



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 19479 General Plan Amendment, Planning Code Text Amendment & Zoning Map Amendment

HEARING DATE: SEPTEMBER 24, 2015

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

Case Number: 2013.0159TZ

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Recommendation: **Adoption of Recommendation of Approval for the General Plan Amendment, Planning Code Text Amendment & Zoning Map Amendment associated with the Project at 525 Harrison Street.**

APPROVAL OF AMENDMENTS TO POLICIES 3.3 AND 3.4 OF THE RINCON HILL AREA PLAN, AMENDMENTS TO PLANNING CODE 270(E) AND 309.1 TO ALLOW EXCEPTIONS TO THE TOWER BULK, TOWER SCULPTING AND TOWER SPACING REQUIREMENTS ON BLOCK 3764, AND ZONING MAP AMENDMENT TO SAN FRANCISCO ZONING MAP SHEET NO. HT01 TO DECREASE THE HEIGHT LIMIT FROM 65/400-R TO 65/250-R ON BLOCK NO. 3764, LOT NO. 063 (525 HARRISON STREET).

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 Planning Code Sections 270(e) and 309.1 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 65/250-R; and

WHEREAS, the Planning Commission (hereinafter "Commission") initiated the proposed Ordinances on May 28, 2015, as noted in Resolution No. 19382; and

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing to consider the proposed Ordinances on September 24, 2015; and

WHEREAS, the environmental effects of the Ordinances were determined by the San Francisco Planning Department to have been fully reviewed under the Rincon Hill Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on May 5, 2005, by Motion No. 17007, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA"). The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

WHEREAS, in approving the Rincon Hill Plan, the Commission adopted CEQA Findings in its Motion No. 17008 and hereby incorporates such Findings by reference.

WHEREAS, on August 6, 2015, the Department finalized an Addendum to the Rincon Hill Plan EIR, which determined that the analyses and the conclusions reached in the Final EIR remain valid. The proposed Ordinances would not cause new significant adverse impacts beyond those identified in the original Rincon Hill Plan Final EIR.

WHEREAS, since the Rincon Hill Plan Final EIR was certified, there have been no substantial changes to the Rincon Hill Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts. There is no new information of substantial importance that would change the conclusions set forth in the Final EIR. No further environmental review is required. The file for this project, including the Rincon Hill Final EIR and the EIR Addendum, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California (Case No. 2013.0159E).

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 Approval to amend Policies 3.3 and 3.4 of the Rincon Hill Area Plan, amend Planning Code Section 270(e)

to allow for exceptions to the tower bulk, upper tower sculpting and tower spacing requirements under Planning Code Section 309.1, and amend San Francisco Zoning Map No. HT01 to decrease the height limit from 65/400-R to 65/250-R for Block 3764 Lot 063.

In addition, as part of the Planning Code amendments, the Commission supports the increase to the inclusionary on-site affordable housing requirements from 12 percent to 15 percent. Thus, the Project would designate 31 dwelling units of the 205 dwelling units as affordable rental units, pursuant to Planning Code Section 415.5 and 415.6.

AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 306.3, the Planning Commission recommends approval of the above referenced Zoning Map Amendment contained in the Case No. 2013.0159TZ, approved as to form by the City Attorney in **Exhibit A**.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on September 24, 2015.

Jonas P. Ionin
Commission Secretary

AYES: Antonini, Fong, Johnson, Moore, Richards and Wu

NAYES:

ABSENT: Hillis

ADOPTED: September 24, 2015