



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 20486

HEARING DATE: JULY 18, 2019

Case No.: 2017-000663DVA
Project Address: 610-698 Brannan Street
(aka Flower Mart Project)
2000 Marin Street
(aka Wholesale Flower Market Temporary Site)
Existing Zoning: (610-698 Brannan Street)
CMUO (Central SoMa Mixed Use Office) Zoning District
MUR (Mixed Use Residential) Zoning District
Central SoMa Special Use District
(2000 Marin Street)
PDR-2 (Production Distribution and Repair) Zoning District;
Block/Lot: (610-698 Brannan Street) 3778/001B, 002B, 004, 005, 047, 048
(2000 Marin Street) 4346/003
Project Sponsor: KR Flower Mart, LLC
Staff Contact: Ella Samonsky – (415) 575-9112
ella.samonsky@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE A DEVELOPMENT AGREEMENT BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND KR FLOWER MART, LLC, FOR CERTAIN REAL PROPERTY LOCATED AT 5th AND BRANNAN STREETS, COMPRISED OF ASSESSOR'S BLOCK 3778 AND LOTS 001B, 002B, 004, 005, 047 AND 048, ALTOGETHER CONSISTING OF APPROXIMATELY 6.5 ACRES, AND ADOPTING VARIOUS FINDINGS, INCLUDING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, Chapter 56 of the San Francisco Administrative Code sets forth the procedure by which a request for a development agreement will be processed and approved in the City and County of San Francisco.

WHEREAS, California Government Code Section 65864 et seq. authorizes any city, county, or city and county to enter into an agreement for the development of real property within the jurisdiction of the city, county, or city and county.

WHEREAS, Project Sponsor has filed applications with the Planning Department (hereinafter "Department") for a Large Project Authorization, Office Allocation Authorization, Development Agreement, Legislative Amendments, and Environmental Review to allow the Project Sponsor to construct

three new mixed-use buildings at 610-698 Brannan Street, Block 3778 Lots 1B, 2B, 4, 5, 47, 48 (hereinafter "Project Site").

WHEREAS, the Development Agreement would enable the Flower Mart Project ("Project" and "Project Variant," as described herein). The Flower Mart Project is a new mixed-use development with new office, retail, and PDR uses, as well as a publicly-accessible open space. The Project would demolish the existing San Francisco Wholesale Flower Market buildings as well as other adjacent buildings and surface parking lots on the project site. The Project would construct three new mixed-use office buildings on the project site, that in total include approximately 2,032,165 gross square feet of office, 83,459 square feet of retail (including 10,000 rentable square feet of flower retail space), and 113,036 square feet of wholesale sales use (the new San Francisco Wholesale Flower Market). The Project would provide 769 vehicle parking spaces, 30 loading spaces, 410 Class 1 bicycle parking spaces, 86 Class 2 bicycle parking spaces, and 40,655 square feet of on-site and off-site privately-owned public open space. A Project Variant would contain a total of 2,061,380 square feet of office, 90,976 square feet of retail and 22,690 square feet of child care facility, 950 square feet community facility and 41,228 square feet of on-site and off-site privately-owned public open space, 632 off-street parking spaces, 9 loading spaces, and 516 Class 1 bicycle spaces, and 92 Class bicycle spaces.

WHEREAS, in either the Project or Project Variant scenario, the Project Sponsor will relocate the San Francisco Flower Market vendors to an interim location at 2000 Marin Street ("Temporary Site") while the Project site is under construction.

WHEREAS, the Board will be taking a number of actions in furtherance of the Project and Project Variant, including (i) the adoption of Planning Code Text Amendments that would create additional Key Site exceptions for the Flower Mart Project to the requirements for ground floor transparency and fenestration, PDR floor heights, overhead obstructions, timing of off-site open space, parking pricing, residential to non-residential ratio, child-care facilities, PDR replacement, PDR and Community Building Space, and active uses; and (ii) the adoption of the 2000 Marin Street Special Use District ("2000 Marin Street SUD"), which modifies the Planning Code requirements for demolition of industrial buildings, streetscape improvements, screening and landscaping, ground floor height standards, better roofs, shower facilities and lockers, car share, vehicle and bicycle parking, transportation demand management, and impact fees for a period of six years at that site; and (iii) Zoning Map Amendments related to the 2000 Marin Street SUD.

WHEREAS, in furtherance of the Project and the City's role in subsequent approval actions relating to the Project, the City and KR Flower Mart, LLC negotiated a development agreement for development of the Project site, a copy of which is attached as Exhibit A (the "Development Agreement").

WHEREAS, the City has determined that as a result of the development of the Project site in accordance with the Development Agreement, clear benefits to the public will accrue that could not be obtained through application of existing City ordinances, regulations, and policies, as more particularly described in the Development Agreement.

WHEREAS, the Development Agreement will eliminate uncertainty in the City's land use planning for the Project and secure orderly development of the Project Site.

WHEREAS, the Development Agreement shall be executed by the Director of Planning and City Attorney, subject to prior approval by the Board of Supervisors.

WHEREAS, on July 3, 2019, the Environmental Review Officer ("ERO") issued a Community Plan Exemption ("CPE") and Addendum for the Project, Project Variant, and the Temporary Site pursuant to the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.) ("CEQA"). Copies of the CPE and Addendum are on file in the Planning Department Case No. 2015-004256ENV with Planning Department Custodian of Records Jonas Ionin at 1650 Mission Street, San Francisco. On July 18, 2019, by Motion No. 20484, the Planning Commission adopted findings pursuant to CEQA and a Mitigation Monitoring and Reporting Program ("MMRP"). This Motion is on file with the Clerk of the Board of Supervisors in File No. 2017-000663ENX. This Commission has reviewed the CPE, Addendum, and related documents, and adopts and incorporates by reference as though fully set forth herein the CEQA Findings and the MMRP.

WHEREAS, on July 18, 2019, by Resolution No. 20483, the Commission adopted findings in connection with its consideration of, among other things, the adoption of amendments to zoning text and map, as well as adoption of the 2000 Marin Street SUD, under CEQA, the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code and made certain findings in connection therewith, which findings are hereby incorporated herein by this reference as if fully set forth.

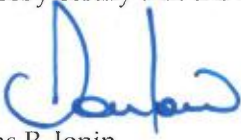
WHEREAS, on July 18, 2019, by Motion No. 20484 and No. 20485, the Commission adopted findings regarding the Project and Project Variant's consistency with the General Plan, Planning Code Section 101.1, and all other approval actions associated with the SUD and development therein.

NOW THEREFORE BE IT RESOLVED, that the Commission recommends approval of the Development Agreement, in substantially the form attached hereto as Exhibit A, subject to any additions and modifications that may be made by the Board of Supervisors.

AND BE IT FURTHER RESOLVED, that the Commission finds that the application, public notice, Planning Commission hearing, and Planning Director reporting requirements regarding the Development Agreement negotiations contained in Administrative Code Chapter 56 have been substantially satisfied in light of the meetings held for the last two years, the public informational meetings and hearings by the Planning Department staff at the Planning Commission, the provision of required public notices, and the information contained in the Director's Report.

AND BE IT FURTHER RESOLVED, that the Commission authorizes the Planning Director to take such actions and make such changes as deemed necessary and appropriate to implement this Commission's recommendation of approval and to incorporate recommendations or changes from other City agencies and/or the Board, provided that such changes do not materially increase any obligations of the City or materially decrease any benefits to the City contained in the Development Agreement attached as Exhibit A.

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution on July 18, 2019.



Jonas P. Ionin
Commission Secretary

AYES: Melgar, Koppel, Fung, Johnson, Moore, Richards

NOES: None

ABSENT: Hillis

ADOPTED: July 18, 2019