



SAN FRANCISCO PLANNING DEPARTMENT

June 3, 2013

Ms. Angela Calvillo, Clerk
Honorable Supervisor Chiu
Board of Supervisors
City and County of San Francisco
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**Re: Transmittal of Planning Department Case Number 2008.1084TZ:
706 Mission Street
T Case: Planning Code Text Amendment and Zoning Map Amendment –
Adoption of “Yerba Buena Center Mixed-Use Special Use District”
Z Case: Rezoning (Height Reclassification)
Planning Commission Recommendation: Approval**

Dear Ms. Calvillo:

On May 23, 2013, the Planning Commission conducted a duly noticed public hearing to consider proposed amendments to the Zoning Map and the Planning Code, in association with a proposed development located at 706 Mission Street to rehabilitate the existing 10-story, 144-foot tall Aronson Building, and construct a new, adjacent 43-story tower, with a roof height of 480 feet and an additional 30-foot tall mechanical penthouse (for a maximum height of 510 feet). The two buildings would be connected and would contain up to 190 dwelling units, a “core-and-shell” museum space measuring approximately 52,000 square feet that will house the permanent home of the Mexican Museum, and approximately 4,800 square feet of retail space. The project would reconfigure portions of the existing Jessie Square Garage to increase the number of parking spaces from 442 spaces to 470 spaces, add loading and service vehicle spaces, and would allocate up to 190 parking spaces within the garage to serve the proposed residential uses.

It should be noted that, since the publication of the initial Planning Commission staff report (including the attached Executive Summary), the Project Sponsor reduced the height of the proposed tower from a maximum roof height of 520 feet, to a roof height of 480 feet. The roofline profile of the tower would not change, with the top of the mechanical penthouse reaching a height of 510 feet (reduced from a previous height of 550 feet). No other changes to the tower envelope or architectural expression are proposed. The reduction in tower height would also reduce the number of dwelling units from a range of 162 to 215 units in the initial proposal, to a range of 145 to 190 units. As a result of the reduced height, the Project sponsor is no longer seeking approval of the “office flex” option described in the Executive Summary.

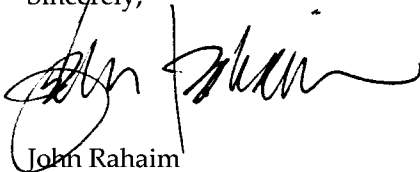
The proposed Ordinance would do the following:

1. Zoning Map Amendments: Proposal would amend Zoning Map HT01 to reclassify the subject property from the 400-I Height and Bulk District to the 480-I Height and Bulk District, and would amend Zoning Map SU01 to establish the "Yerba Buena Center Mixed-Use Special Use District" on the subject property.
2. Planning Code Text Amendment: Proposal would add the "Yerba Buena Center Mixed-Use Special Use District" to the Planning Code, specify permitted uses and required cultural uses, and modify specific Planning Code regulations including Floor Area Ratio ("FAR") limitations, dwelling unit exposure, rooftop screening features, bulk limitations, curb cuts on Mission on Third Streets, and dwelling unit density. In addition, the SUD is proposed with a five-year sunset provision.

At the May 23, 2013 Planning Commission hearing, the Commission voted to recommend approval of the proposed Ordinance.

Please find attached documents relating to the action of the Commission. Additional supporting documents will be transmitted under separate cover, prior to any Land Use Committee hearing on these items. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



John Rahaim
Director of Planning

cc:

Jon Givner, City Attorney
Susan Cleveland-Knowles, City Attorney
Marlena Byrne, City Attorney
Jason Elliot, Mayor's Director of Legislative & Government Affairs

Attachments (two hard copies of the following):

Planning Commission Resolution
Draft Ordinance
Planning Department Executive Summary