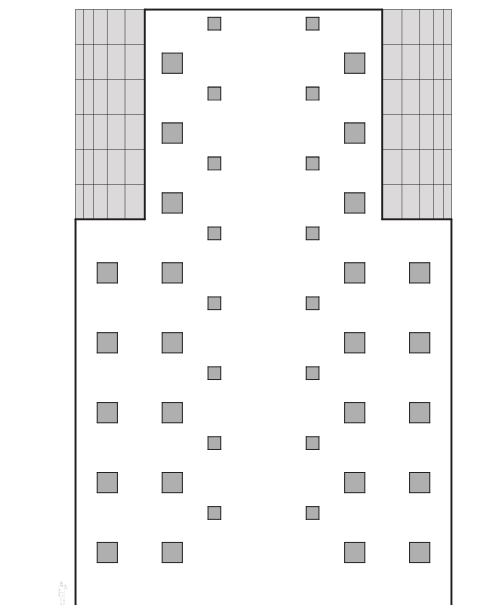


77 DOW PLACE

BUILDING SEPARATION

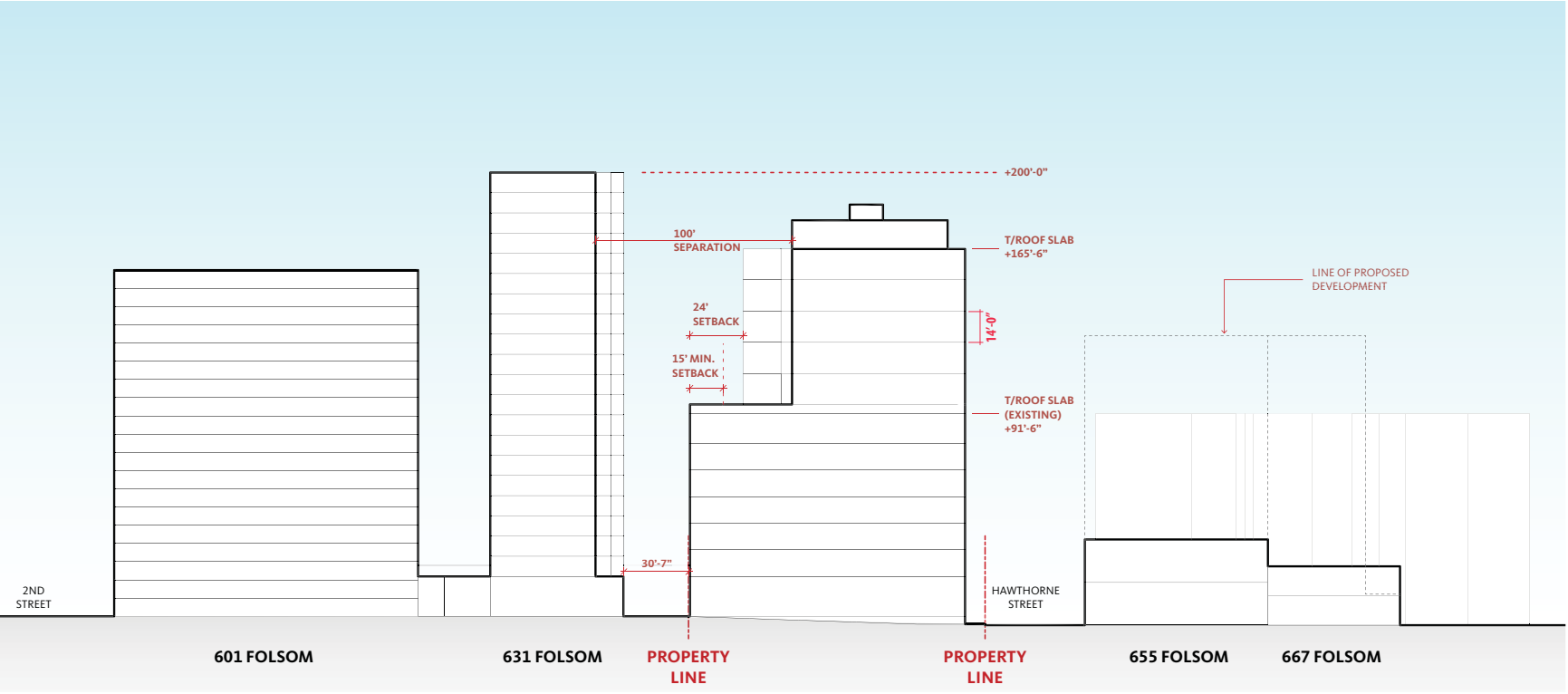


631 FOLSOM

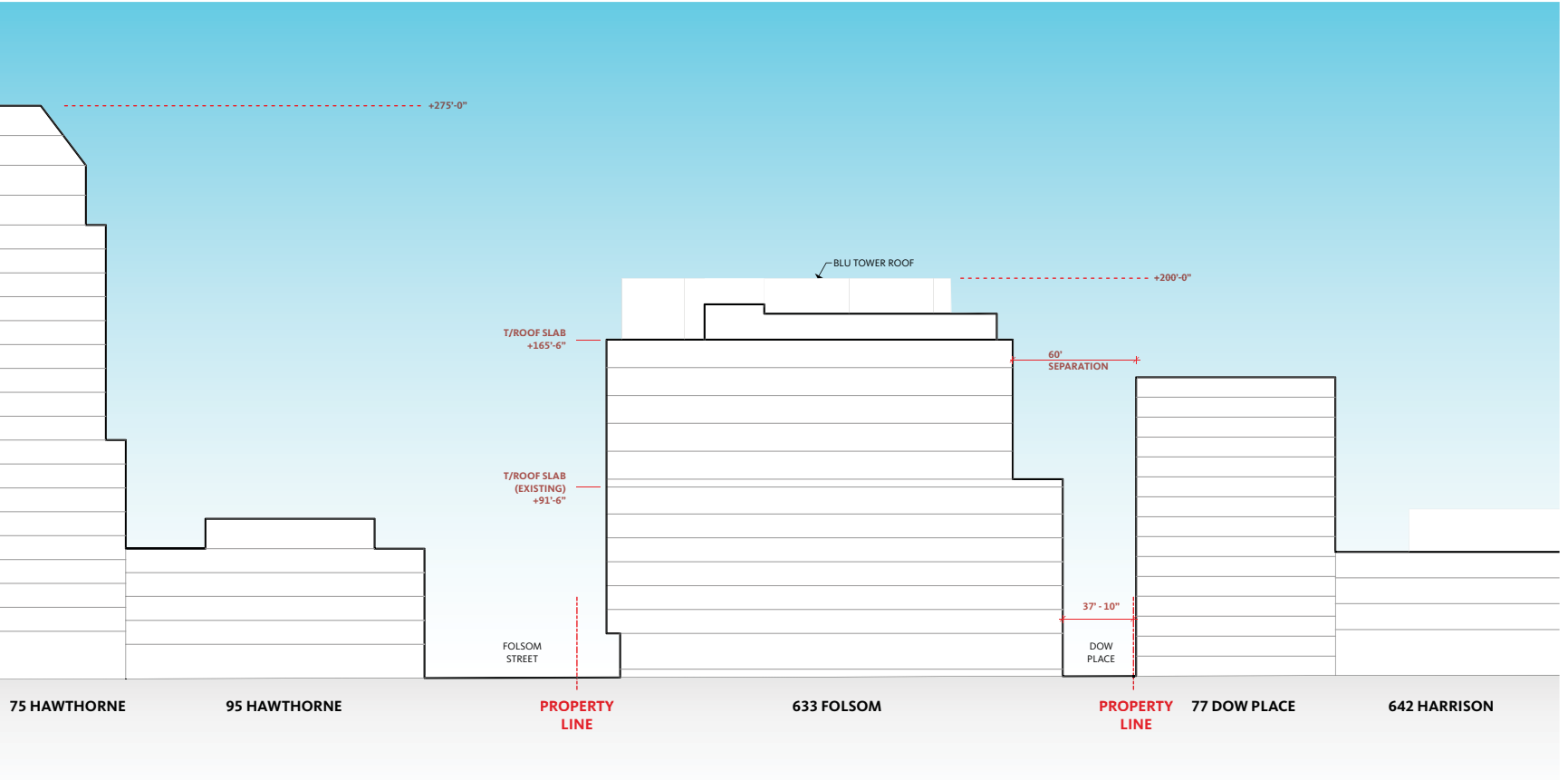


77 DOW PLACE

BUILDING SEPARATION



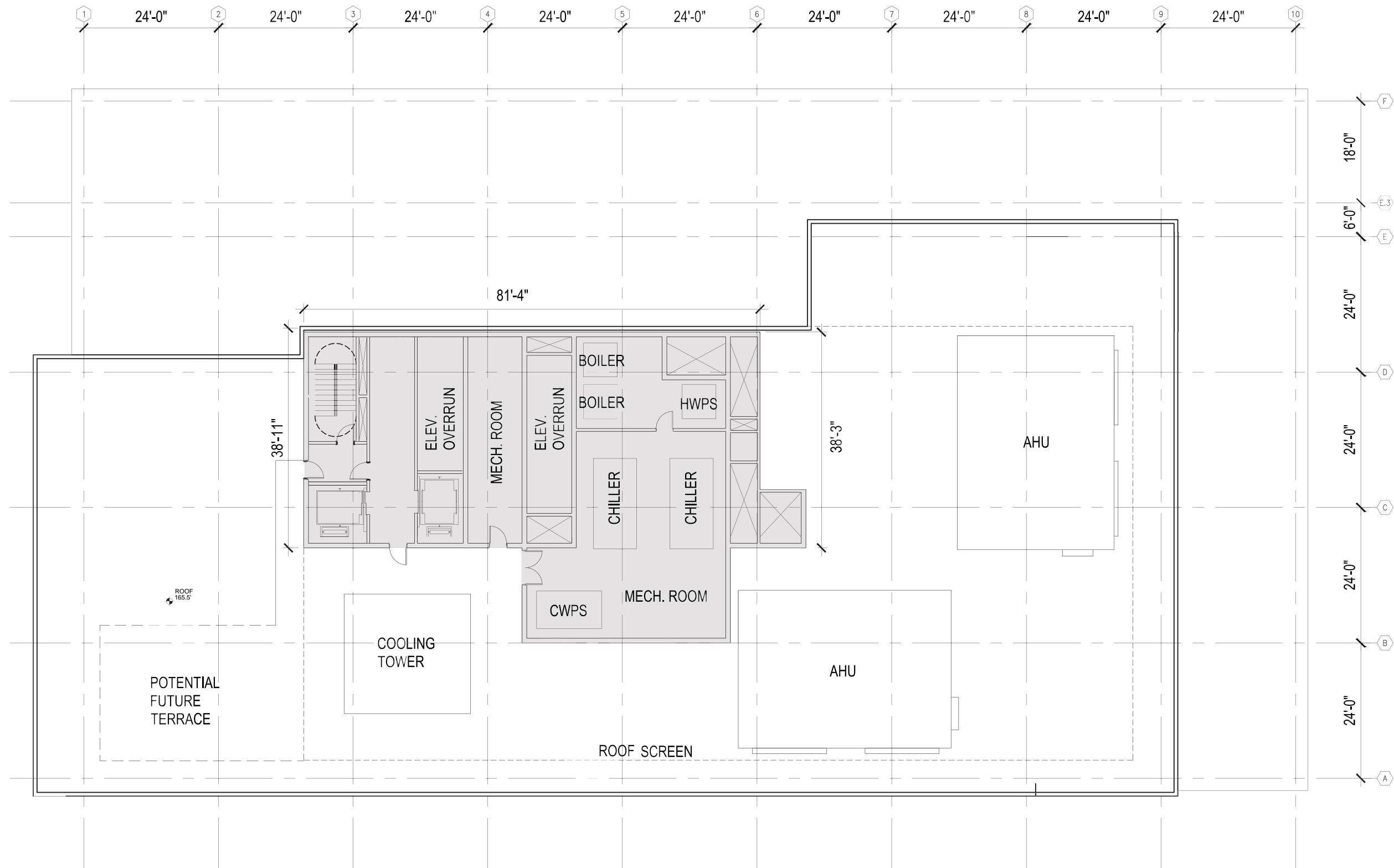
SECTION PARALLEL TO FOLSOM



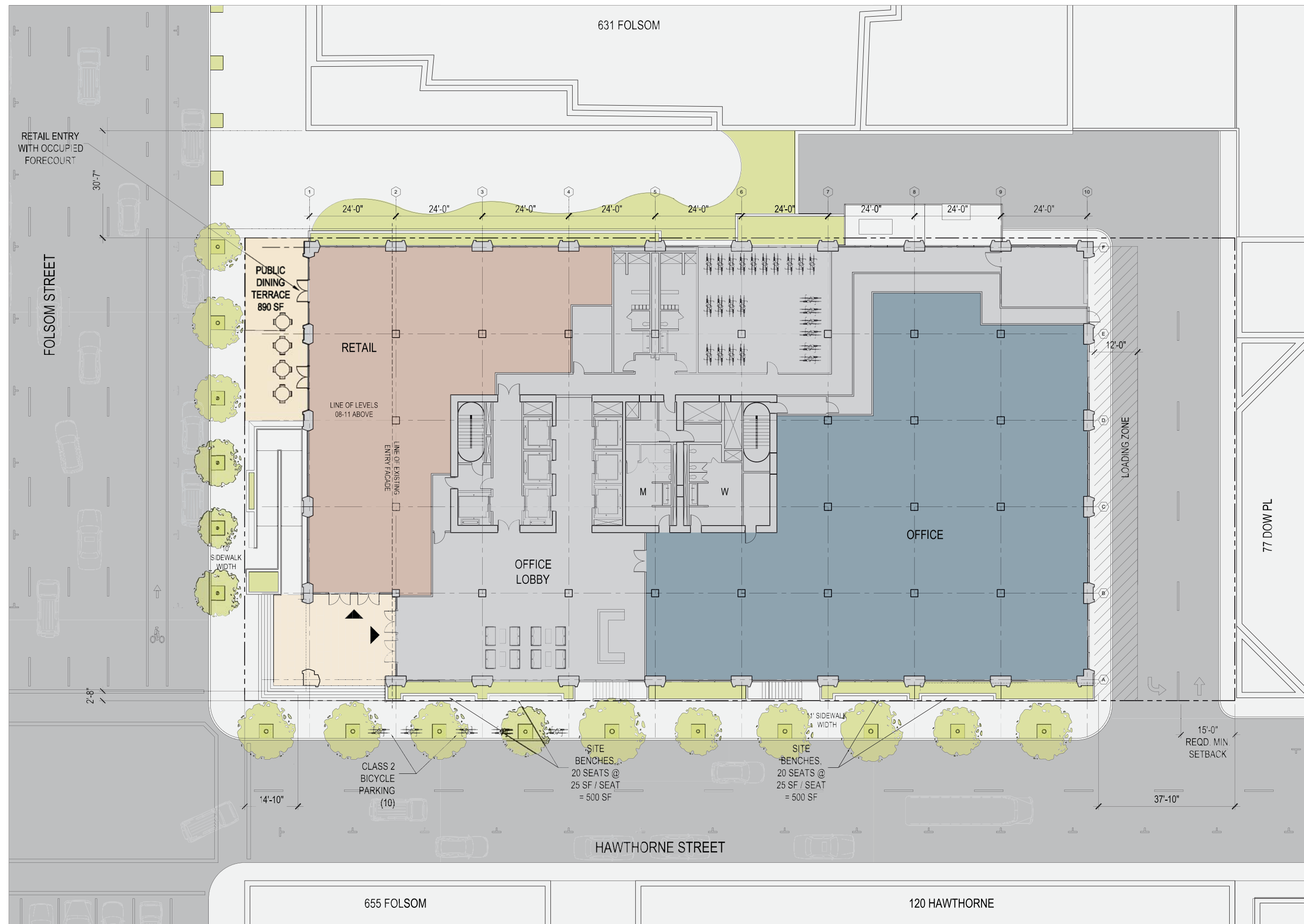
SECTION PARALLEL TO HAWTHORNE

FIVE STORY ADDITION
FLOOR TO FLOOR HEIGHT: 14'-0"
BUILDING HEIGHT: 165'-6"
TOTAL AREA OF ADDITION: 90,526 SQ FT

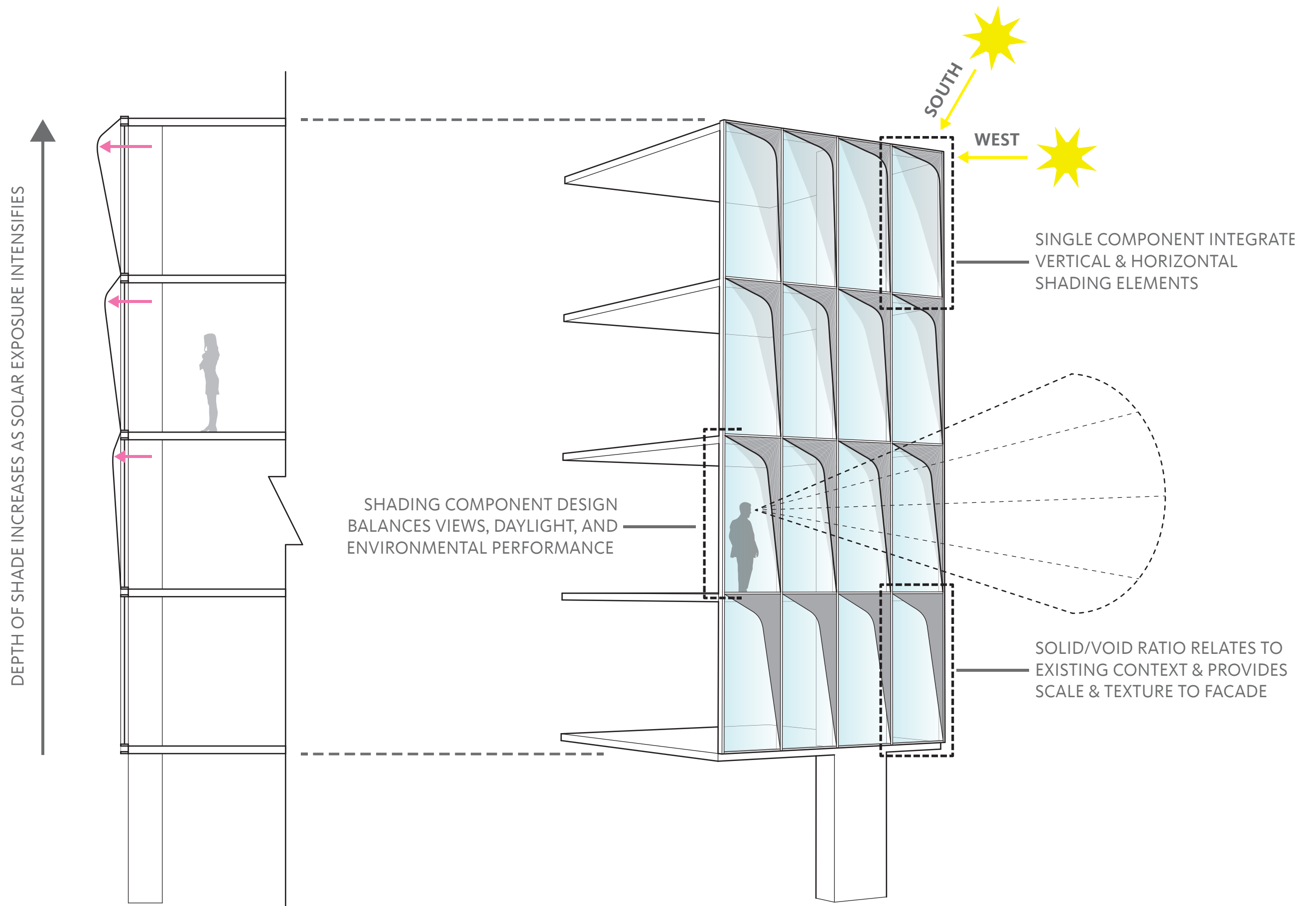
SITE SECTIONS



ROOF PLAN



SITE PLAN



FACADE APPROACH

