

REVISED LEGISLATIVE DIGEST

(11/23/2015, Amended in Committee)

[Planning Code, Zoning Map - 525 Harrison Street]

Ordinance amending the Planning Code regarding bulk limits and exceptions to the tower separation requirements on 525 Harrison Street, Assessor's Block No. 3764, Lot No. 063; and amending the Zoning Map to redesignate a portion of Assessor's Block No. 3764, Lot No. 063, from a 65/400-R height and bulk district to a 65/250-R height and bulk district; affirming the Planning Department's determination under the California Environmental Quality Act that these Amendments were within the scope of the Rincon Hill Area Plan and the program Environmental Impact Report, which adequately analyzed these Amendments; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings under Planning Code, Section 302.

Existing Law

Planning Code Section 270(e) contains limitations on tower bulk and spacing for towers above 85 feet in height in the Rincon Hill Area Plan. The Planning Code allows certain exceptions to these requirements. The Zoning Map has a height and bulk designation of 65-X and 65/400-R applicable to the site at 525 Harrison Street.

Amendments to Current Law

The amendments would allow exceptions to the tower bulk, upper tower sculpting and tower spacing requirements contained in Planning Code Section 270(3) for the 525 Harrison Street site if the following conditions are met:

- Within 115 feet of the site, there is a tower greater than 85 feet in height as part of a building that has received a First Construction Document;
- The project on the site involves the construction of, or alteration to, a tower of no more than 250 feet in height;
- The site has a total area of no more than 15,000 square feet;
- A minimum distance of 82 feet is preserved between any structures on the parcel and any other structure on or off the parcel above 110 feet in height at all levels above 110 feet in height;
- The project is primarily residential and contains no more than 250,000 gross square feet; and
- The project provides on-site inclusionary affordable units equivalent to 15% of all units constructed on the site, which shall be subject to the requirements of the Inclusionary Affordable Housing Program under Planning Code Section 415 et seq. and the City's Inclusionary Affordable Housing Program Monitoring and Procedures Manual.

The Zoning Map would be amended to apply a height and bulk designation of 65-X and 65/250-R at the site.