



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 19382

HEARING DATE: MAY 28, 2015

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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

Case Number: 2013.0159TZ

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

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

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

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

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

PREAMBLE

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

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

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

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

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

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

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

WHEREAS, the Commission has reviewed the proposed Ordinance:

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

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

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

Jonas P. Ionin
Commission Secretary

AYES: Antonini, Hillis, Moore and Wu

NOES: Fong and Richards

ABSENT: Johnson