



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 20036

HEARING DATE: OCTOBER 19, 2017

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Case No.: 2015-005848MAP/PCA
Project Name: 1601-1645 Market St (aka 1629 Market Street Mixed-Use Project)
Existing Zoning: NCT-3 (Neighborhood Commercial, Moderate Scale) Zoning District;
P (Public) Zoning District
OS, 40-X and 85-X Height and Bulk Districts
Proposed Zoning: NCT-3 (Neighborhood Commercial, Moderate Scale) Zoning District;
P (Public) Zoning District
OS, 68-X and 85-X Height and Bulk Districts
Block/Lot: 3505/001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A, 035
Project Sponsor: Strada Brady, LLC
Staff Contact: Richard Sucre – (415) 575-9108
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RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE AMENDMENTS TO THE PLANNING CODE WITH MODIFICATIONS TO ESTABLISH THE 1629 MARKET STREET SPECIAL USE DISTRICT, AMEND ZONING USE DISTRICT MAP NO. ZN07 TO AMEND ASSESSOR’S BLOCK 3505 LOT 001, 007, 008, 029, 031, 031A, 032, 032A, 033, 033A AND 035 FROM NCT-3 (NEIGHBORHOOD COMMERCIAL, MODERATE SCALE) AND P (PUBLIC) TO NCT-3 (NEIGHBORHOOD COMMERCIAL, MODERATE SCALE) AND P (PUBLIC) AS DEPICTED IN EXHIBIT A OF BOARD OF SUPERVISORS FILE NO. 170938, AMEND HEIGHT AND BULK DISTRICT MAP NO. HT07 TO AMEND ASSESSOR’S BLOCK 3505 LOT 001, 007, 008, 029, 031, 031A, 032, 032A, 033, 033A AND 035 FROM 85-X AND OS TO 85-X AND OS AS DEPICTED IN EXHIBIT B OF BOARD OF SUPERVISORS FILE NO. 170938, AND AMEND HEIGHT & BULK DISTRICT MAP NO. HT07 TO INCREASE THE HEIGHT LIMIT FOR BLOCK 3505 LOT 027 AND 028 FROM 40-X TO 68-X, AMEND SPECIAL USE DISTRICT MAP NO. SU07 TO INCLUDE THE NEW 1629 MARKET STREET SPECIAL USE DISTRICT, AND VARIOUS FINDINGS, INCLUDING FINDINGS UNDER PLANNING CODE SECTION 302 AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on September 5, 2017, Mayor Edwin Lee and Supervisor Jane Kim introduced an ordinance for Planning Code Text Amendments to establish the 1629 Market Street Special Use District (herein “1629 Market Street SUD”) and amend Zoning Use District Map No. ZN07, Height and Bulk District Map No. HT07, and Special Use District Map No. SU07 for the 1629 Market Street Mixed-Use Project (“Project”).

WHEREAS, pursuant to Planning Code Section 302(b), on September 5, 2017, the San Francisco Board of Supervisors initiated the aforementioned Planning Code Text Amendments.

WHEREAS, these Planning Code Text Amendments would enable the Project. The Project is a new mixed-use development with new residential, retail, and institutional uses, as well as a publicly-accessible open space. The Project would demolish the existing UA Local 38 building, demolish the majority of the Lesser Brothers Building at 1629-1645 Market Street, and rehabilitate the Civic Center Hotel at 1601 Market Street, as well as demolish the 242-space surface parking lots on the project site. The Project would construct a total of five new buildings on the project site, including a new UA Local 38 Building, and a 10-story addition to the Lesser Brothers Building with ground-floor retail/restaurant space at the corner of Brady and Market Streets ("Building A"). A new 10-story residential building with ground-floor retail/restaurant space ("Building B") would be constructed on Market Street between the new UA Local 38 building and Building A. A nine-story residential building would be constructed at the end of Colton Street and south of Stevenson Street ("Building D"). The five-story Civic Center Hotel (also referred to as "Building C"), would be rehabilitated to contain residential units and ground-floor retail/restaurant space, and a new six-story Colton Street Affordable Housing building would be constructed south of Colton Street as part of the proposed project. Overall, the proposed project would include construction of 455,900 square feet of residential use that would contain up to 484 residential units and up to 100 affordable units in the Colton Street Affordable Housing building, for a total of up to 584 units. In addition, the Project would include 32,100 square feet of union facility use, 13,000 square feet of ground-floor retail/restaurant use, and 33,500 square feet of publicly-accessible and residential open space. As part of the project, the Project Sponsor would develop a new privately-owned publicly-accessible open space at the northeast corner of Brady and Colton Streets.

WHEREAS, these Planning Code Text Amendments would establish the 1629 Market Street SUD, which modify the Planning Code requirements for useable open space and the bulk controls adjacent to narrow streets and alleys.

WHEREAS, these Planning Code Text Amendments would amend Zoning Use District Map No. ZN07 and Height and Bulk District Map No. HT07 to realign the zoning and height for Block 3505 Lots 001, 007, 008, 029, 031, 031A, 032, 032A, 033, 033A, and 035 to reflect the updated parcel configuration of the Project, as depicted in Board of Supervisors File No. 170938-Exhibit A and Exhibit B.

WHEREAS, these Planning Code Text Amendments would amend Height & Bulk District Map No. HT07 to increase the height limit for Block 3505 Lots 027 and 028 from 40-X to 68-X.

WHEREAS, these Planning Code Text Amendments would amend Special Use District Map No. SU07 to include the new 1629 Market Street Special Use District.

WHEREAS, this Resolution approving these Planning Code Text Amendments is a companion to other legislative approvals relating to the Project, including recommendation of approval of General Plan Amendments and recommendation for approval of the Development Agreement.

WHEREAS, on October 19, 2017, the Planning Commission reviewed and considered the Final EIR for the 1629 Market Street Mixed Project ("FEIR") and found the FEIR to be adequate, accurate and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and, by Motion No. 20033, certified the FEIR as accurate, complete and in compliance with the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.

WHEREAS, on October 19, 2017, the Commission by Motion No. 20034 approved California Environmental Quality Act (CEQA) Findings, including adoption of a statement of overriding

considerations, under Case No. 2015-005848ENV, for approval of the Project, which findings are incorporated by reference as though fully set forth herein.

WHEREAS, the CEQA Findings included adoption of a Mitigation Monitoring and Reporting Program (MMRP) as Attachment B, which MMRP is hereby incorporated by reference as though fully set forth herein and which requirements are made conditions of this approval.

WHEREAS, on October 19, 2017, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the proposed Planning Code Text Amendments.

WHEREAS, a draft ordinance, substantially in the form attached hereto as Exhibit A, approved as to form, would establish the 1629 Market Street SUD and amend Zoning Use District Map No. ZN07, Height and Bulk District Map No. HT07, and Special Use District Map No. SU07 for the Project.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission hereby finds that the Planning Code Text Amendments promote the public welfare, convenience and necessity for the following reasons:

1. The Planning Code Text Amendments would help implement the 1629 Market Street Mixed-Use Project development, thereby evolving currently under-utilized land for needed housing, commercial space, and open space.
2. The Planning Code Text Amendments would help implement the 1629 Market Street Mixed-Use Project, which in turn will provide employment opportunities for local residents during construction and post-occupancy, as well as a new open space for new and existing residents.
3. The Planning Code Text Amendments would help implement the 1629 Market Street Mixed-Use Project by enabling the creation of a new mixed-use development. This new development would integrate with the surrounding City fabric and the existing neighborhood as outlined in the Market & Octavia Area Plan.
4. The Planning Code Text Amendments would enable the construction of a new vibrant, safe, and connected neighborhood, including a new publicly-accessible open space. The General Plan Amendments would help ensure a vibrant neighborhood with active streets and open spaces, high quality and well-designed buildings, and thoughtful relationships between buildings and the public realm.
5. The Planning Code Text Amendments would enable construction of new housing, including new on-site affordable housing and new supportive housing. These new uses would create a new mixed-use development that would strengthen and complement nearby neighborhoods.
6. The Planning Code Text Amendments would facilitate the preservation and rehabilitation of Civic Center Hotel—an important historic resource.

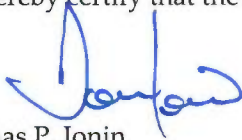
AND BE IT FURTHER RESOLVED, that the Commission finds the Planning Code Text Amendments are in general conformity with the General Plan as set forth in Planning Commission Resolution No. 20035.

AND BE IT FURTHER RESOLVED, that the Commission finds the Planning Code Text Amendments are in general conformity with Planning Code Section 101.1 as set forth in Planning Commission Resolution No. 20036.

AND BE IT FURTHER RESOLVED, that the Commission recommends approval of the proposed legislation with the following modifications:

- Affordable Housing – The Ordinance should be updated to reflect a clarification in the Project’s responsibilities in meeting the inclusionary housing program.
- Non-Substantial Text edits – The Ordinance should be updated to reflect other non-substantial text edits, as defined by Planning Department staff.

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution on October 19, 2017.



Jonas P. Ionin
Commission Secretary

AYES: Fong, Johnson, Koppel and Richards

NOES: None

ABSENT: Hillis, Melgar, and Moore

ADOPTED: October 19, 2017