



SAN FRANCISCO PLANNING DEPARTMENT

October 14, 2015

Ms. Angela Calvillo, Clerk
Honorable Supervisor Kim
Board of Supervisors
City and County of San Francisco
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**Re: Transmittal of Planning Department Case Number 2013.0159TZ:
Amendments to the General Plan, Planning Code and Zoning Map for 525
Harrison Street
Planning Commission Recommendation: *Approval with Modification***

Dear Ms. Calvillo and Supervisor Kim,

On September 24, 2015, the Planning Commission conducted duly noticed public hearings at regularly scheduled meetings to consider the proposed Project Sponsor-initiated Ordinance that would amend Policies 3.3 and 3.4 of the Rincon Hill Area Plan, amend Planning Code Section 270(e) to allow exceptions to the tower bulk, tower sculpting and tower spacing requirements under Planning Code Section 309.1 for Block 3764, and amend the 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. At the hearing the Planning Commission recommended approval.

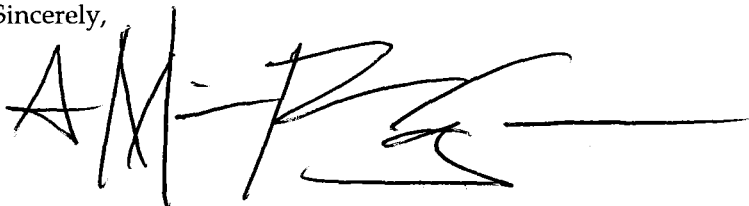
At the public hearing on September 24, 2015, the Commission reviewed and supported the Project Sponsor's proposal to increase the inclusionary on-site affordable housing requirement from 12 percent to 15 percent.

The proposed amendments 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. 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.

Supervisor Kim, if you would like to take sponsorship of the proposed Ordinance please contact the Clerk of the Board of Supervisors at your earliest convenience.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'AnMarie Rodgers', with a long horizontal line extending to the right.

AnMarie Rodgers
Senior Policy Advisor

cc:

Kate Stacy, Deputy City Attorney
Danny Yadegar, Aide to Supervisor Kim
Andrea Ausberry, Office of the Clerk of the Board

Attachments :

Planning Commission Resolution No. 19479
Planning Department Executive Summary-2013.0159TZ
Planning Department Executive Summary-2013.0159X
Ordinance-General Plan Amendment-Rincon Hill Area Plan
Ordinance-Planning Code, Zoning Map-525 Harrison Street