



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 20460

HEARING DATE: JUNE 6, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: 2012.0640B
Project Address: 598 Brannan Street; 639, 645 and 649-651 Bryant Street
Zoning: Central SoMa Mixed-Use Office (CMUO) Zoning District
45-X, 50-X, 130-CS and 160-CS Height and Bulk Districts
Central SoMa Special Use District
Western SoMa Eastern Neighborhoods
Block/Lot: 3777/ 045, 050, 051 and 052
Project Sponsor: Brannan and Bryant Street, LLC
One Bush Street, Suite 450
San Francisco, CA 94104
Property Owner: The Hearst Corporation
San Francisco, CA 94103
Staff Contact: Linda Ajello Hoagland, AICP – (415) 575-6823
linda.ajellohoagland@sfgov.org

ADOPTING FINDINGS RELATING TO AN ALLOCATION OF OFFICE SQUARE FOOTAGE UNDER THE 2018 – 2019 ANNUAL OFFICE DEVELOPMENT LIMITATION PROGRAM PURSUANT TO PLANNING CODE SECTIONS 321 AND 322 THAT WOULD AUTHORIZE UP TO 711,136 GROSS SQUARE FEET OF OFFICE USE AT THE PROPOSED PROJECT AT 598 BRANNAN STREET, AND 639, 645, AND 649-651 BRYANT STREET, LOCATED ON ASSESSOR'S BLOCK 3777, LOTS 045, 050, 051 AND 052, WITHIN THE CMUO (CENTRAL SOMA MIXED-USE OFFICE) ZONING DISTRICT, CENTRAL SOMA SPECIAL USE DISTRICT, AND THE 45-X, 50-X, 130-X AND 160-CS HEIGHT AND BULK DISTRICTS.

PREAMBLE

On December 19, 2017, Melinda Sarjapur of Reuben, Junius and Rose, LLP (hereinafter "Project Sponsor") on behalf of Bryant and Brannan Street, LLC, filed Application No. 2012.0640B (hereinafter "Application") with the Planning Department (hereinafter "Department") for an Office Development Authorization to authorize 922,737 gsf of office use at 598 Brannan Street (Block 3777, Lots 045, 050, 051 and 052) in San Francisco, California within the CMUO (Central SoMa Special Use District) Zoning District, and 45-X, 50-X, 130-CS and 160-CS Height and Bulk Districts.

On May 10, 2018, the San Francisco Planning Commission certified the Final Environmental Impact Report (EIR) for the Central South of Market (Central SoMa) Plan in compliance with the California Environmental Quality Act (CEQA).

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), on May 29, 2019, the Planning Department of the City and County of San Francisco determined that the proposed application was exempt from further environmental review under Section 15183 of the CEQA Guidelines and California Public Resources Code Section 21083.3. The

Project is consistent with the adopted zoning controls in the Central South of Market (Central SoMa) Plan and was encompassed within the analysis contained in the Central SoMa Plan Final EIR. Since the Final EIR was finalized, there have been no substantial changes to the Central SoMa 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, and there is no new information of substantial importance that would change the conclusion set forth in the Final EIR.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Eastern Neighborhoods Plan EIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Large Project Authorization Motion No. 20459 as Exhibit C.

On June 6, 2019, the Commission adopted Motion No. 20459, approving a Large Project Authorization for the Proposed Project (Large Project Authorization Application No. 2012.0640ENX). Findings contained within said motion are incorporated herein by this reference thereto as if fully set forth in this Motion.

On June 6, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Office Development Authorization Application No. 2012.0640B.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2012.0640B is located at 1650 Mission Street, Suite 400, San Francisco, California.

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 the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes 711,136 square feet of office use identified as Phase 1 in the Office Development Authorization requested in Application No. 2012.0640B, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project site is comprised of five parcels with a total lot area of 195,467± sq. ft. The site is bound by Bryant, 5th, Brannan, Welsh, and Freelon Streets. Currently, the subject lots contain four existing one- and two-story commercial, industrial, and warehouse buildings and associated surface parking lots.

3. **Surrounding Properties and Neighborhood.** The Project Site is located within the CMUO Zoning District in the Central SoMa Special Use District and the Western SoMa Eastern Neighborhoods Area Plan. The immediate context is mixed in character with residential, recreational, industrial, and institutional uses. The immediate neighborhood includes Bay Club SF Tennis to the southeast, Goodwill Donation Center to the east, St. Vincent De Paul Society to the northwest, the Flower Mart to the southwest and automotive and industrial uses to the north. Other zoning districts in the vicinity of the Project Site include: MUG (Mixed-Use, General); MUR (Mixed-Use, Residential); SALI (Service/Arts/Light Industrial); and, P (Public).
4. **Project Description.** The Project includes the demolition of four existing buildings and construction of three mixed-use office buildings in 2 phases, resulting in: Phase 1, consisting of Building 1 - 289,087 gsf of office and Building 2 - 422,049 gsf of office; and, Phase 2, consisting of Building 3 - 211,601 gsf of office; thus, resulting in a total of 922,737 gsf of office use at the project site.

In this approval action, the Commission authorizes office use for Phase 1 in Building 1 and Building 2, or approximately 711,136 square feet of office use at the project site.

5. **Public Outreach and Comments.** To date, the Department has not received any public comments regarding the proposed project.
6. **Planning Code Compliance:** The Planning Code Compliance findings set forth in Motion No. *****, Case No. 2012.0640ENX (Large Project Authorization), pursuant to Planning Code Section 329) apply to this Motion and are incorporated herein as though fully set forth.
7. **Office Development Authorization.** Planning Code Section 321 establishes standards for San Francisco's Office Development Annual Limit. In determining if the Phases 1 and 2 of the proposed Project would promote the public welfare, convenience and necessity, the Commission considered the seven criteria established by Code Section 321(b)(3), and finds as follows:
 - I. APPORTIONMENT OF OFFICE SPACE OVER THE COURSE OF THE APPROVAL PERIOD IN ORDER TO MAINTAIN A BALANCE BETWEEN ECONOMIC GROWTH ON THE ONE HAND, AND HOUSING, TRANSPORTATION AND PUBLIC SERVICES, ON THE OTHER.

Currently, there is approximately 2,892,466 gross square feet of available "Large Cap" office space in the City. The Project has been identified as one of eight Key Site Development Sites within Central SoMa, with the development potential of approximately one million square feet of development, including office, residential, retail and PDR uses, and for the land dedication and development of a one-acre public park and land dedication of an affordable housing site. Additionally, the proposed project is subject to various development impact fees that will benefit the surrounding community and the city. The property is located just a few blocks from the Powell Street BART station, within approximately two blocks of Caltrain and MUNI Metro, and just minutes away from numerous bus lines including

the 10, 30, 45, 47, 91, 8AX, 8BX, 8X, 14X, 83X, N-OWL. The property is also less than one block from the future Central Subway line that is currently under construction. Therefore, both Phases 1 and 2 of the Project will help maintain the balance between economic growth, housing, transportation and public services.

II. THE CONTRIBUTION OF THE OFFICE DEVELOPMENT TO, AND ITS EFFECTS ON, THE OBJECTIVES AND POLICIES OF THE GENERAL PLAN.

Phases 1 and 2 of the Project are each separately and both Phases together are consistent with the General Plan, as outlined in Section 8 below. The entire Project would advance the Objectives and Policies of the Commerce, Urban Design, Housing, Eastern SoMa, and Transportation Elements of the General Plan, and presents no significant conflicts with the other elements.

III. THE QUALITY OF THE DESIGN OF THE PROPOSED OFFICE DEVELOPMENT.

Both Phases of the Project incorporate a high-quality design reflective of the aesthetic character of the surrounding South of Market Area, as well as the specific land use and urban form policies of the Central SoMa Plan.

The Project's massing is split into four separate buildings ranging in height and separated by a series of alleyways connecting pedestrians to the Proposed Park at the center of the site. It would provide three new mid-block pedestrian passageways along street frontages on 5th Street, Brannan, and Bryant Streets, connecting to a central public park. Further, the project would incorporate varied building setbacks consistent with Central SoMa Plan massing standards, reducing the appearance of building mass adjacent to the Proposed Park area.

The Project proposes varied and engaged architecture that creates a sense of "urban campus" focused around the large public park. It proposes high-quality treatments, design, and building materials that vary across the Project site. Phase 1 Buildings 1 and 2 will feature similar materials, including wood cladding and a frameless glass storefront system along the base, with a terracotta façade with painted metal framed windows above. The mechanical screen will be painted perforated metal Terracotta color options include orange, pastel red, sand, and iron gray. These buildings are roughly divided into three-to-four part vertical stacked composition, with each layer of the building slightly offset from the layer above or below it. This design creates an opportunity for a number of terraces and courtyard spread throughout the two buildings. They also vary in height, enhancing visual interest. Each building features unique "pop-outs" that further create a sense of scale.

The Project's ground floor in both Phases 1 and 2 has been designed to provide predominantly retail, PDR, and institutional (child care) use fronting on attractively-landscaped publicly-accessible open spaces. These uses feature largely transparent facades and vary significantly in terms of size and function. Their location, lining the project's new mid-block alleys, will help to further activate the area and draw pedestrian foot traffic from adjacent street frontages to the new approximately 39,661 square foot public park at the center of the site.

IV. THE SUITABILITY OF THE PROPOSED OFFICE DEVELOPMENT FOR ITS LOCATION, AND ANY EFFECTS OF THE PROPOSED OFFICE DEVELOPMENT SPECIFIC TO THAT LOCATION.

- a) Use. The proposed project is located within the CMUO (Central SoMa Mixed-Use Office) Zoning District, which permits office use pursuant to Planning Code Section 848. Completion of both phases of the Project would include a mix of dense office, PDR/retail, institutional (child care), and affordable housing within walking distance to the downtown core and in an area that is well-served by a range of local and regional public transit options. In the event that Phase 2 of the Project is not constructed, the project sponsor shall be required to fulfill the Onsite Childcare Requirements, as provided in Planning Code Section 249.78(e)(4) for Phase 1.
- b) Transit Accessibility. The area is served by a variety of transit options. The property is located just a few blocks from the Powell Street BART station, within approximately two blocks of Caltrain and MUNI Metro, and just minutes away from numerous bus lines including the 10, 30, 45, 47, 91, 8AX, 8BX, 8X, 14X, 83X, N-OWL.
- c) Open Space Accessibility. Upon completion of Phases 1 and 2, the Project will provide a 36,661 square foot public park in the center of the development and 19,336 square feet of privately owned public open space (POPOS). In the event that Phase 2 is not constructed, the POPOS will be reduced to 16,505 square feet and the park will not be constructed by the developer and any fee waivers granted for the construction of the park would be rescinded. Additionally, all three office buildings have private terraces to provide open space to the tenants of the buildings. Each building will have three to four private terraces divided between the floors, with a combined square footage of approximately 60,000 square feet.
- d) Urban Design. Both phases of the Project have been designed to provide a high-quality building designs which comply with the Central SoMa Plan and Urban Design Guidelines. The Project will use high quality materials and finishes, such as terracotta facades, wood cladding, metal framed windows and frameless glass storefront systems, which will reinforce the character of the surrounding district.
- e) Seismic Safety. The Project would be designed in conformance with current seismic and life safety codes as mandated by the Department of Building Inspection.

V. THE ANTICIPATED USES OF THE PROPOSED OFFICE DEVELOPMENT IN LIGHT OF EMPLOYMENT OPPORTUNITIES TO BE PROVIDED, NEEDS OF EXISTING BUSINESSES, AND THE AVAILABLE SUPPLY OF SPACE SUITABLE FOR SUCH ANTICIPATED USES.

- a) Anticipated Employment Opportunities. Phase 1 and Phase 2 of the Project include 922,737 square feet of office space that will be suitable for a range of potential tenants seeking high-quality

office facilities in Central SoMa, as well as 60,471 square feet of PDR and retail creating new and varied opportunities for employment. No specific tenant or tenants have been proposed to occupy the project at this time.

- b) Needs of Existing Businesses. *The Project will provide an opportunity for existing office uses to expand and remain in San Francisco.*
- c) Availability of Space Suitable for Anticipated Uses. *Both phases of the Project will provide large open floor plates, which will allow for quality office space that is suitable for a variety of office uses and sizes.*

VI. THE EXTENT TO WHICH THE PROPOSED DEVELOPMENT WILL BE OWNED OR OCCUPIED BY A SINGLE ENTITY.

The future occupancy of the proposed development has not yet been determined. However, occupancy by new, modern office uses will be consistent with the express goals of the Central SoMa Plan.

VII. THE USE, IF ANY, OF TRANSFERABLE DEVELOPMENT RIGHTS ("TDR's") BY THE PROJECT SPONSOR.

Planning Code Section 249.78(e)(3) requires the Project to purchase TDR for all development which exceeds the base FAR of 3 to 1, up to an FAR of 4.25 to 1. Land dedicated to the City for affordable housing pursuant to Section 249.78 and land dedicated to the City for publicly-owned parks or publicly-owned recreation centers pursuant to Sections 263.32 or 263.34 are exempted from the calculation of the lot area subject to this requirement.

The Project site has a total area of 195,467 square feet. However, in Phase 1, the Project intends to dedicate (1) an approximately 39,661 square foot portion of the site to the City for development of a public park; and (2) an approximately 12,800 square foot parcel to the City for affordable housing pursuant to Section 249.78 and 263.32, resulting in a lot area of approximately 143,787 for purposes of calculating the TDR requirement. Accordingly, the Project is anticipated to require the purchase TDR for approximately 179,734 square feet for the area of development between an FAR of 3-to-1 and 4.25-1.

- 8. **General Plan Consistency.** The General Plan Consistency Findings set forth in Motion No. *****, Case No. 2012.0640ENX (Large Project Authorization, pursuant to Planning Code Section 329) apply to this Motion, and are incorporated herein as though fully set forth.
- 9. **Section 101.1 Priority Policy Findings.** Section 101.1(b)(1-8) establishes eight priority planning Policies and requires review of permits for consistency with said policies.

The Commission finds and determines that the Project is consistent with the eight priority policies, for the reasons set forth below.

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The project site currently contains limited neighborhood-serving retail uses (a dog daycare at 598 Brannan and a body shop/auto repair facility at 645 Bryant Street). Phase 1 of the Project would create approximately 49,417 square feet of new ground floor retail and PDR and a total of approximately 60,000 square feet upon completion of Phase 2, allowing for a mix of retail and PDR businesses and users, substantially enhancing future opportunities for resident employment and ownership of area businesses.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

There are currently no residential uses located on the property. The Project will dedicate land to the City to accommodate a new affordable housing building during Phase 1, thus contributing to the City's housing stock and preserving the cultural and economic diversity of the neighborhood. In addition, the Project's office and PDR/commercial components will be designed to conform as closely as possible to the existing commercial and industrial character of the surrounding neighborhood, while promoting policies, goals and design aspirations of the Central SoMa Plan.

- C. The City's supply of affordable housing be preserved and enhanced.

There is no existing affordable or market-rate housing on the Project Site. The development includes a dedication of land to the Mayor's Office of Housing and Development in Phase 1, which will allow for the construction of a new affordable housing building, which will enhance the City's supply. Therefore, the Project is in compliance with this priority policy.

- D. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.

The property is located within one of the City's most well-connected neighborhoods that is well-served by public transit. The property is located just a few blocks from the Powell Street BART station, within approximately two blocks of a Caltrain station and MUNI Metro, and just minutes away from numerous bus lines including the 10, 30, 45, 47, 91, 8AX, 8BX, 8X, 14X, 83X, N-OWL. The Project would also be located less than one block from the future Central Subway line, which is currently under construction. It is anticipated that the majority of the workers and visitors will travel to and from the Project using one of the many transit options in the neighborhood, as well as walk or bike.

Given that most workers and visitors are anticipated to walk, bike, or take public transit, commuter traffic associated with the Project would not result in significant congestion on City streets. In addition, the Project would provide below-grade off-street parking in an amount consistent with the standards set forth in the Plan, and will therefore avoid burdening neighborhood parking

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project site contains relatively small-scale non-residential uses that will be demolished as part of the Project and replaced with two new buildings containing a mix of approximately 711,136 gross square feet of office use, and 37,527 gross square feet of PDR/commercial use in Phase 1. Phase 2 will include the construction of a third building that will include 211,601 gross square feet of office use, 11,054 gross square feet of PDR, and a 5,546 gross square feet of child care space. The Project would also dedicate an approximately 12,800 square foot parcel to MOHCD for development of affordable housing as part of Phase 1. The proposed office development is consistent with the policies of the Central SoMa Plan, which envisions a drastic increase in commercial and office development within a two-block radius of the future Central Subway line. The project will vastly expand future opportunities for resident employment and ownership within the businesses housed by the proposed office, PDR/commercial, and child care spaces.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code.

- G. That landmarks and historic buildings be preserved.

There are no landmarks or historic buildings on the site.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will not affect any nearby parks or open space. However, the Project will include a new, approximately 39,661-square-foot publicly accessible park at the center of the site, which will be dedicated to the City in Phase 1 of the Project and constructed in Phase 2. The Project will protect access to sunlight and vistas in this area by constructing separate buildings on the property, separated by mid-block alley connections.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Office Development Authorization would promote the health, safety and welfare of the City.

DECISION

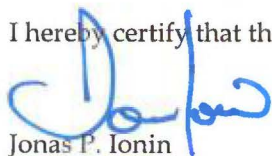
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Phase 1, which includes approximately 711,136 square feet of office use out of the requested 922,737 square feet identified in Office Development Application No. 2012.0640B** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 23, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 321 Office-Space Allocation to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 6, 2019.



Jonas P. Ionin
Commission Secretary

AYES: Johnson, Koppel, Melgar, Moore, Richards

NAYS: None

ABSENT: Fung, Hillis

ADOPTED: June 6, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for an Office Development Authorization to authorize 711,136 gross square feet of office use located at 598 Brannan Street, Block 3777, and Lots 045, 050, 051 and 052, pursuant to Planning Code Section 321 within the CMUO (Central SoMa Mixed-Use Office) Zoning District and 45-X, 50-X, 130-CS and 160-CS Height and Bulk Districts; in general conformance with plans, dated May 29, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2012.0640B and subject to conditions of approval reviewed and approved by the Commission on June 6, 2019 under Motion No. 20460. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

COMPLIANCE WITH OTHER REQUIREMENTS

The Conditions of Approval set forth in Exhibit B of Motion No. 20459, Case No. 2012.0640ENX (Large Project Authorization Under Section 329), and the Mitigation, Monitoring, and Reporting Program adopted as Exhibit C to Planning Commission Motion No. 20459, Case No. 2012.0640ENX apply to this approval, and are incorporated herein as though fully set forth, except as modified herein.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on June 6, 2019 under Motion No. 20460.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 20460 shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Development Timeline - Office.** Pursuant to Planning Code Section 321(d)(2), construction of an office development shall commence within eighteen months of the date of this Motion approving this Project becomes effective. Failure to begin work within that period or to carry out the development diligently thereafter to completion, shall be grounds to revoke approval of the office development under this conditional use authorization. The Commission recognizes and re-affirms its policies as set forth in Commission Resolutions 16418 and 17846A.

For information about compliance, contact the Planning Department at 415-558-6378, www.sfplanning.org.

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said construction is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

For information about compliance, contact the Planning Department at 415-558-6378, www.sfplanning.org.

3. **Additional Project Authorization.** The Project Sponsor must obtain a Large Project Authorization under Section 329. In addition, the Project Sponsor must obtain an additional Office Development Authorization to address office uses in Phase 2 of the Project under Section 321. Finally, the Project must obtain a fee waiver agreement under Section 406(e) to allow for the reduction of development impact fees in exchange for a public park. The Project Sponsor must satisfy all the conditions thereof for each additional project Authorization. The conditions set forth herein are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

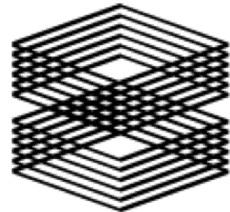
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sfplanning.org.

598 BRANNAN STREET
PLANNING UPDATE
23 MAY 2019



OWNER

TISHMAN SPEYER



DESIGN ARCHITECT

MICHAEL MALTZAN ARCHITECTURE, INC.

**MICHAEL
MALTZAN
ARCHITECTURE**

ARCHITECT OF RECORD

ADAMSON ASSOCIATES, INC.



LANDSCAPE ARCHITECT

TLS LANDSCAPE ARCHITECTURE

TLS Landscape Architecture

TABLE OF CONTENTS

3	Artistic Renderings
9	Zoning Information and Project Statistics
10	Existing Site Plan
11	Site Survey
12	Neighborhood Context
14	Site Photos
20	Vicinity Map
21	Site Plan
22	Roof Plan
23	Open Space Plan
24	Building 1 & 2 Basement Plan
26	Building 1 Plans
37	Building 2 Plans
50	Building 3 Plans
61	Building 1 Elevations
66	Building 2 Elevations
71	Building 1 & 2 Terracotta Color Options
73	Building 3 Elevations
78	Building Sections
84	Code Compliance Diagrams
92	Storefront Design







VIEW FROM DOG RUN



AERIAL VIEW OF PARK
6





VIEW FROM BUILDING 2 TERRACE

Zoning Information	
Address	598 Brannan St
Assessor's Block/Lot	3777/45, 50, 51 & 52
Site Area	195,467 sf
Zoning	Mixed-use Office (MUO)
Height	160-CS, 130-CS, 45-X
Bulk	Maximum building length is 300'; streetwall setback required between 65'-85'; skyplane reductions above 85' (major streets) or 35' (alleys)
Floor Area Ratio	Unlimited
Residential Density	No density limits by lot area
Rear Yards	For residential use, 25% of lot depth starting at lowest level containing a dwelling unit
Ground Floor Height	Non-residential uses 14 feet
Ground Floor	Active ground floor uses required

Unit Mix - Building 4					
Floor	Studio	1BR	2BR	3BR	Total
7	3	4	4	1	12
6	3	4	4	1	12
5	3	4	4	1	12
4	3	4	4	1	12
3	3	4	4	1	12
2	3	4	4	1	12
1	0	0	0	0	0
Total	18	24	24	6	72
Unit %	25.0%	33.3%	33.3%	8.3%	

Open Space Summary	
Total Publicly Accessible Open Space Provided (sf)	
Park	39,661
P.O.P.O.S.	19,336
Total	58,997

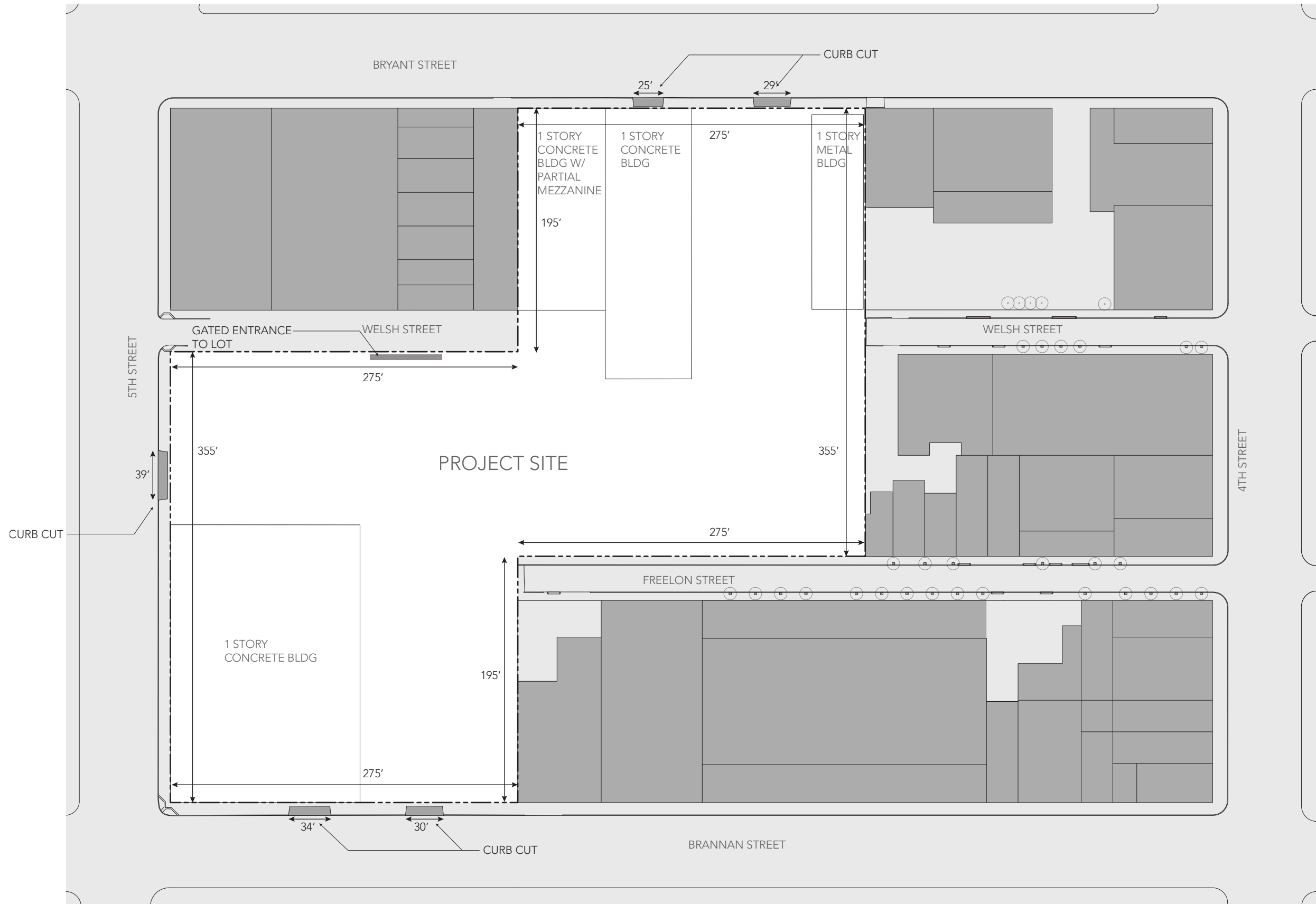
Parking					
*All car parking is for commercial use					
	Buildings 1 & 2	Building 3	Building 4	POPOS/Park/ Sidewalk	Total
Car Parking	155	45	0	0	200
Bike - Class 1	397	116	74	0	587
Bike - Class 2	0	0	0	209	209

Loading	
Buildings 1 & 2	Building 3
6 (in basement)	1 (at grade)

SF Planning Gross Floor Area - Above Grade by Floor				
Floor	Building 1 Area	Building 2 Area	Building 3 Area	Building 4 Area
Roof	-	0 (roof)	-	-
13	-	30,901	-	-
12	0 (roof)	30,901	-	-
11	30,039	30,901	0 (roof)	-
10	30,039	30,901	19,739	-
9	30,039	19,602	19,739	-
8	31,307	33,350	19,756	0 (roof)
7	22,358	33,350	19,814	10,707
6	29,349	27,475	21,933	10,707
5	29,349	44,820	26,872	11,116
4	29,349	47,484	27,596	11,116
3	21,887	46,307	28,214	10,089
2	35,371	46,057	27,938	10,089
1	22,381	27,036	16,600	6,246
Total	311,468	449,085	228,201	70,070
FAR = 5.43				

SF Planning Gross Floor Area - by Use					
Use	Building 1 Area	Building 2 Area	Building 3 Area	Building 4 Area	Total
Office	289,087	422,049	211,601	0	922,737
Residential	0	0	0	63,824	63,824
Retail	22,381 Combined	27,036 Combined	11,054 Combined	4,851 Combined	*16,741
PDR	Retail/PDR	Retail/PDR	Retail/PDR	Retail/PDR	*48,581
Childcare	0	0	5,546	0	5,546
Above Grade Total	311,468	449,085	228,201	68,675	1,057,429
Parking Area (not GFA)	28,500	33,000	18,200	0	79,700
*Tenant spaces will be demised to meet overall retail and PDR figures					

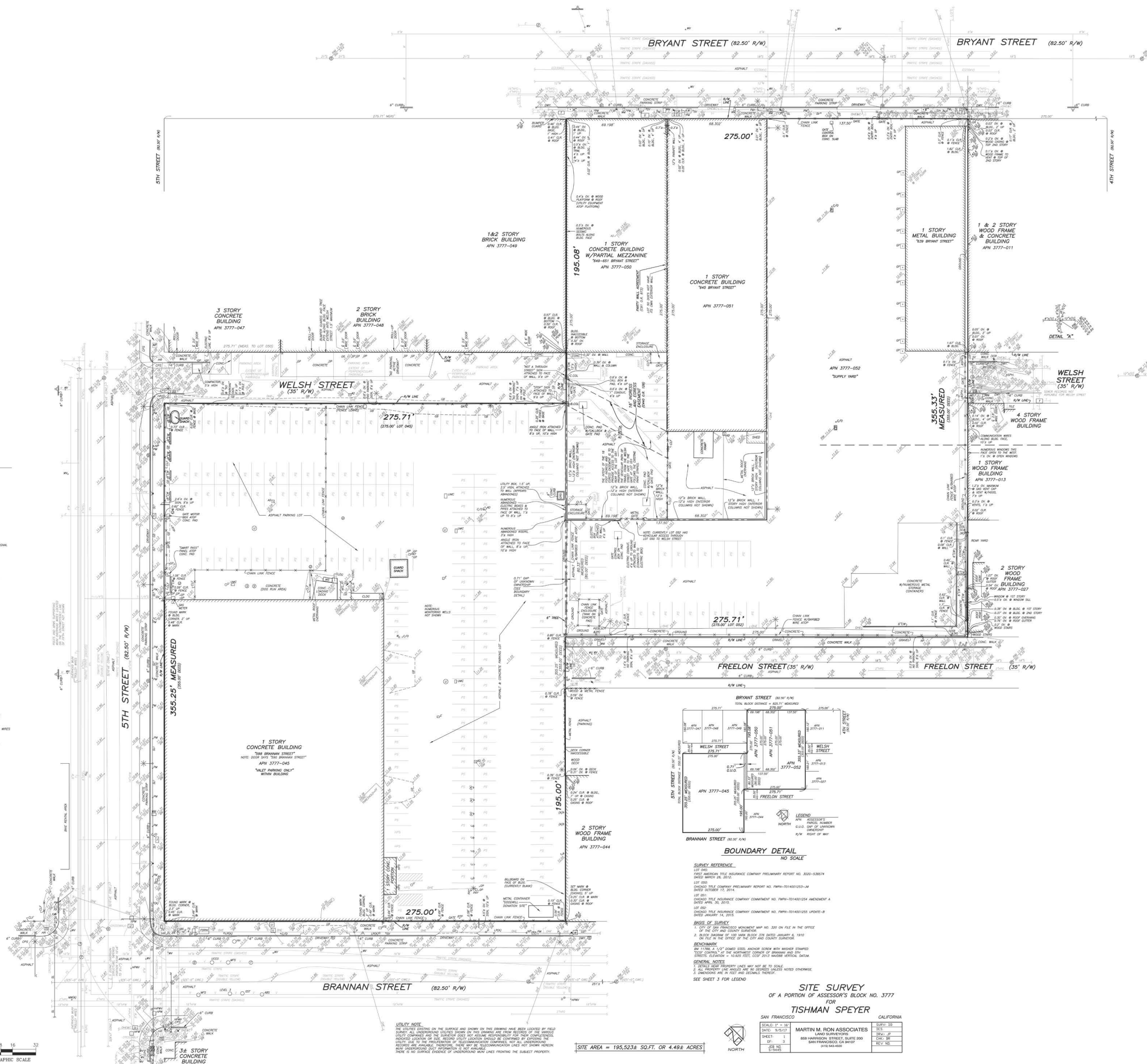
Building Height		
	Zoning Height Limit	Building Height
Building 1	160'	159'-6"
Building 2	160'	*185'-0"
Building 3	130'	*149'-9"
Building 4	50'	*75'-0"
* 25'-0" Density Bonus Utilized		



SCALE: 1" = 80'

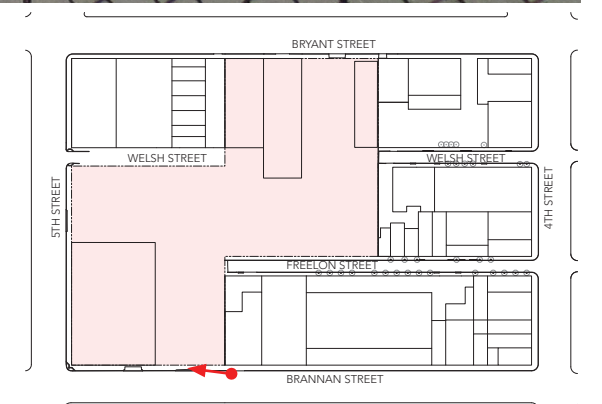


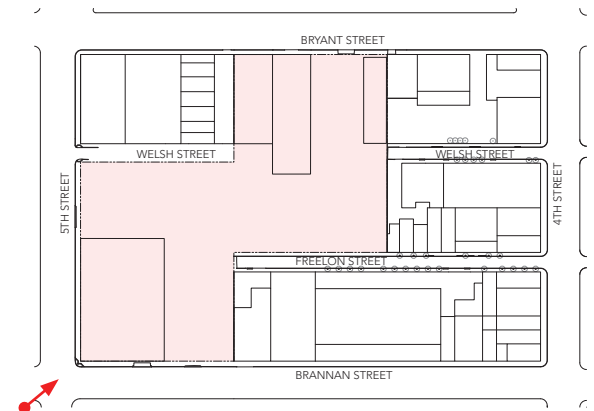
EXISTING SITE PLAN

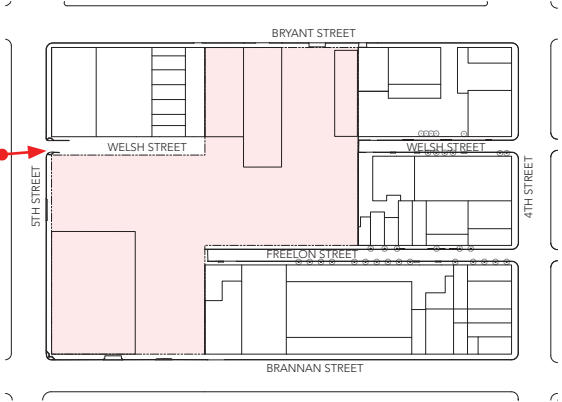


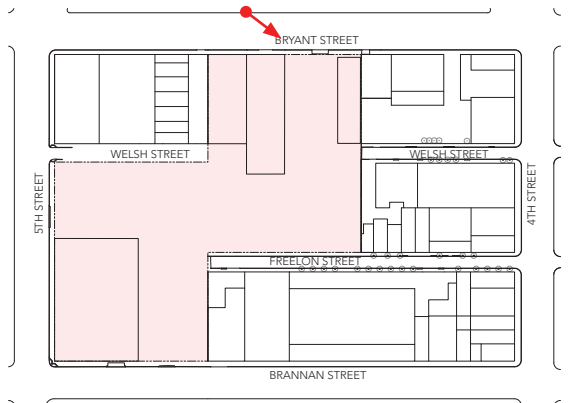


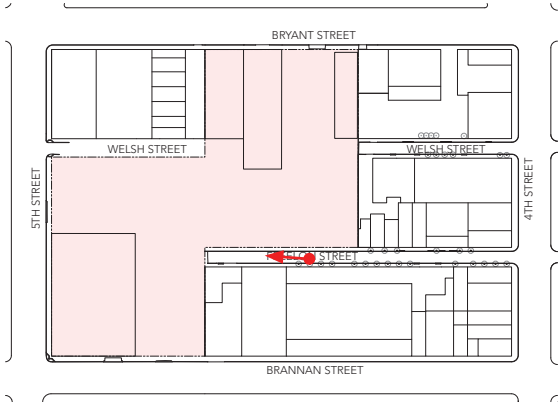


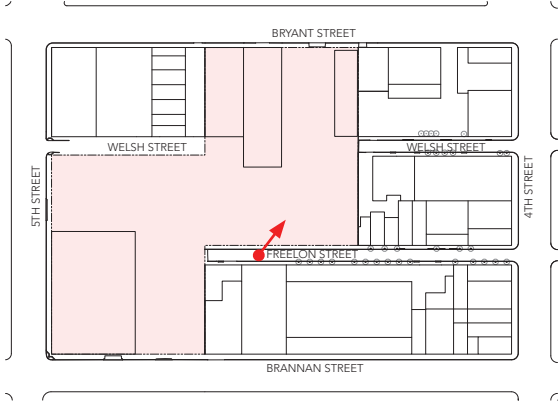


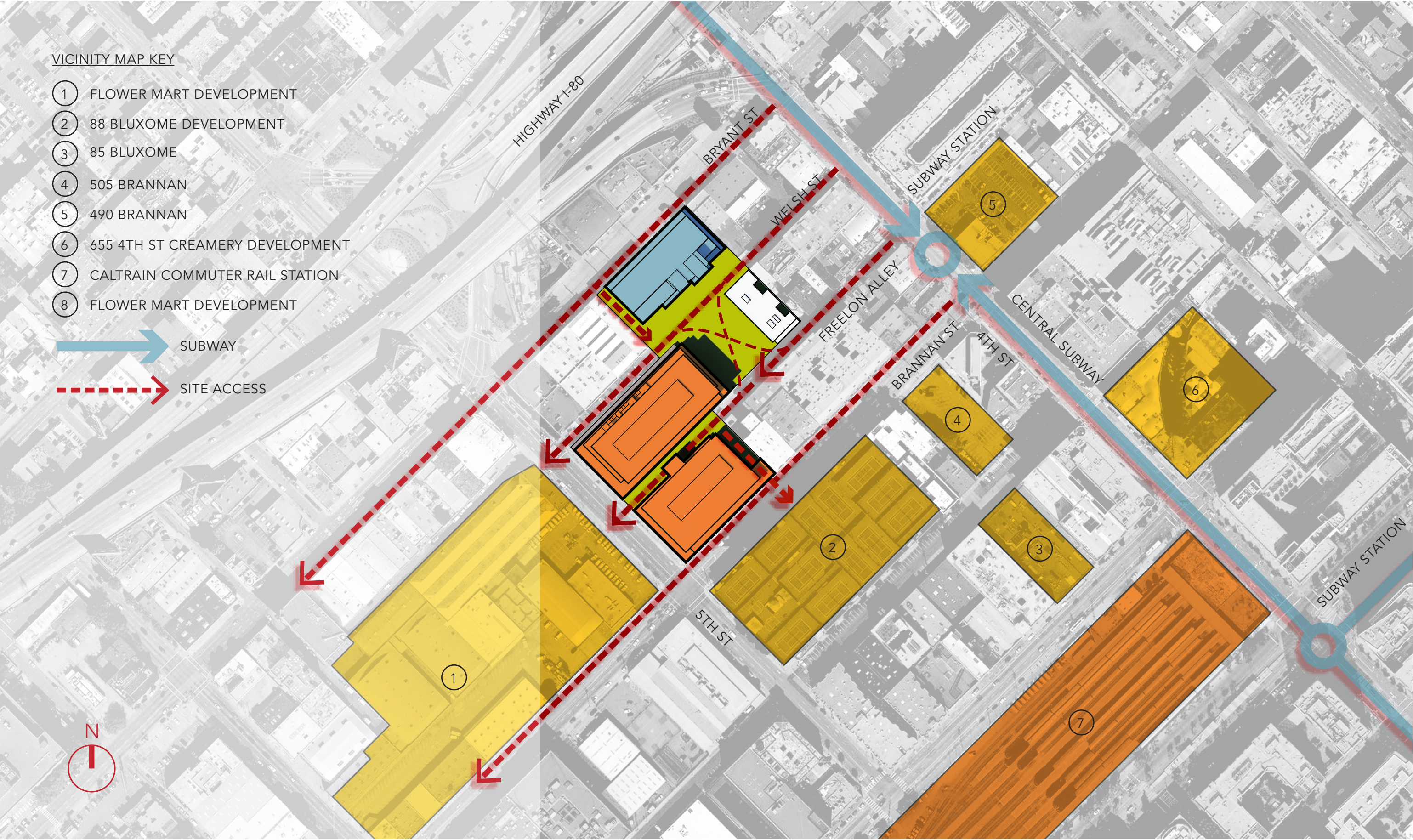


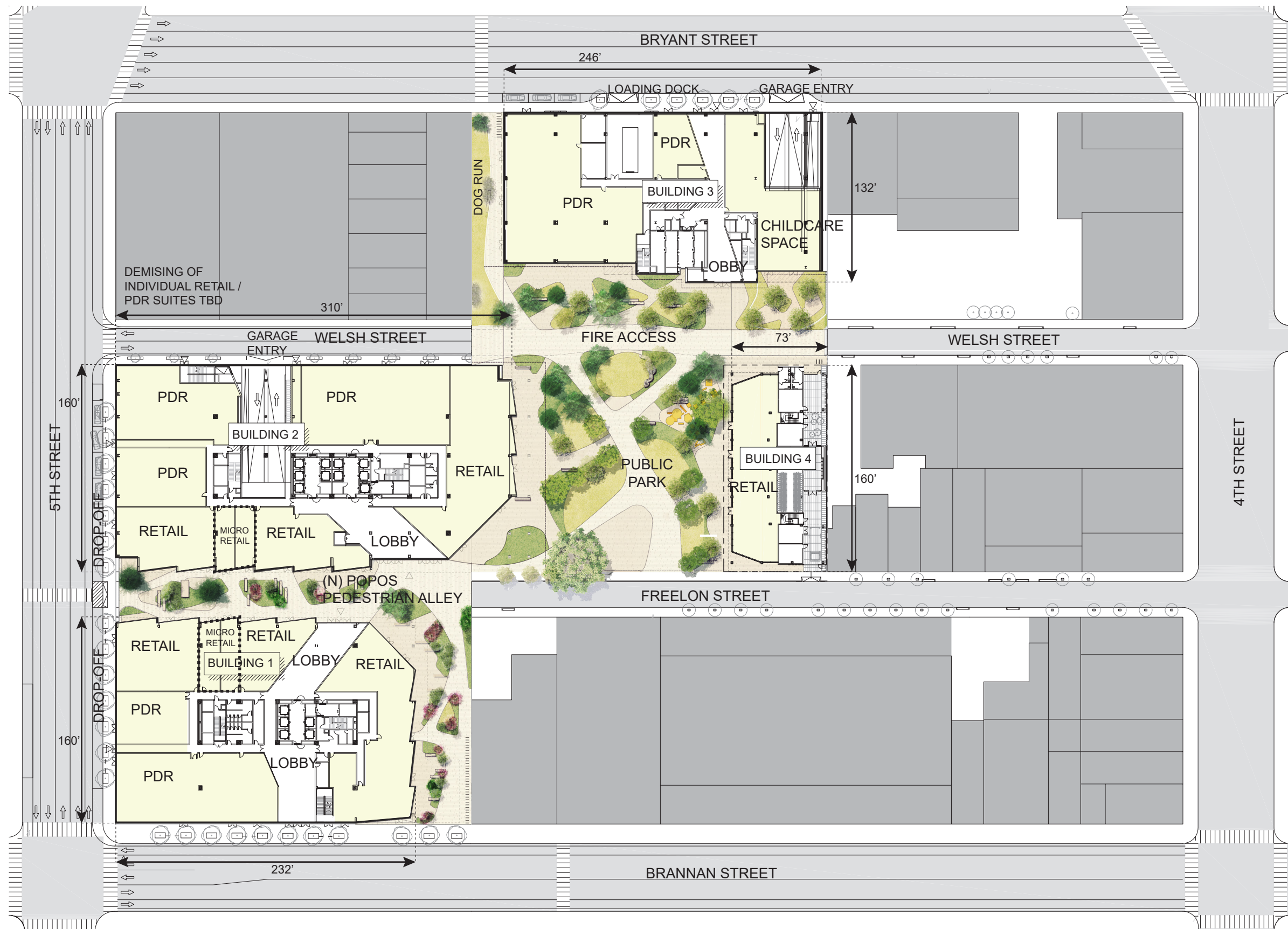








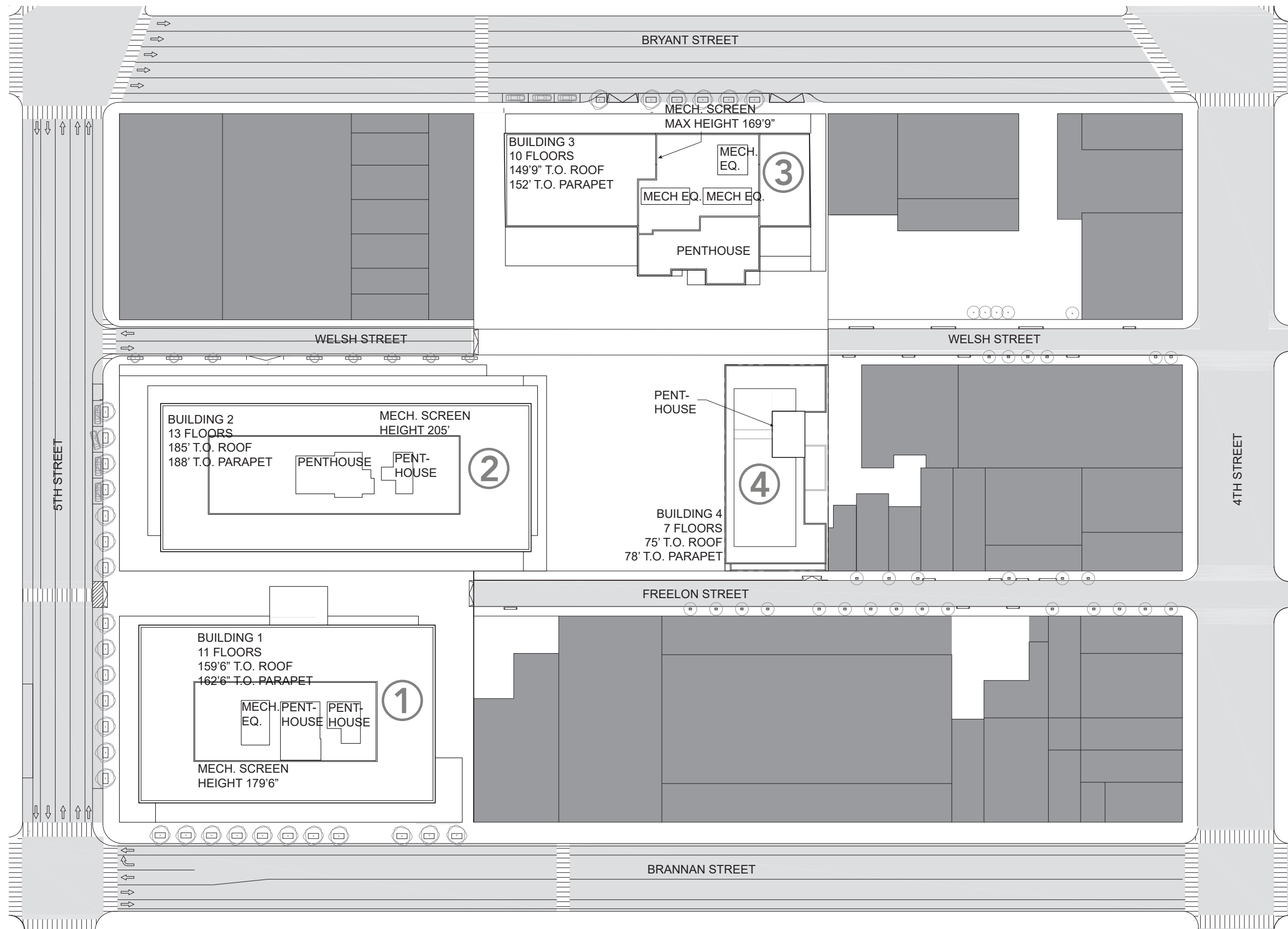




SCALE: 1" = 80'



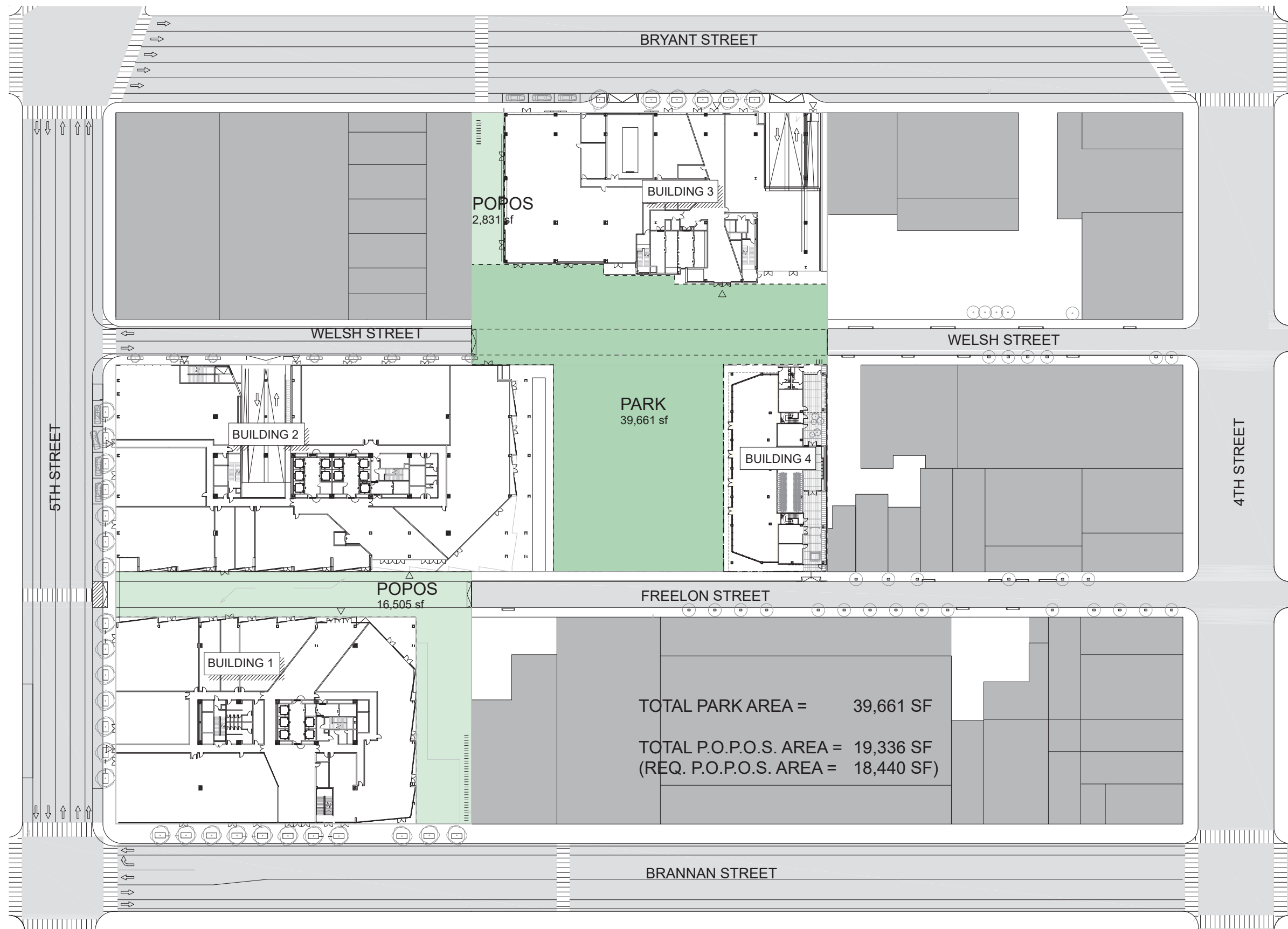
SITE PLAN



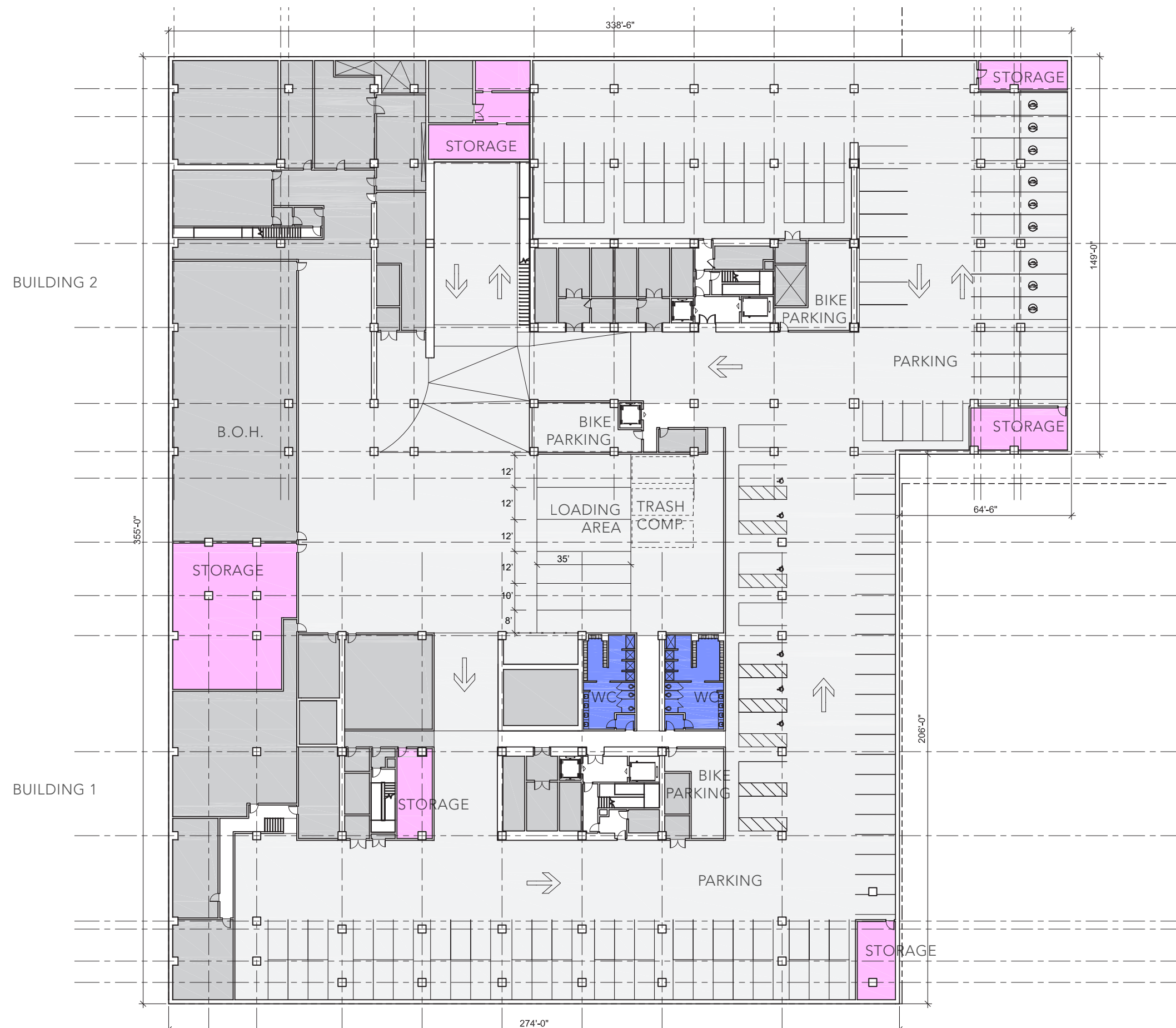
SCALE: 1" = 80'



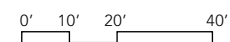
ROOF PLAN



BUILDINGS 1 AND 2 BASEMENT PLAN

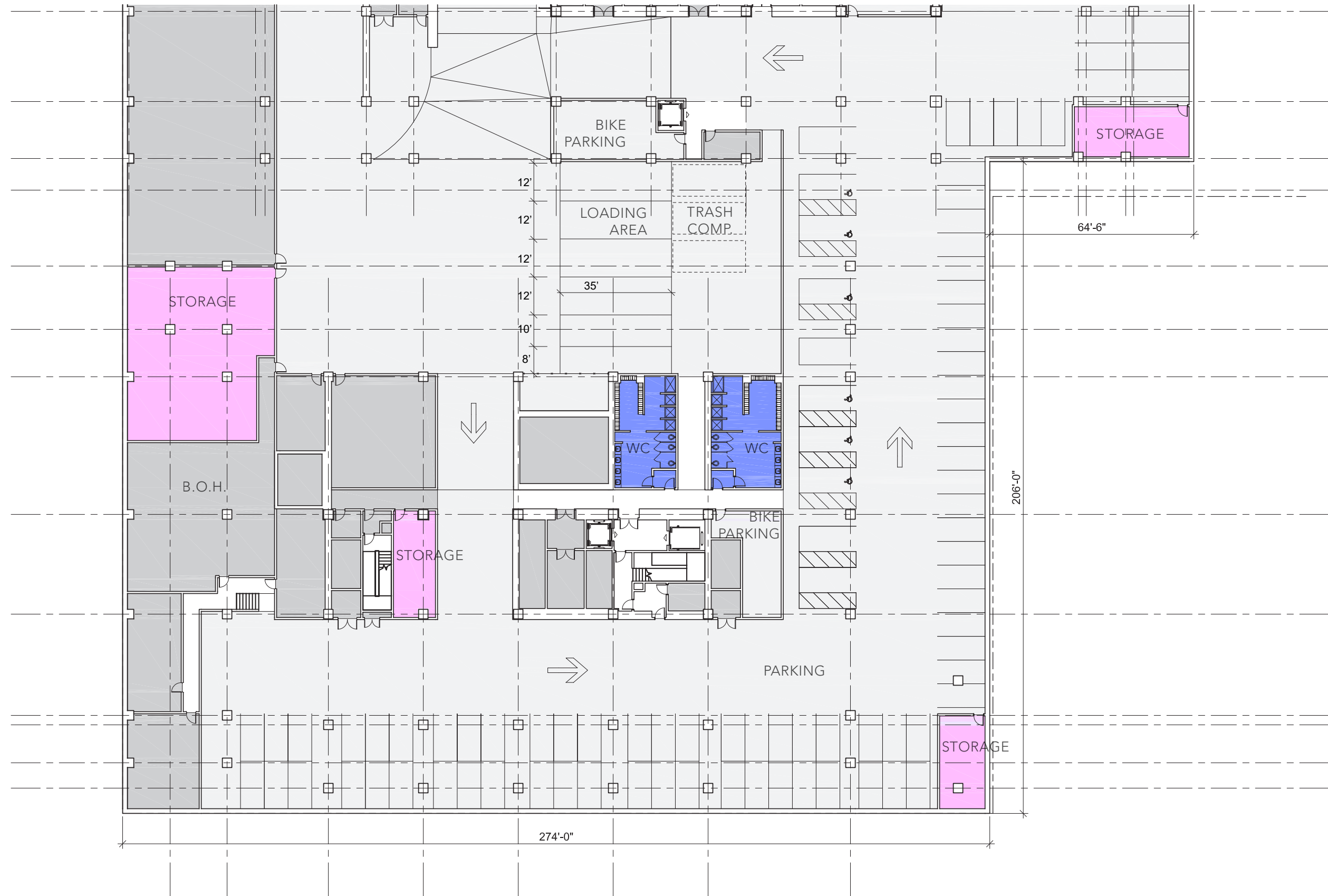


SCALE: 1" = 40'

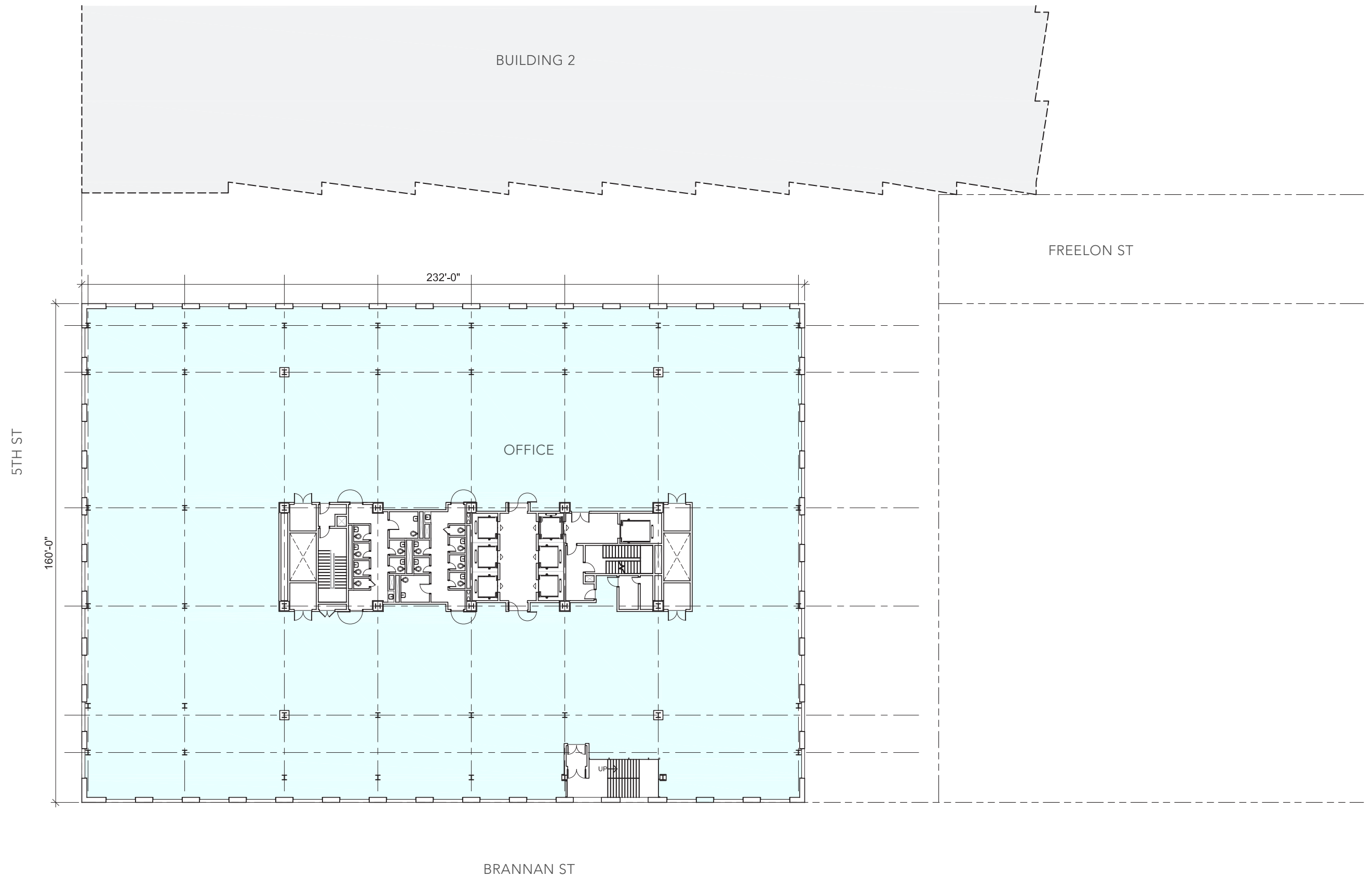


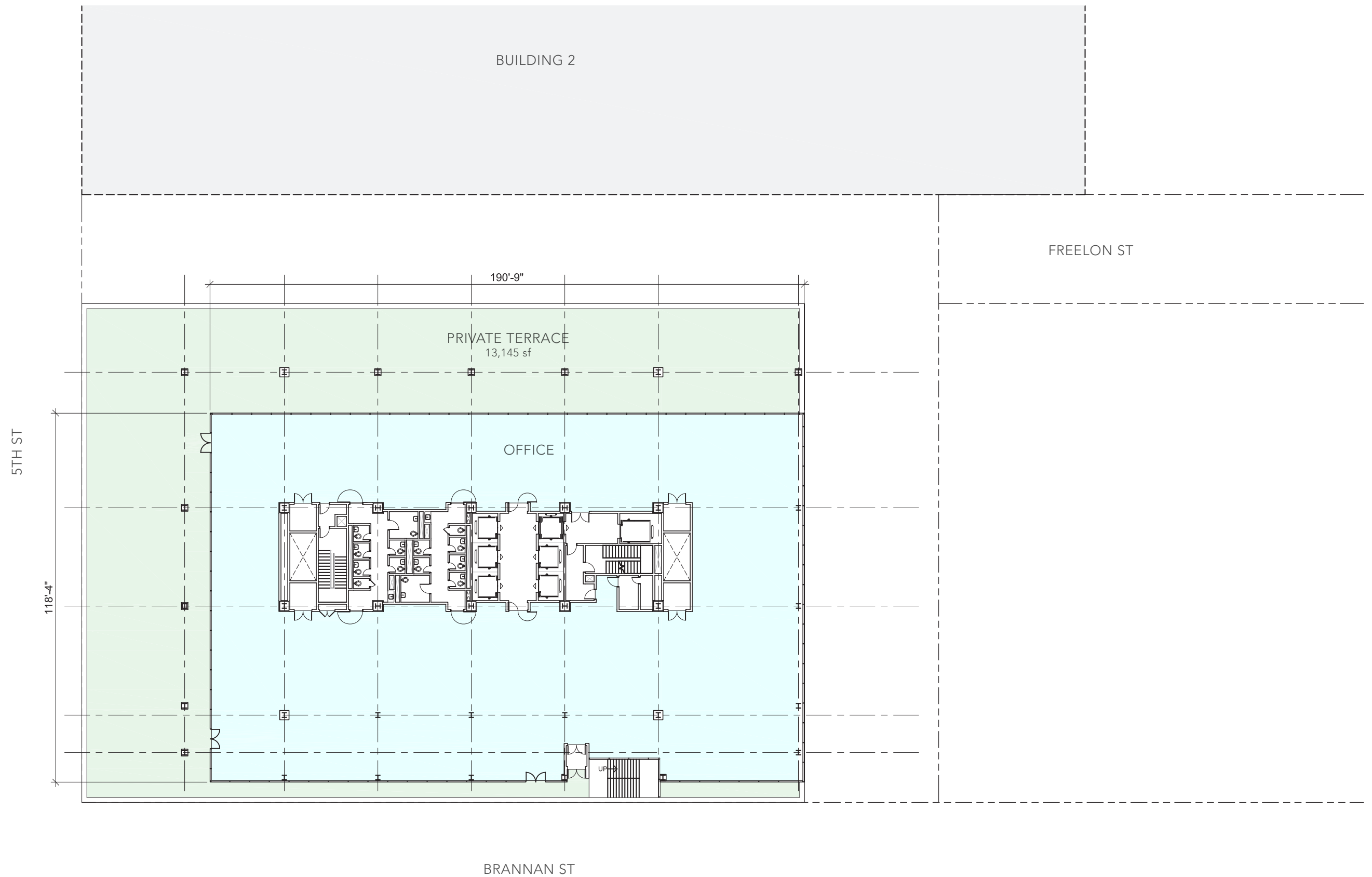
BUILDINGS 1 & 2 BASEMENT LEVEL

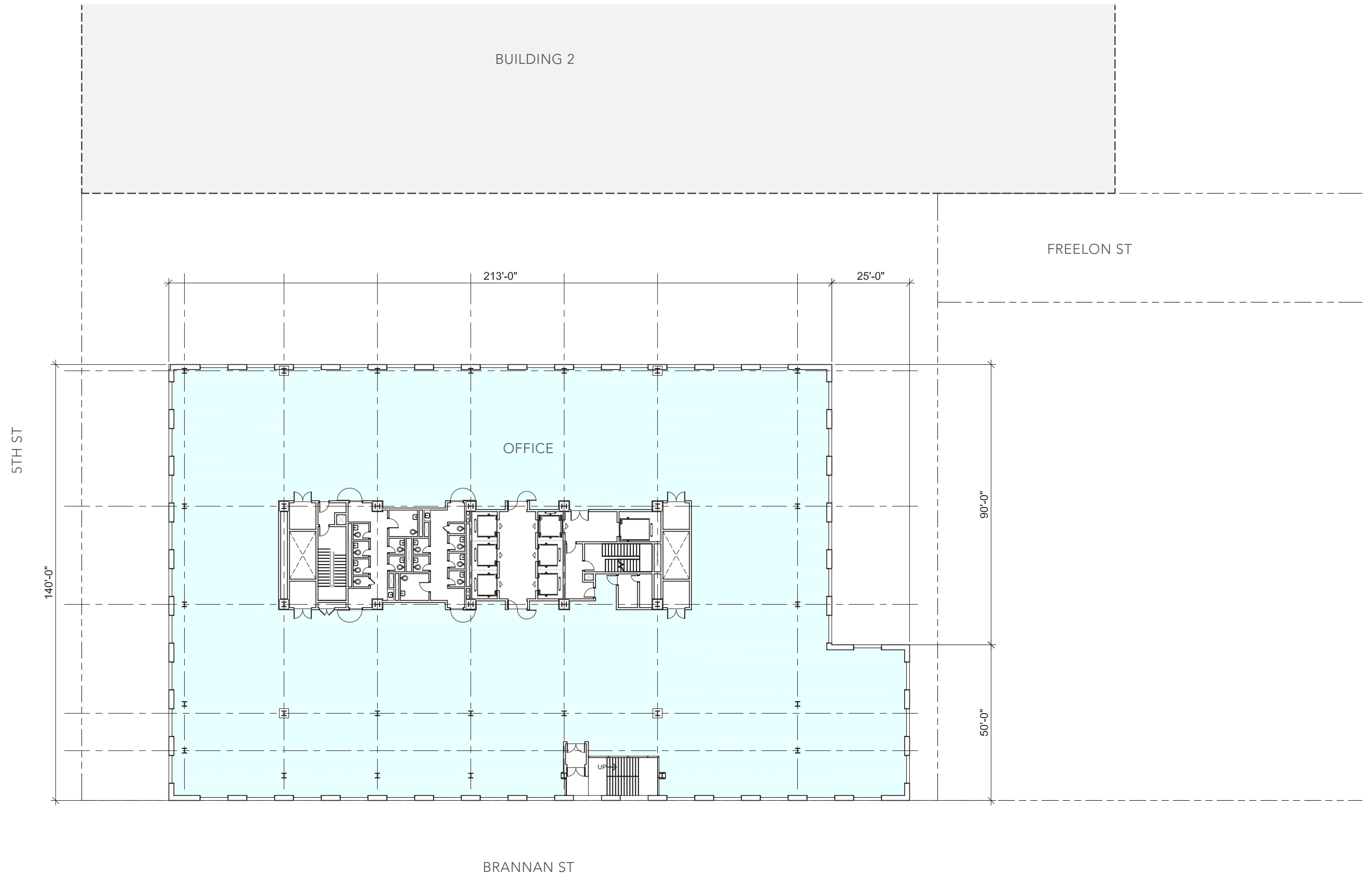
BUILDING 1 PLANS

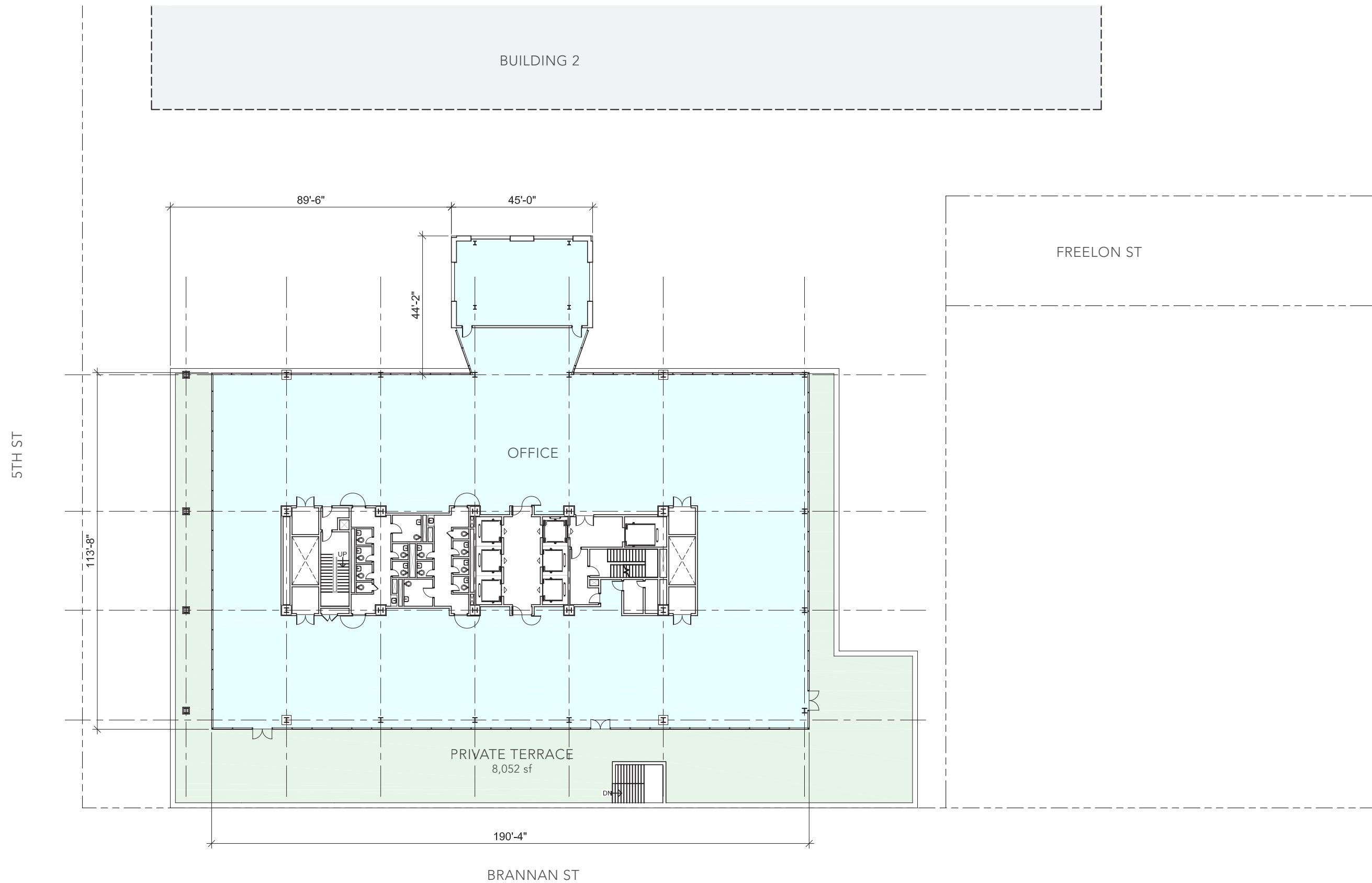


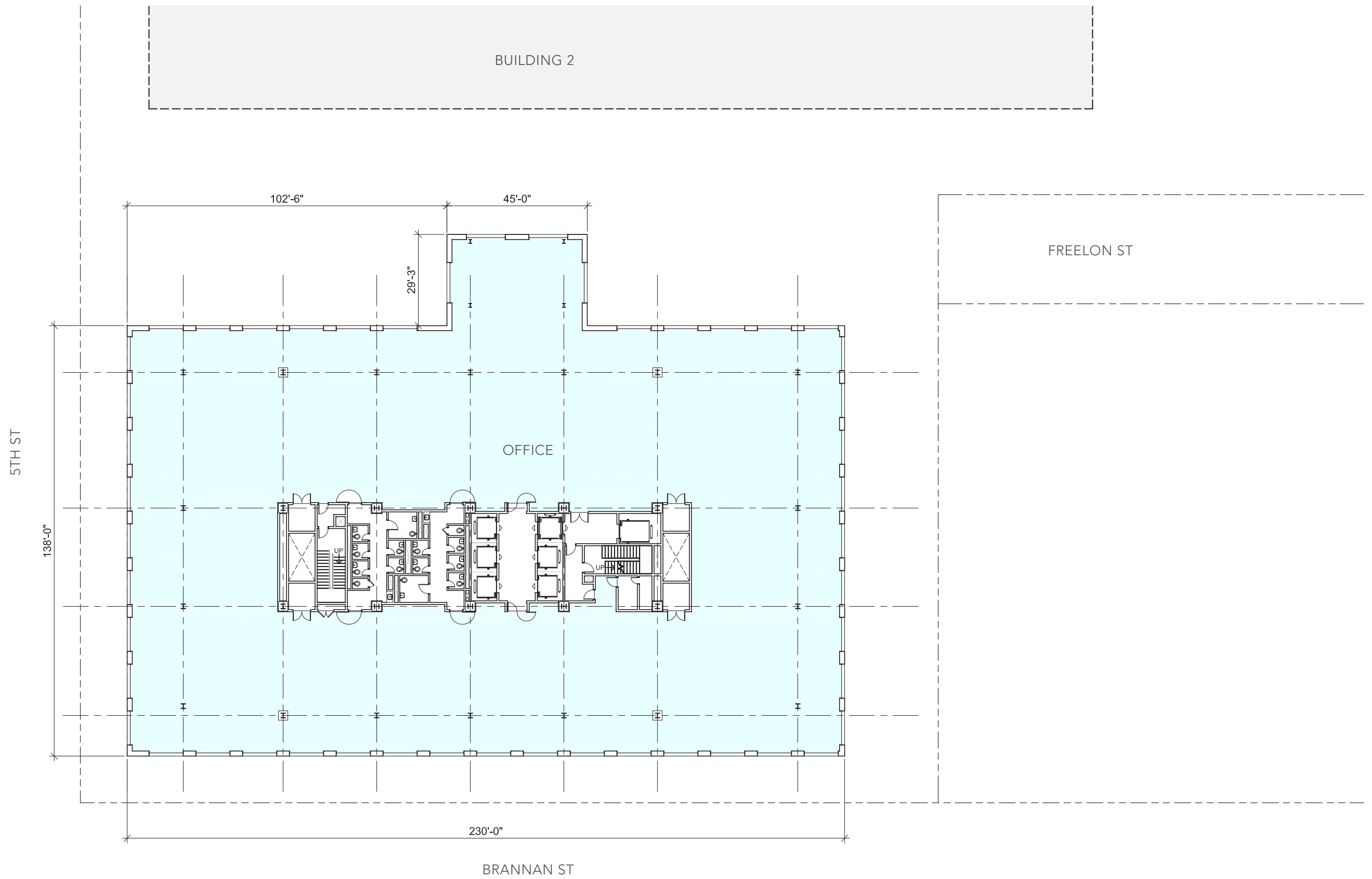


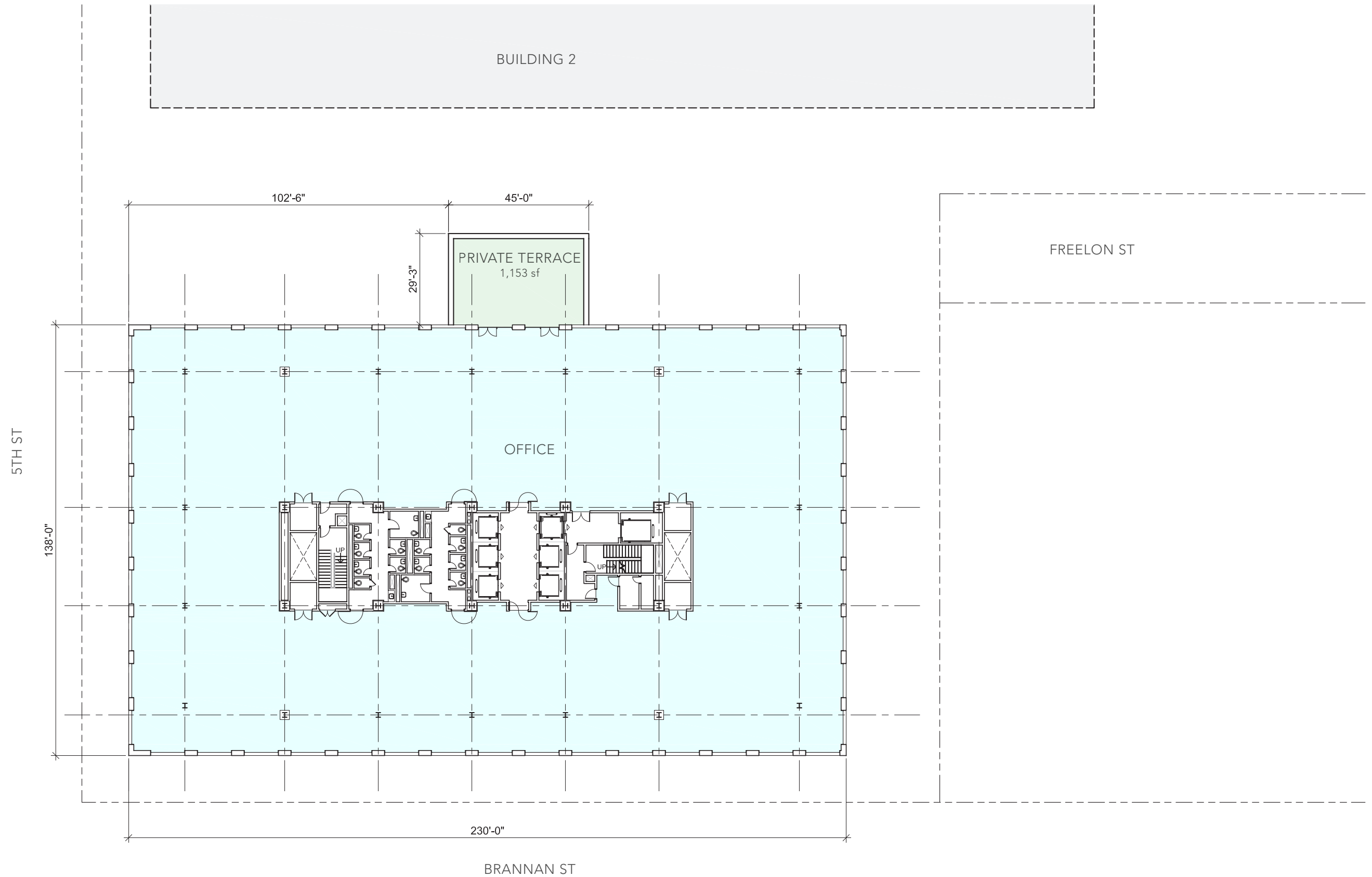


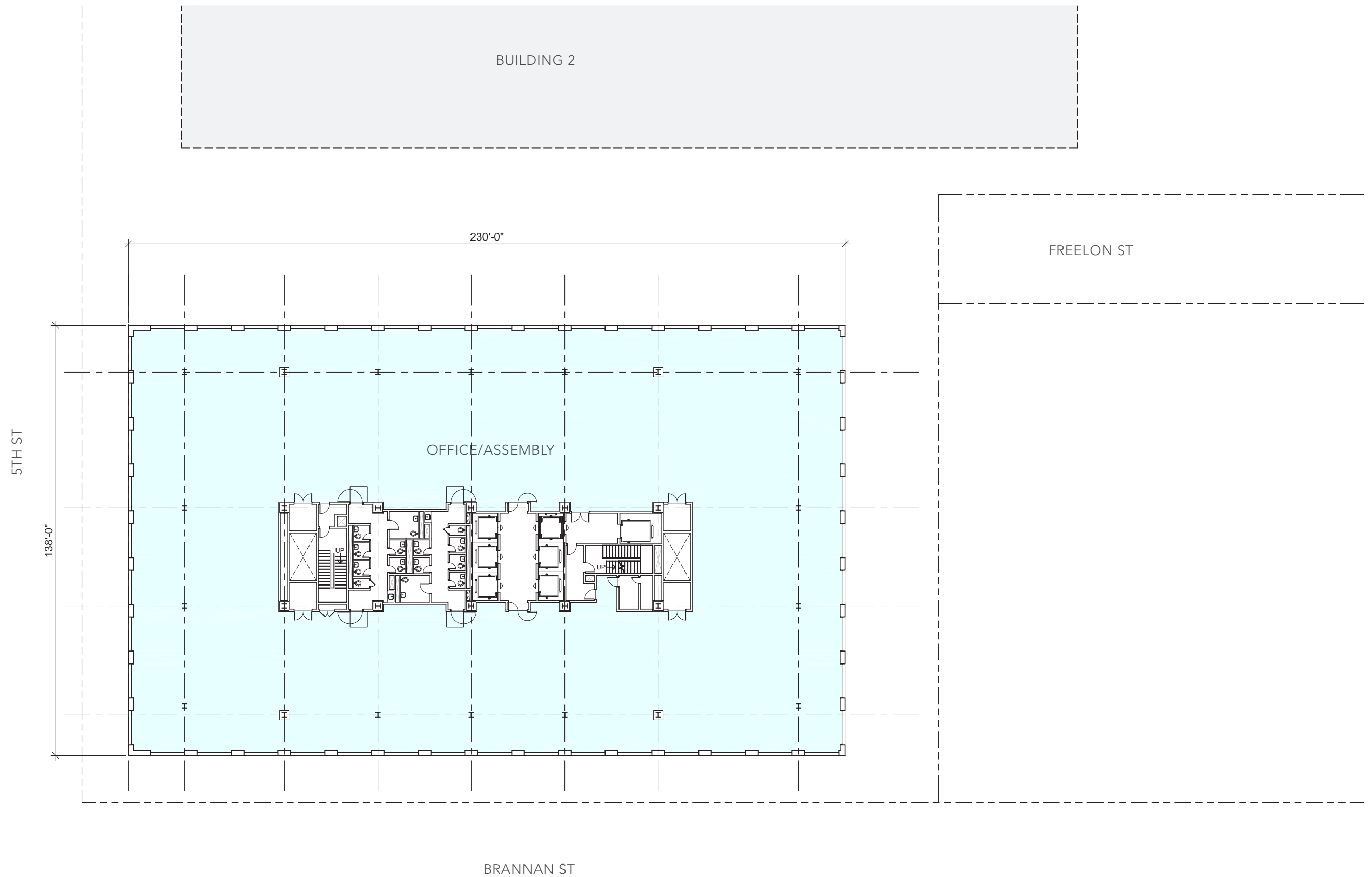












5TH ST

138'-0"

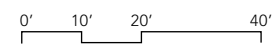
230'-0"

BUILDING 2

FRELON ST

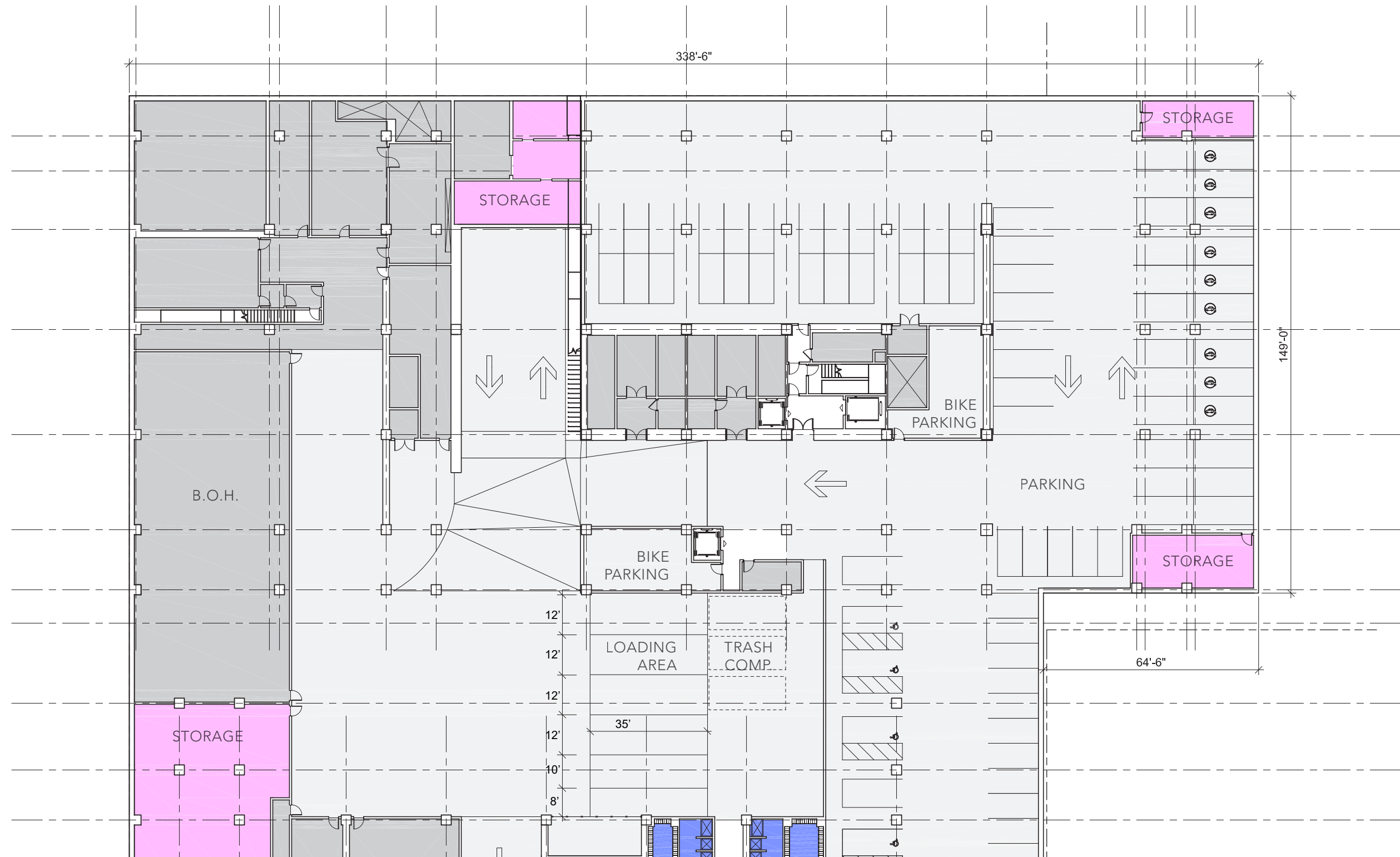
BRANNAN ST

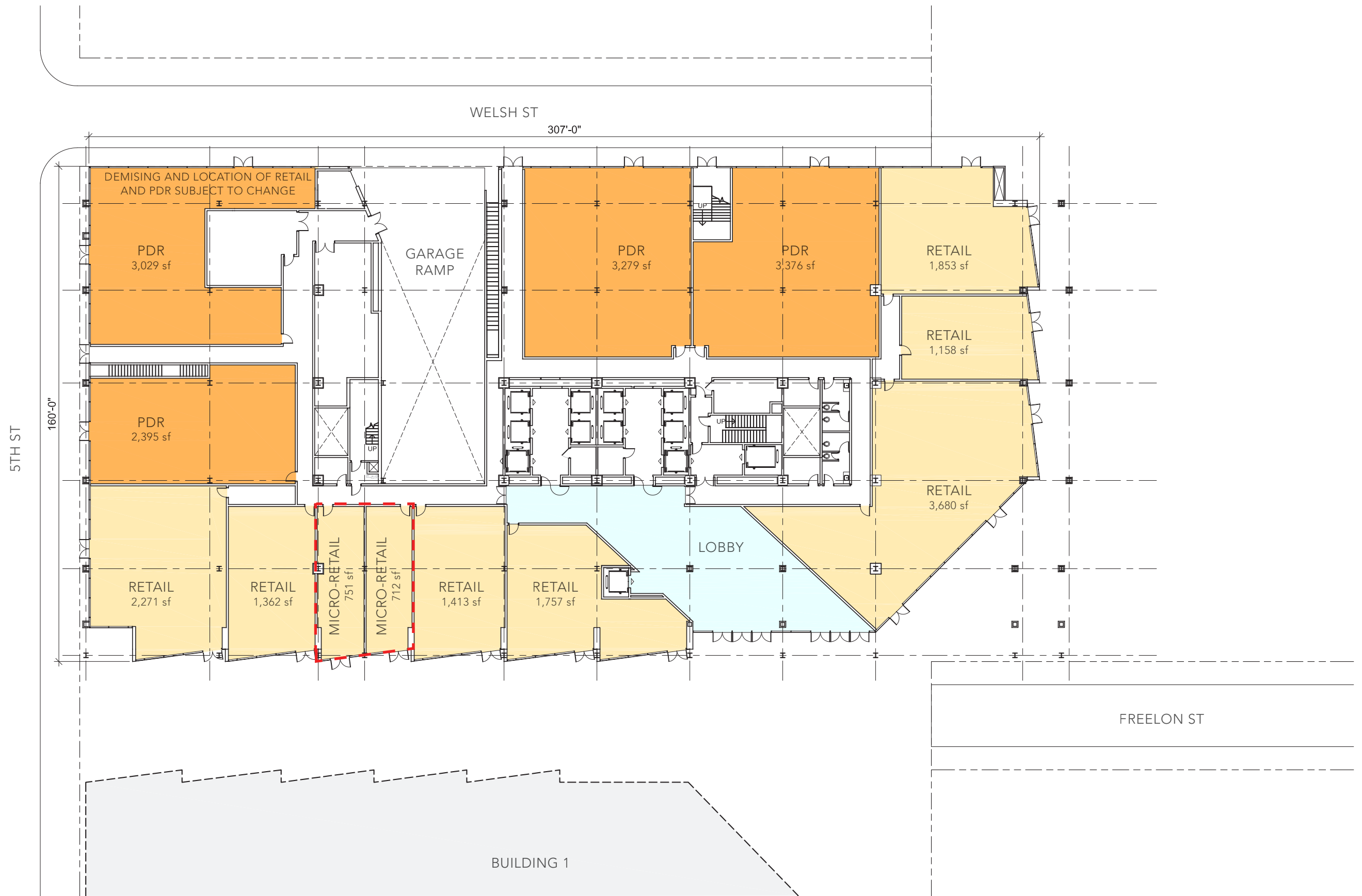
SCALE: 1/32" = 1'

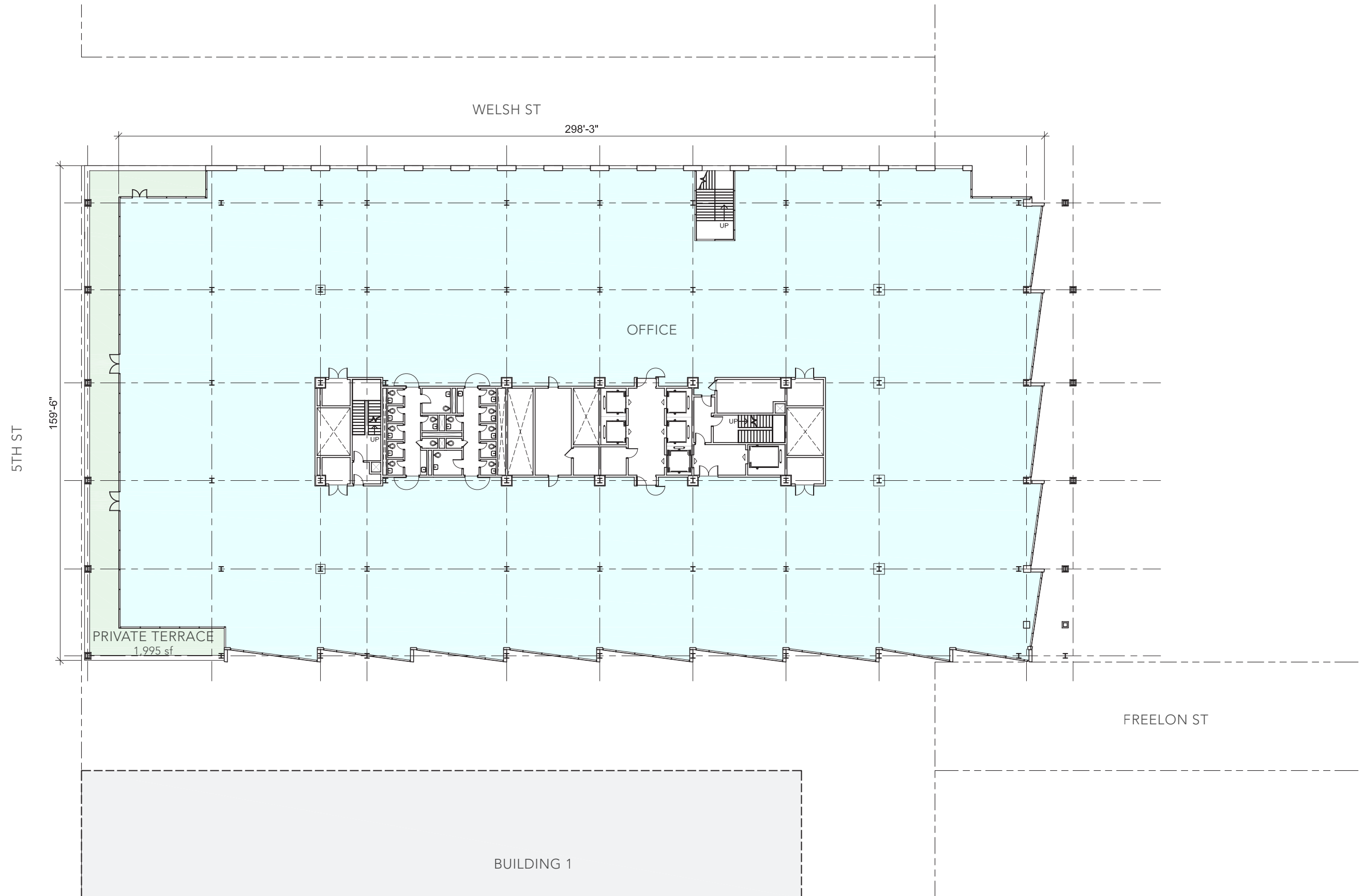


BUILDING 1 | ROOF LEVEL | 0 GSF

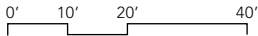
BUILDING 2 PLANS



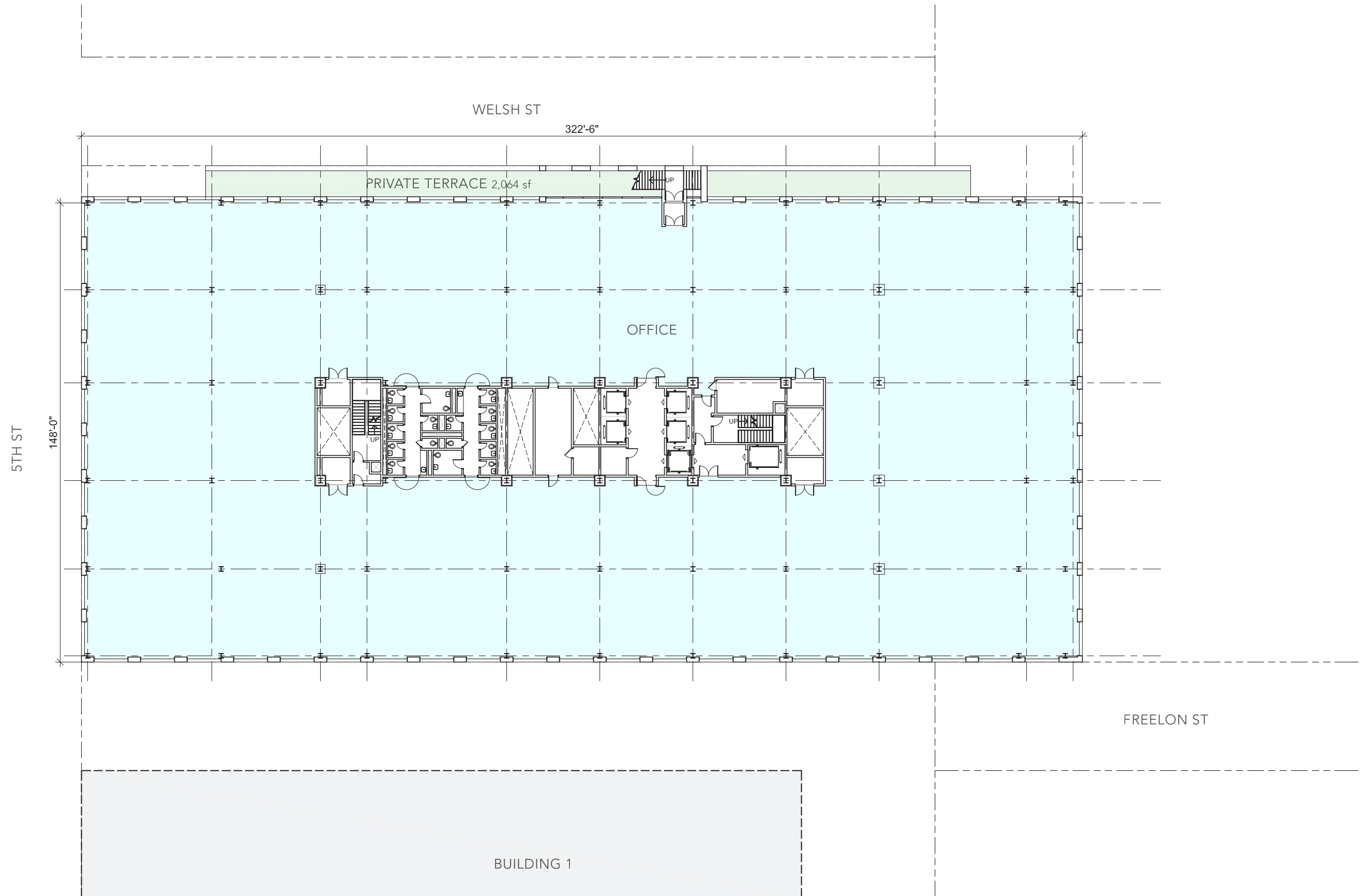


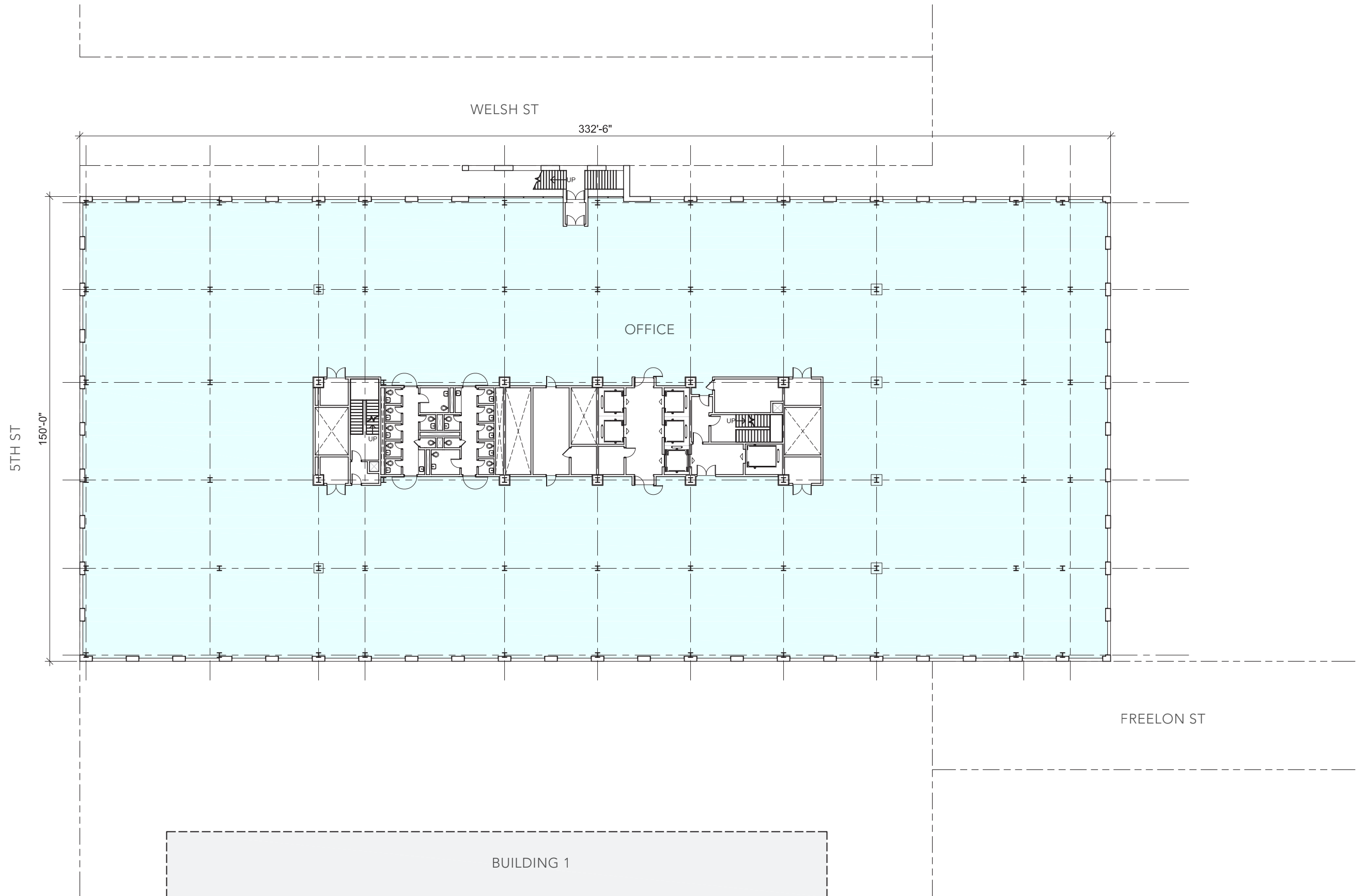


SCALE: 1/32" = 1'

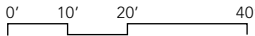


BUILDING 2 | LEVEL 2 | 46,057 GSF

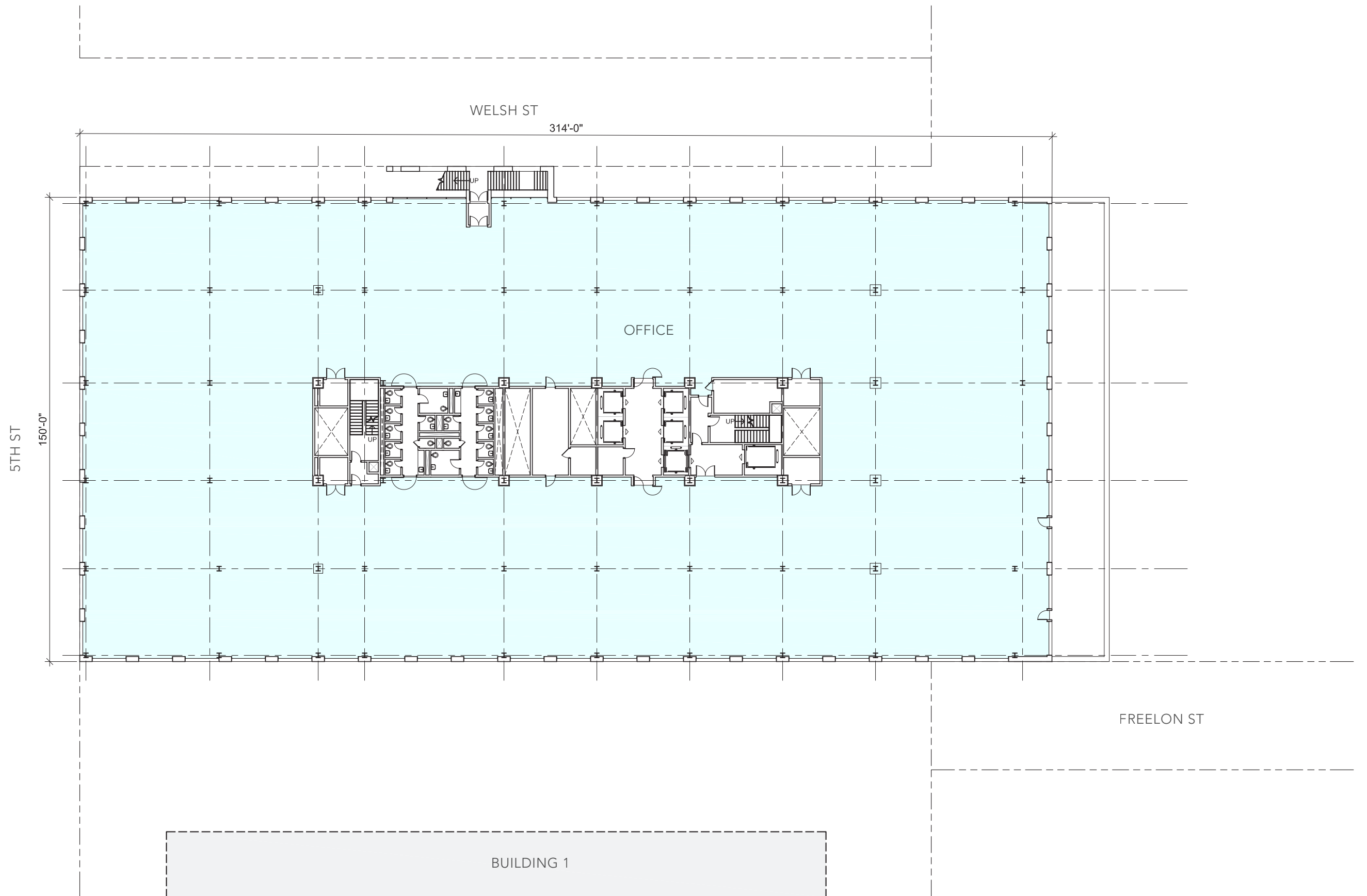




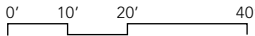
SCALE: 1/32" = 1'



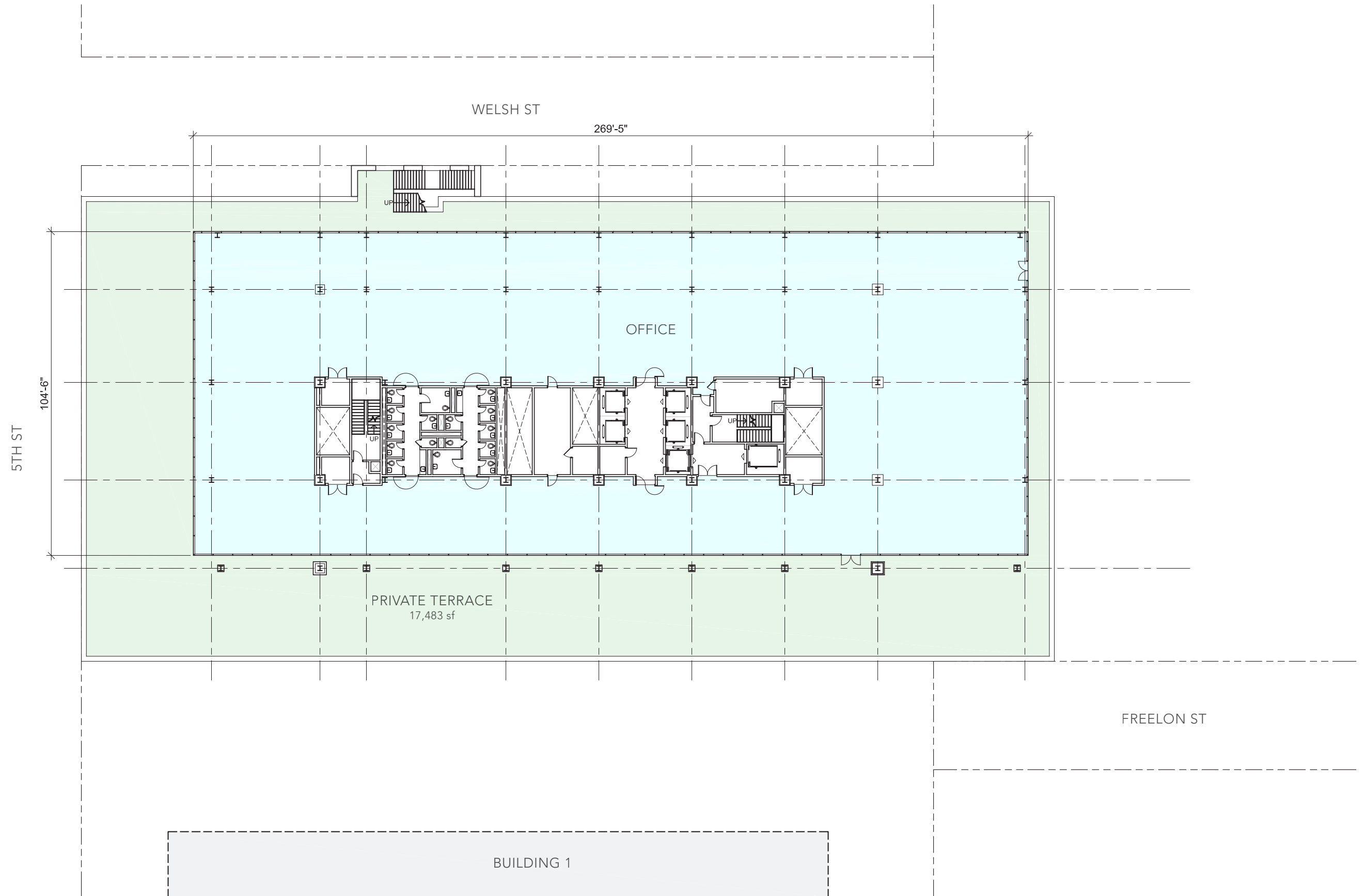
BUILDING 2 | LEVEL 4 | 47,484 GSF



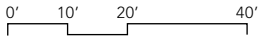
SCALE: 1/32" = 1'

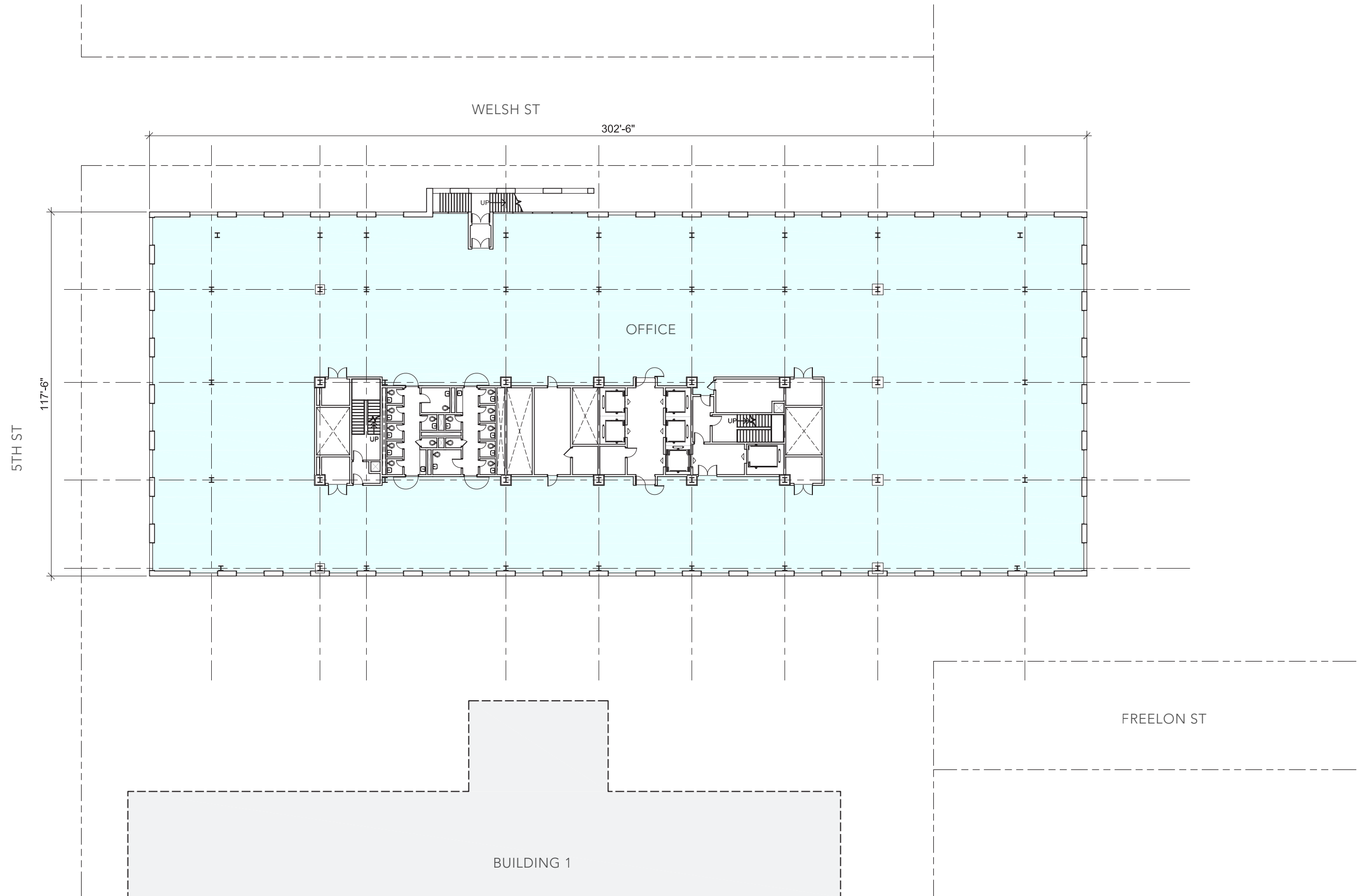


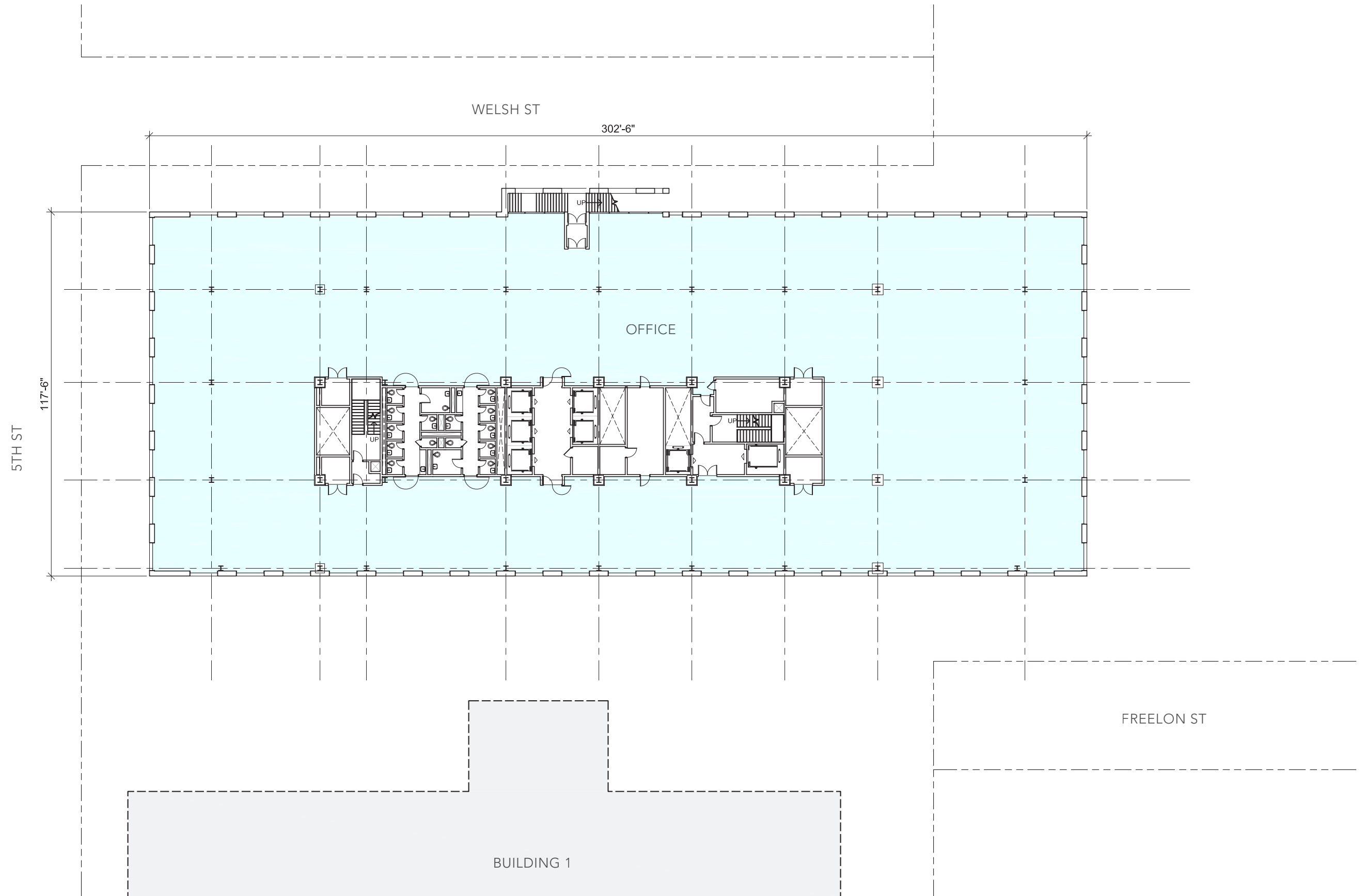
BUILDING 2 | LEVEL 5 | 44,820 GSF



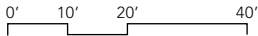
SCALE: 1/32" = 1'



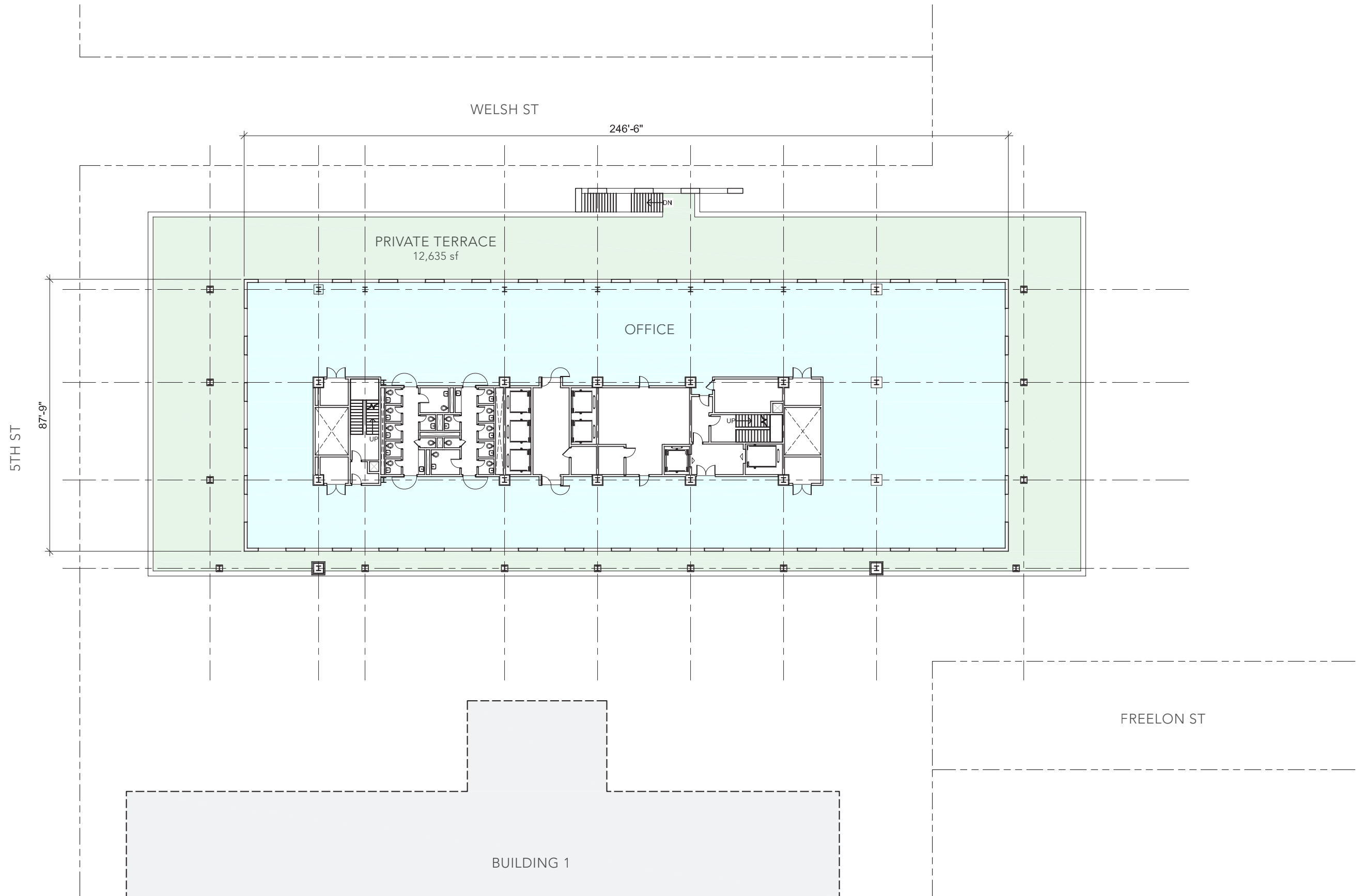




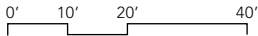
SCALE: 1/32" = 1'



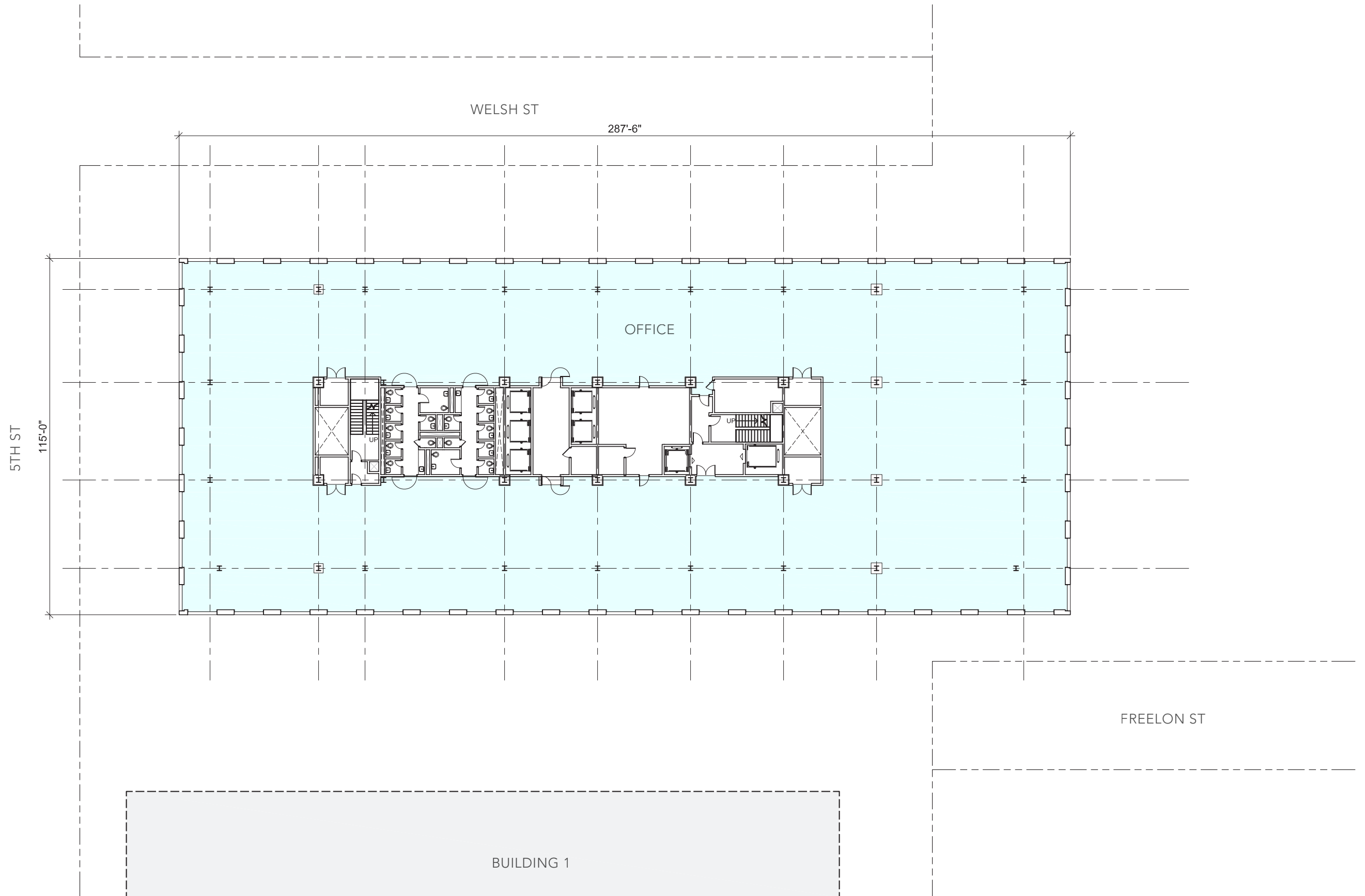
BUILDING 2 | LEVEL 8 | 33,350 GSF



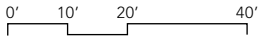
SCALE: 1/32" = 1'



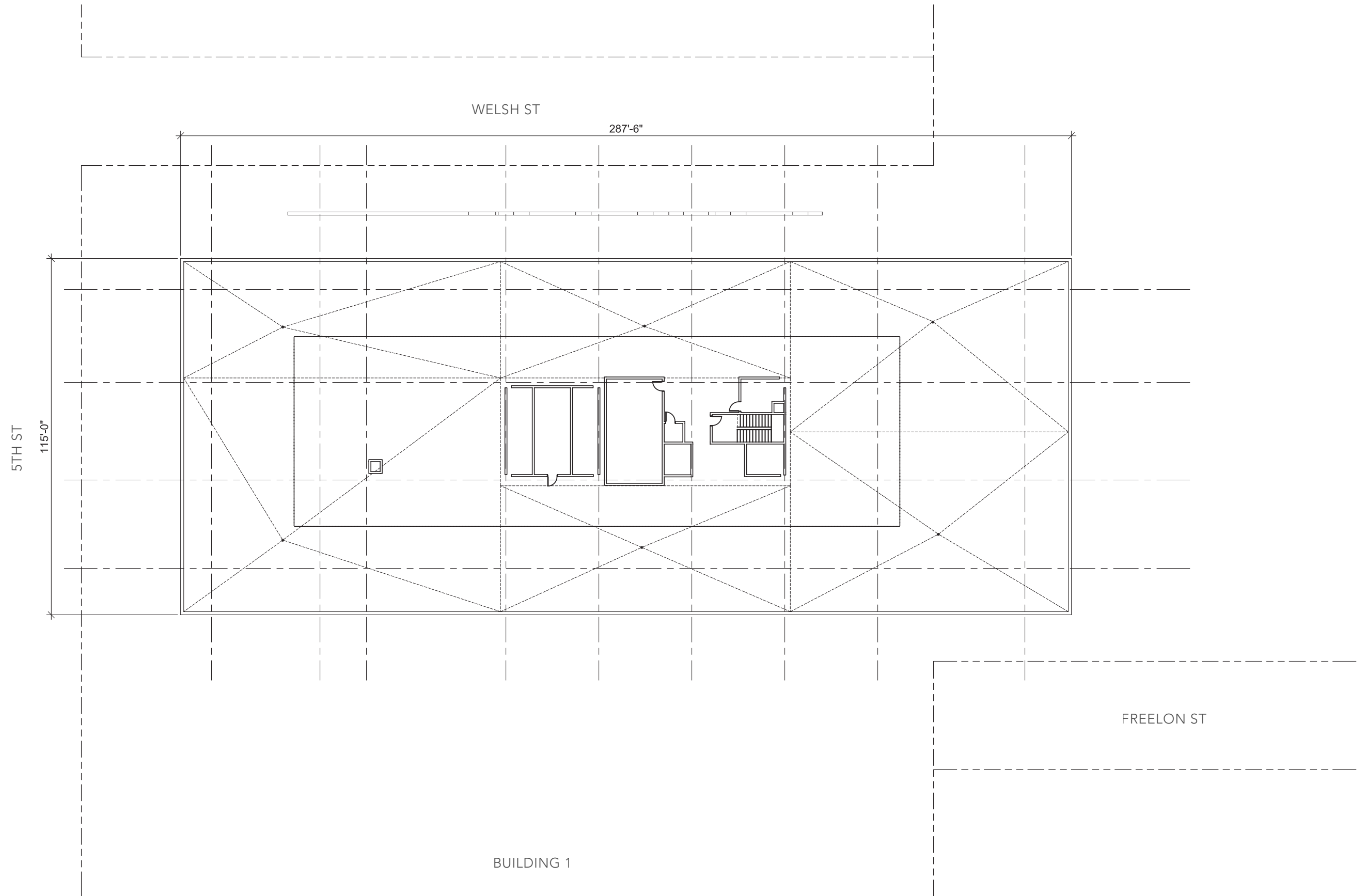
BUILDING 2 | LEVEL 9 | 19,602 GSF



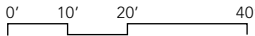
SCALE: 1/32" = 1'



BUILDING 2 | LEVELS 10 - 13 | 30,901 GSF

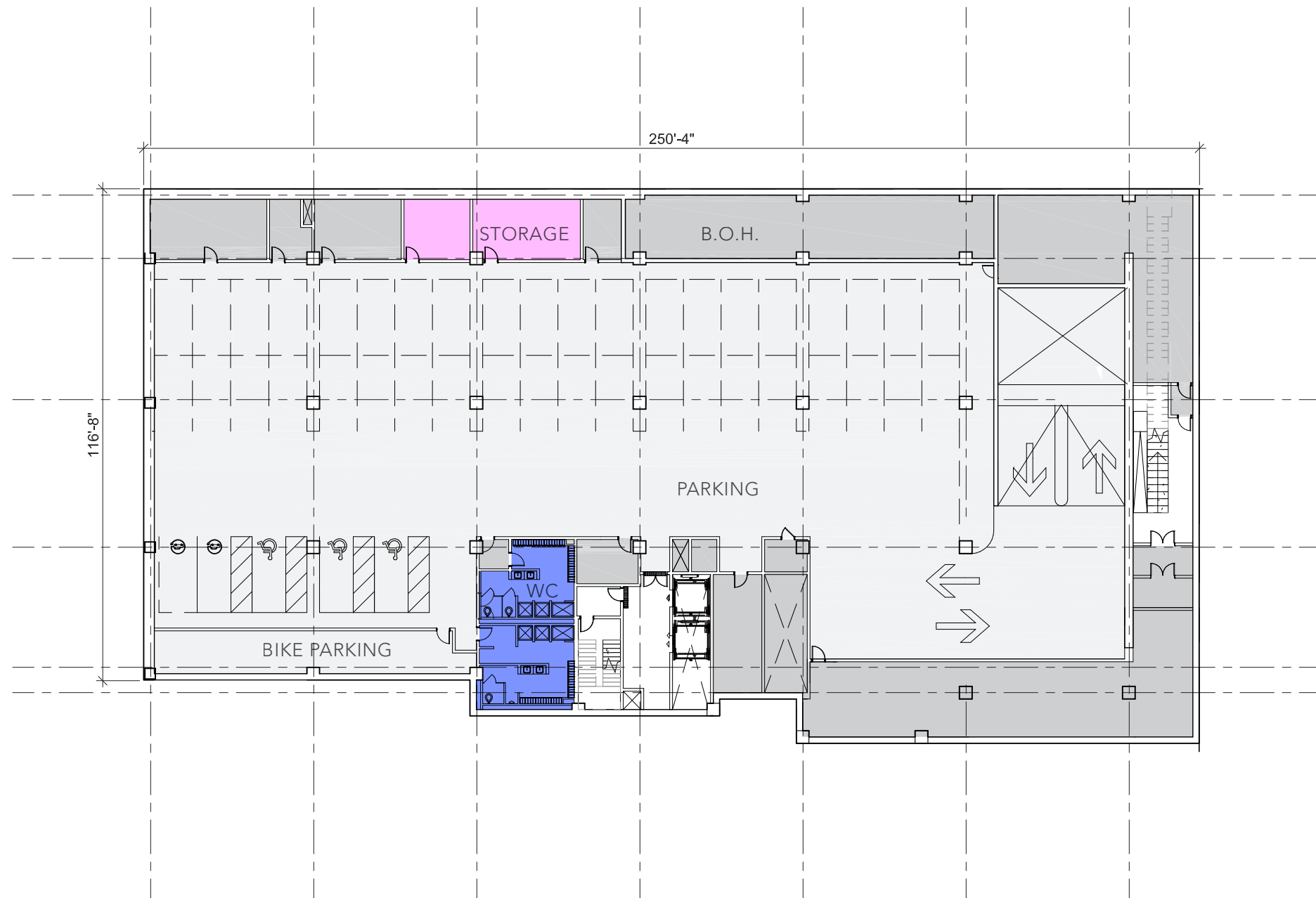


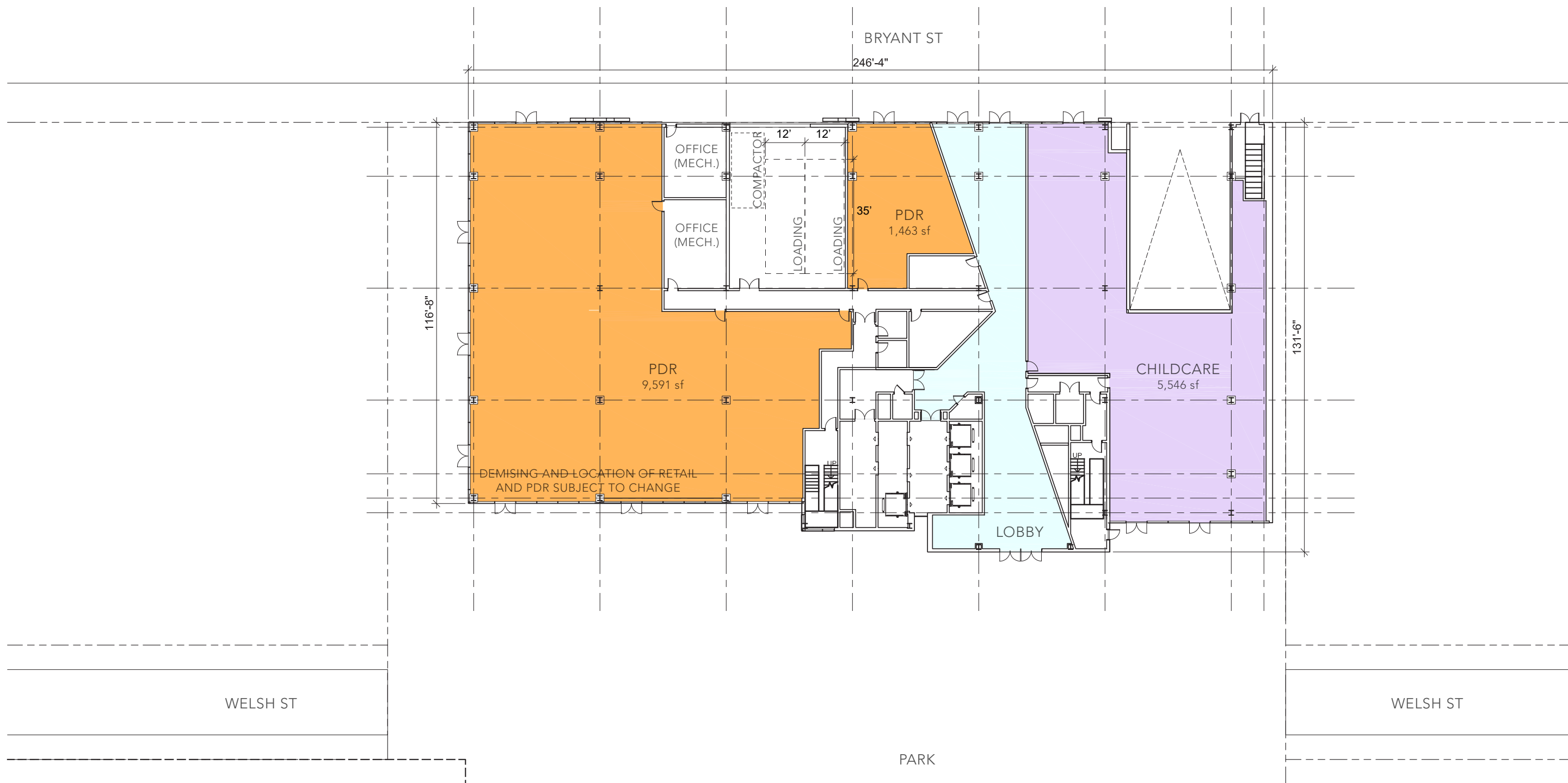
SCALE: 1/32" = 1'



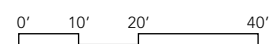
BUILDING 2 | ROOF LEVEL | 0 GSF

BUILDING 3 PLANS

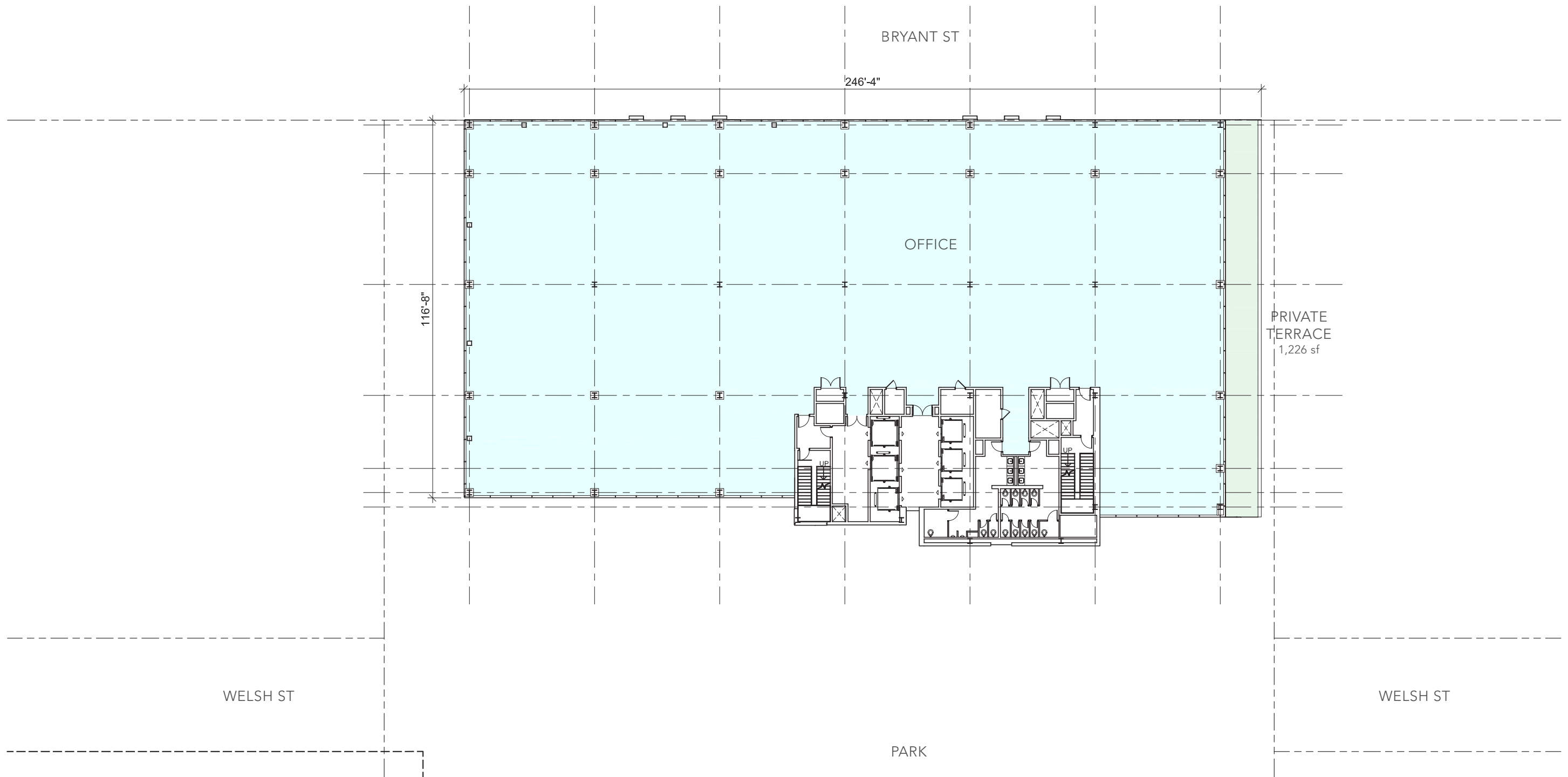




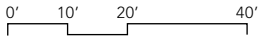
SCALE: 1/32" = 1'



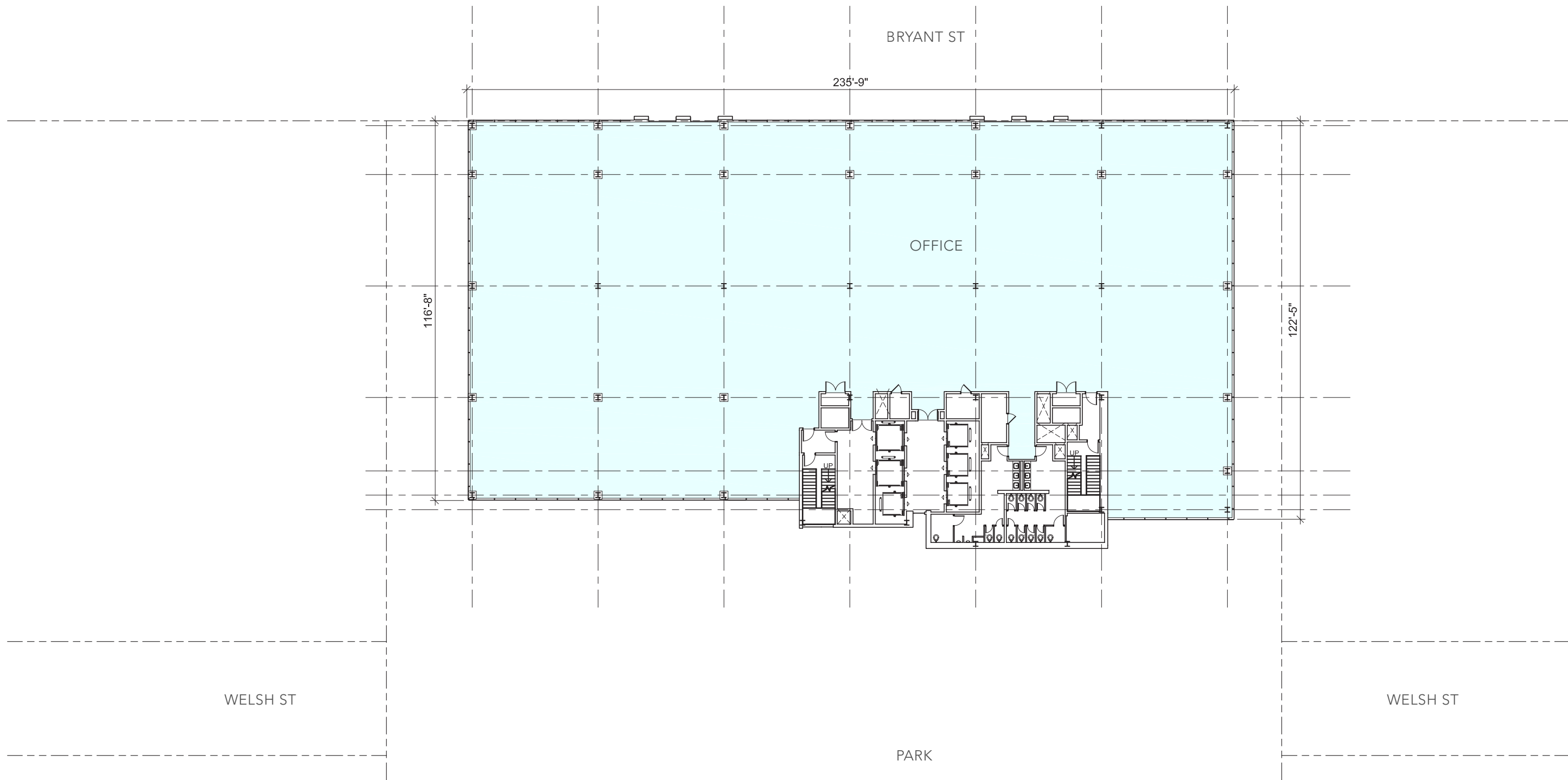
BUILDING 3 | LEVEL 1 | 16,359 GSF



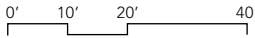
SCALE: 1/32" = 1'



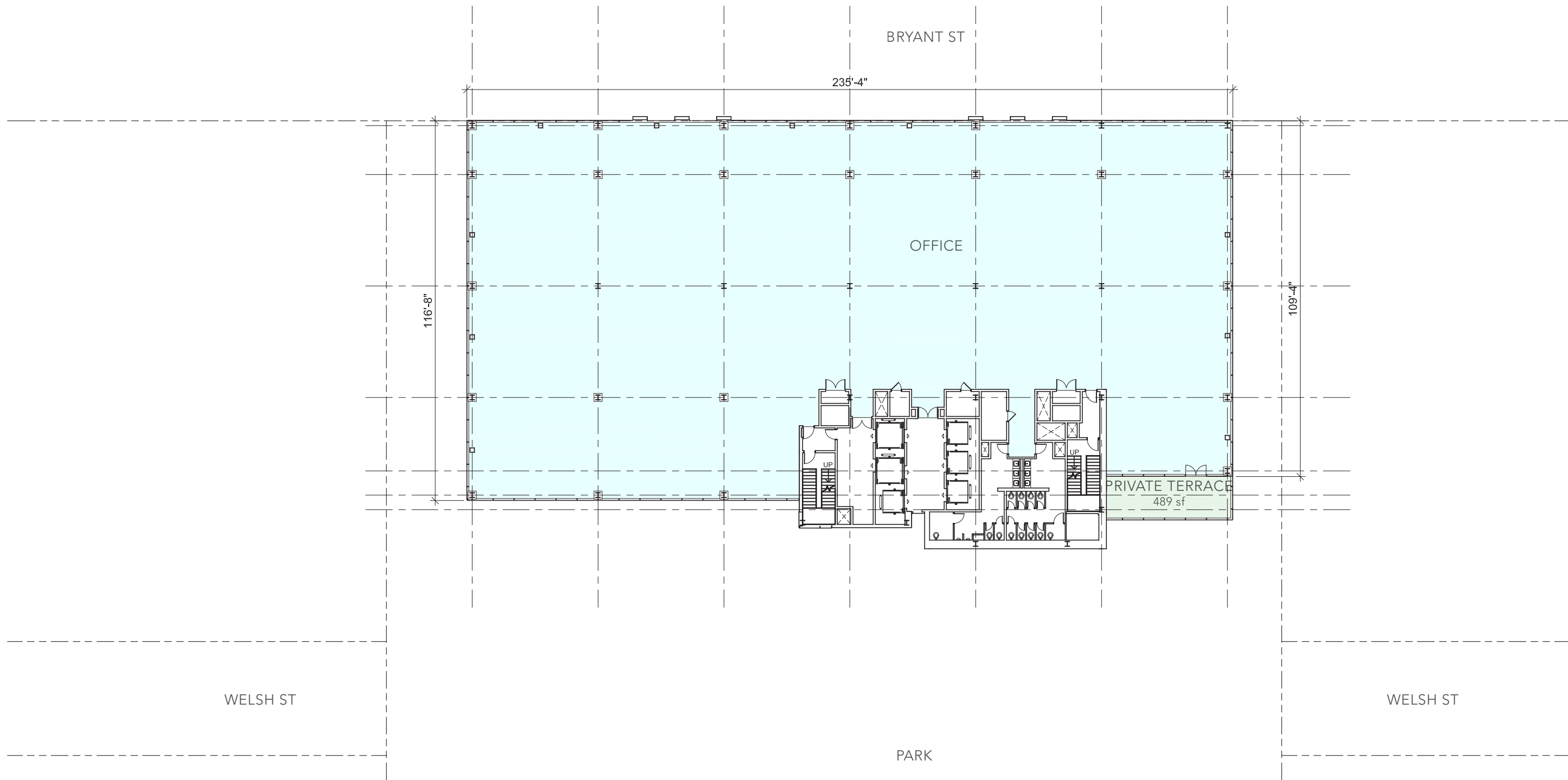
BUILDING 3 | LEVEL 2 | 27,938 GSF



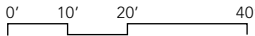
SCALE: 1/32" = 1'

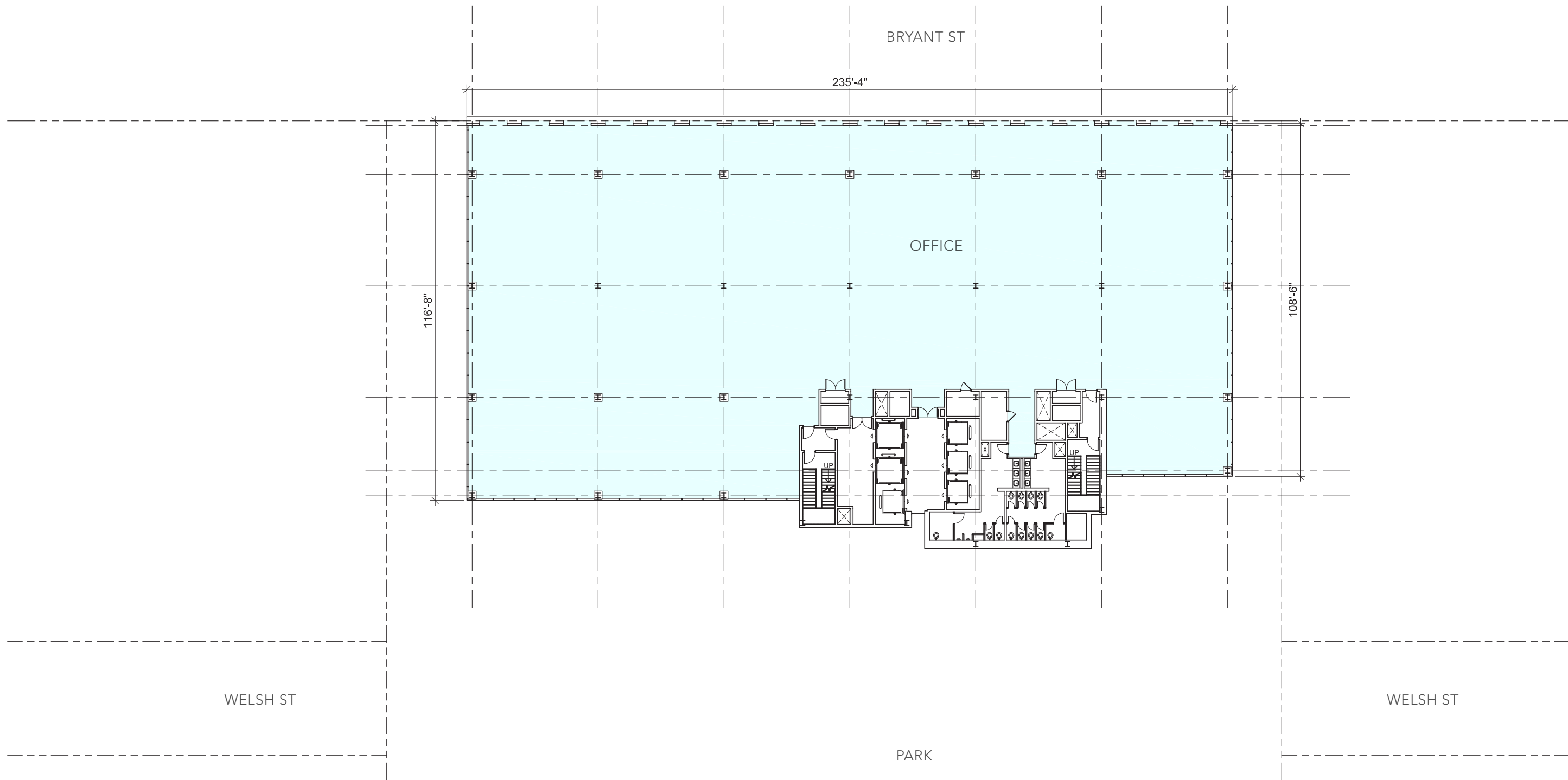


BUILDING 3 | LEVEL 3 | 28,214 GSF

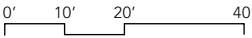


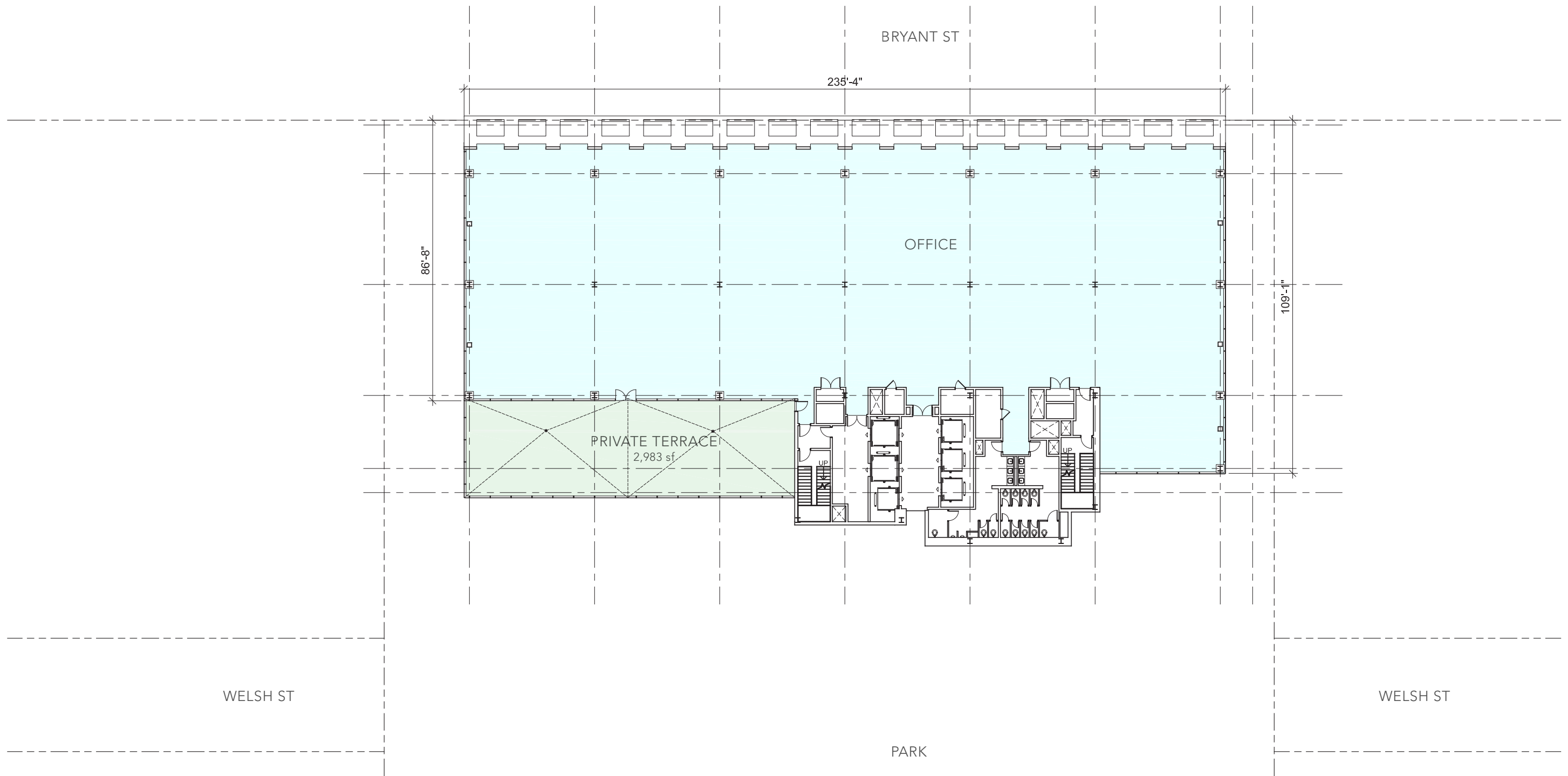
SCALE: 1/32" = 1'



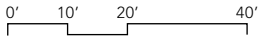


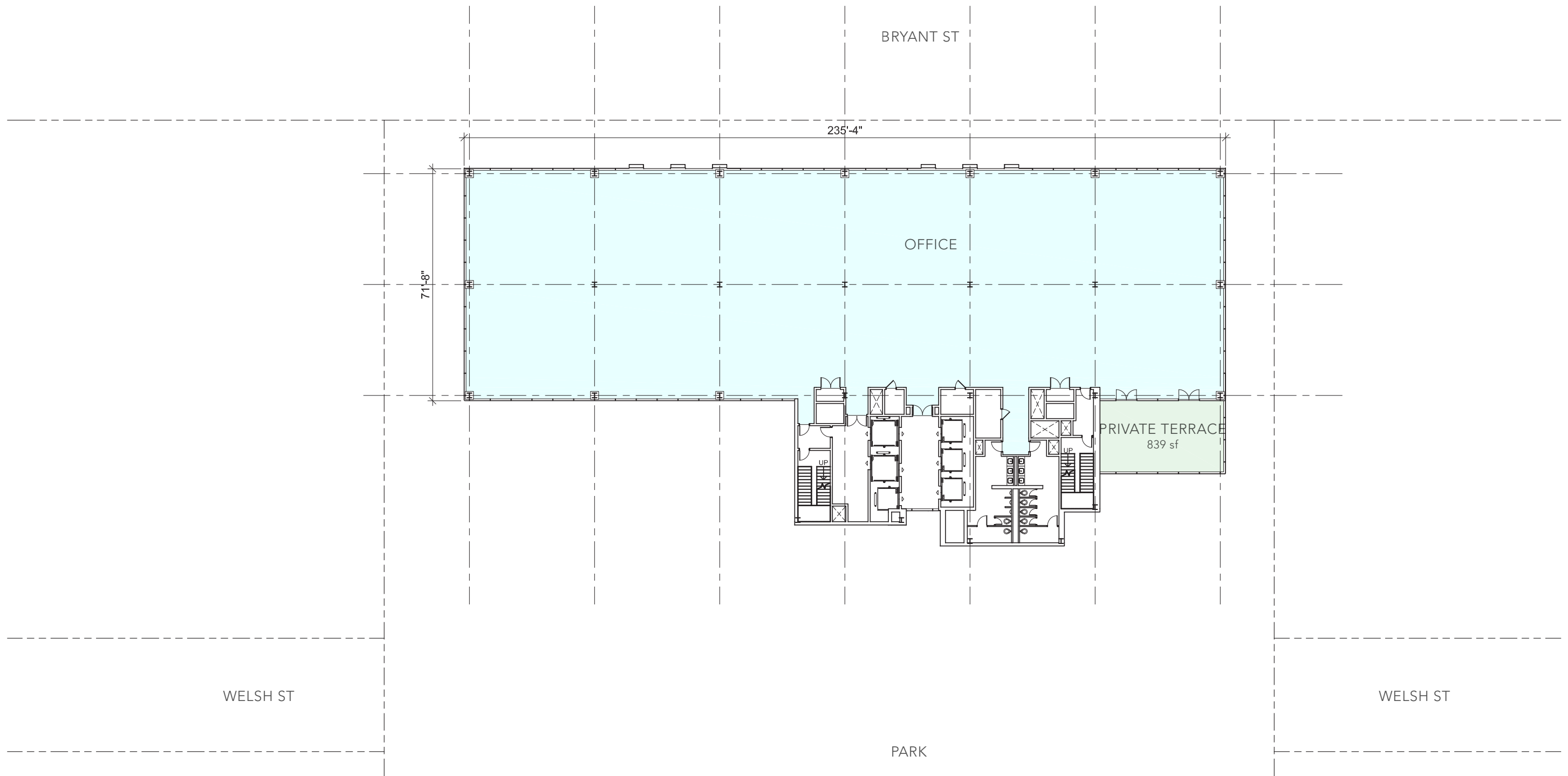
SCALE: 1/32" = 1'



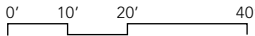


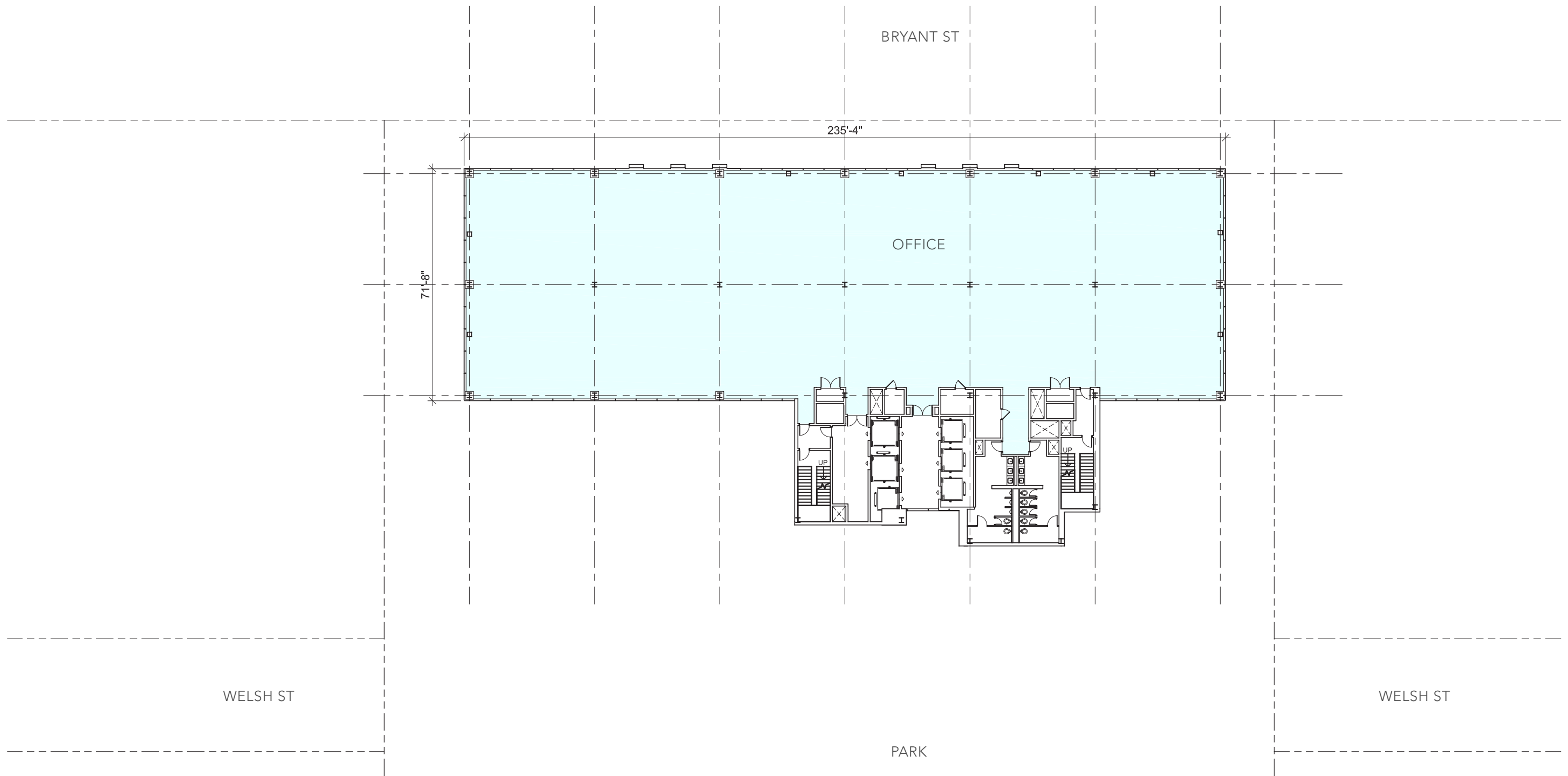
SCALE: 1/32" = 1'



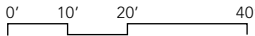


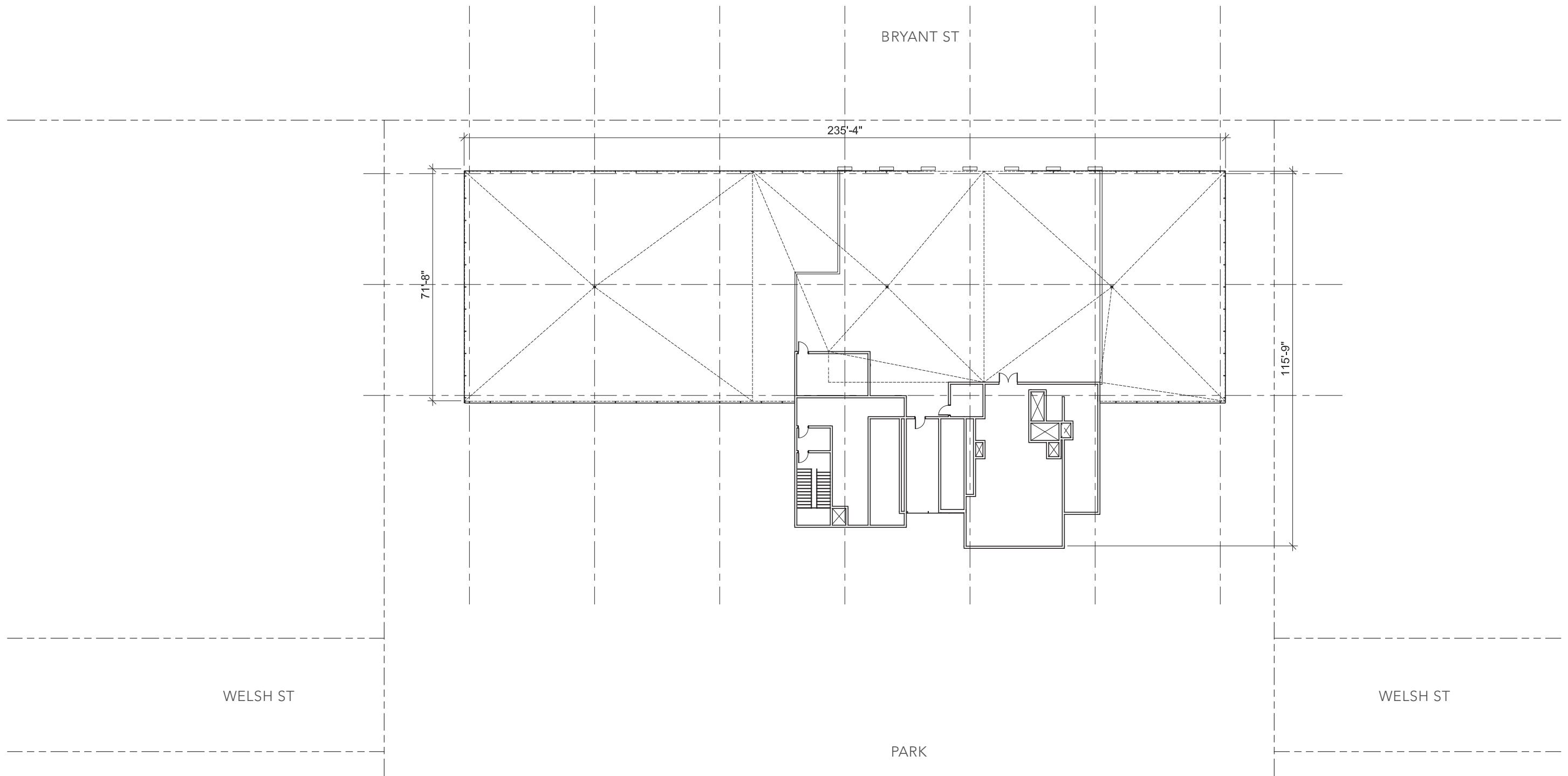
SCALE: 1/32" = 1'



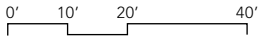


SCALE: 1/32" = 1'



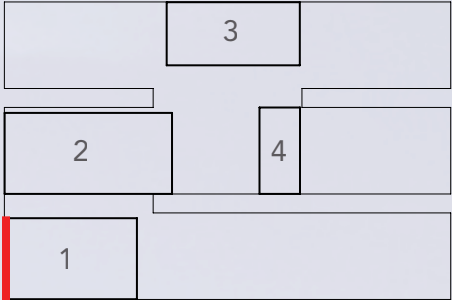


SCALE: 1/32" = 1'

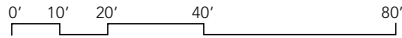


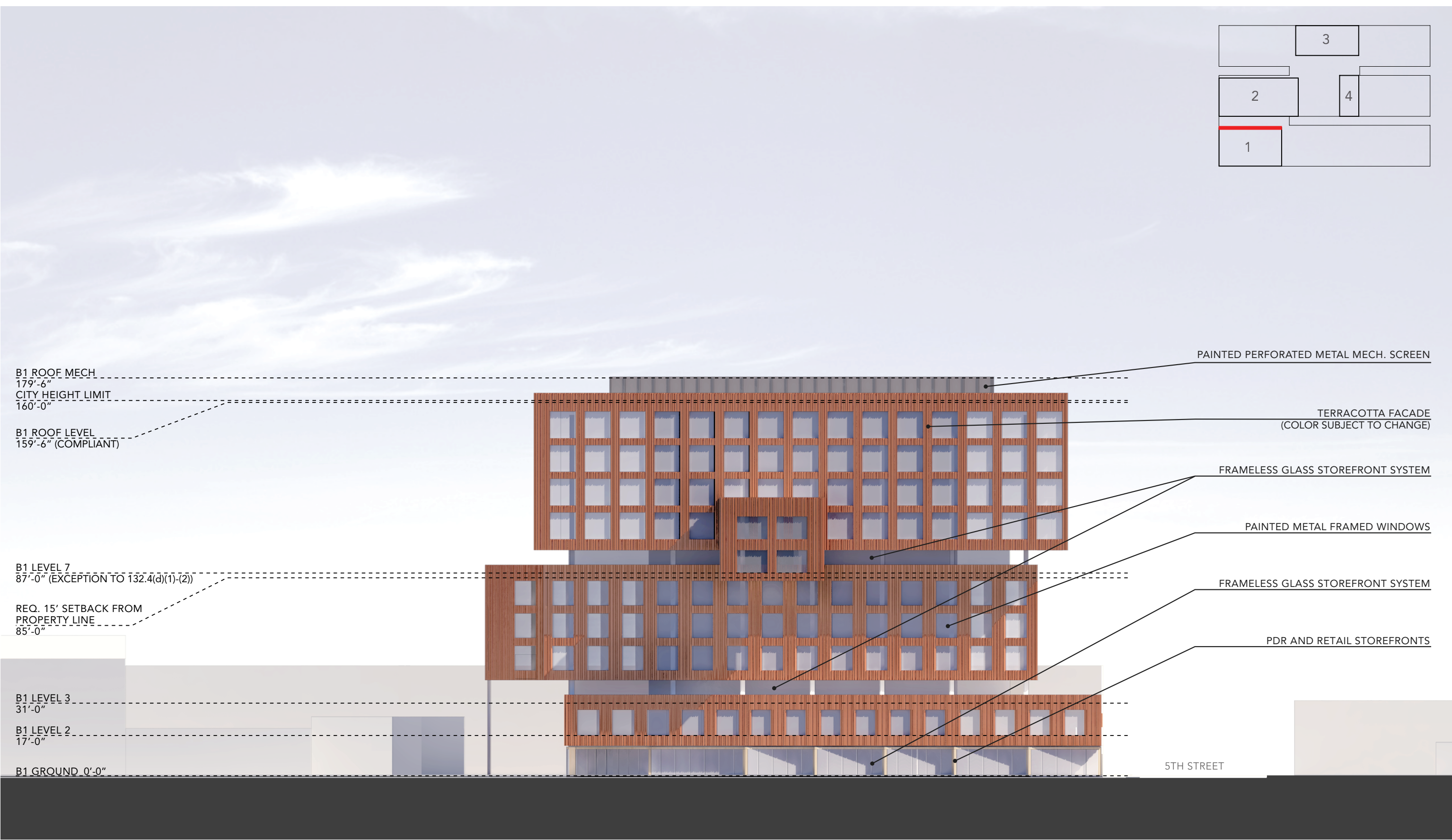
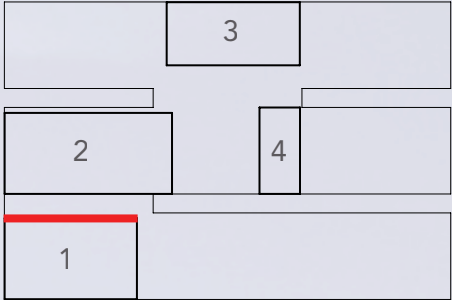
BUILDING 1 ELEVATIONS



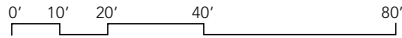


SCALE: 1" = 40'

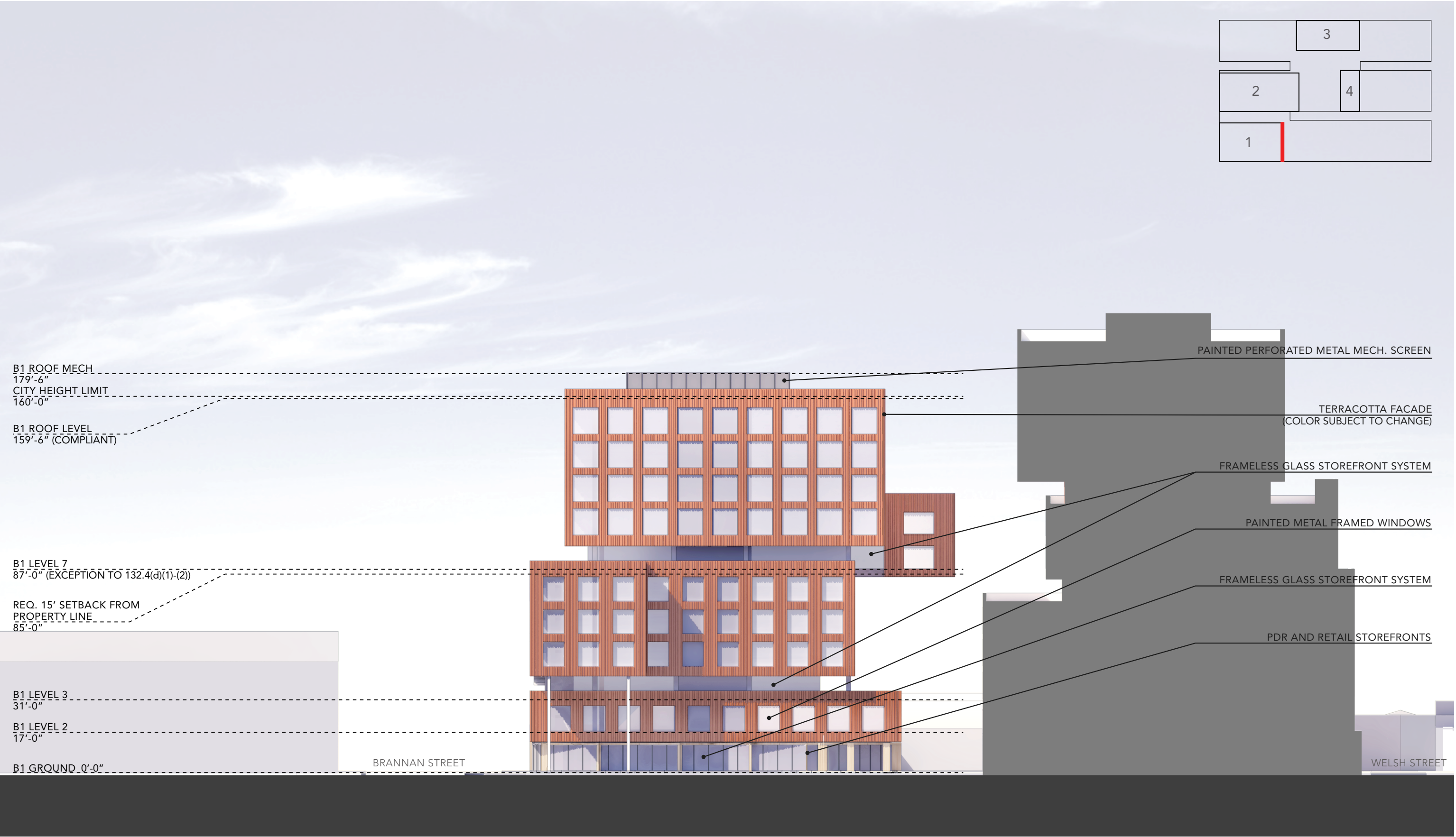




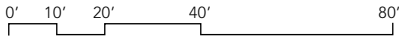
SCALE: 1" = 40'



BUILDING 1 | NORTHWEST ELEVATION

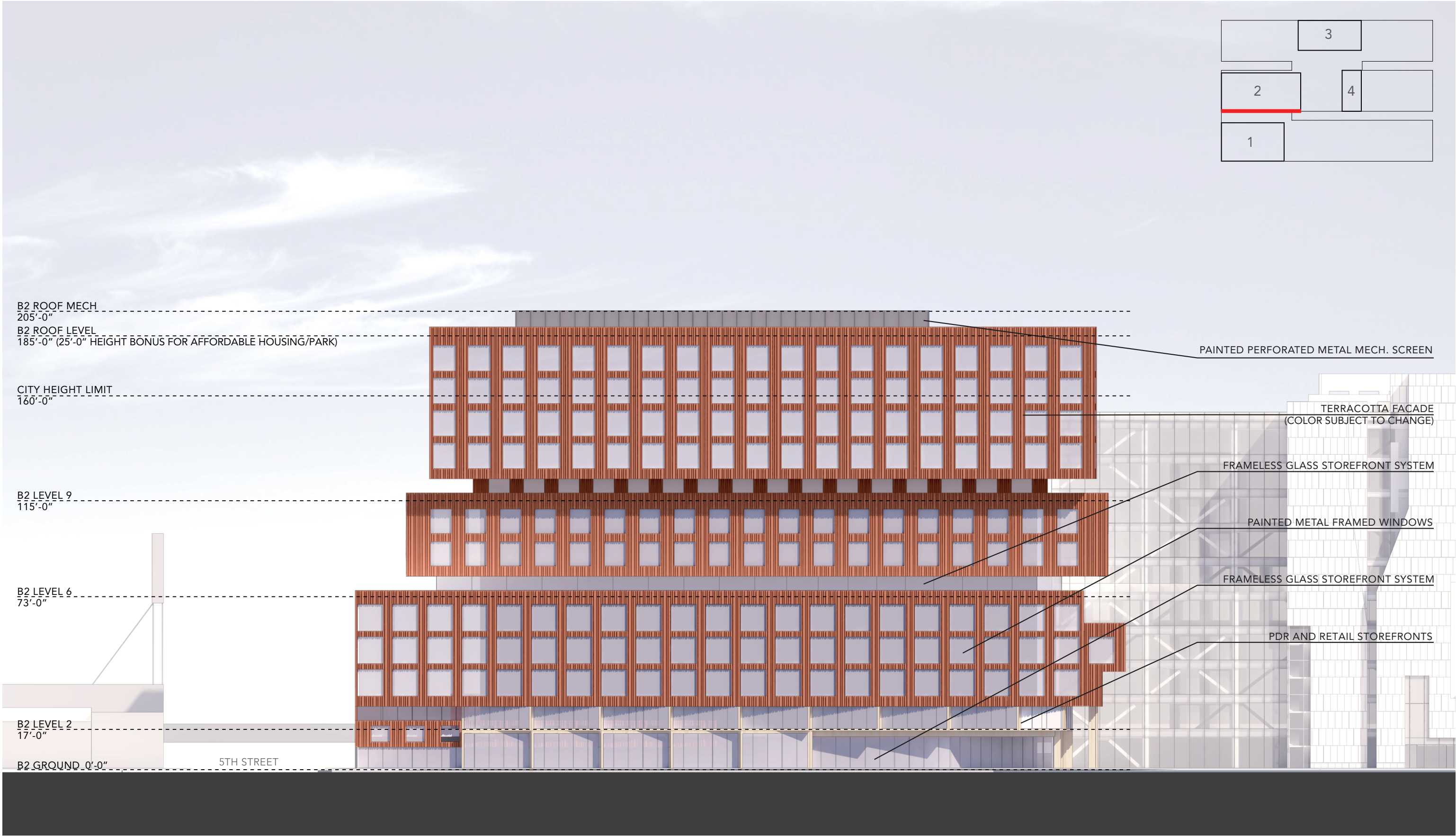


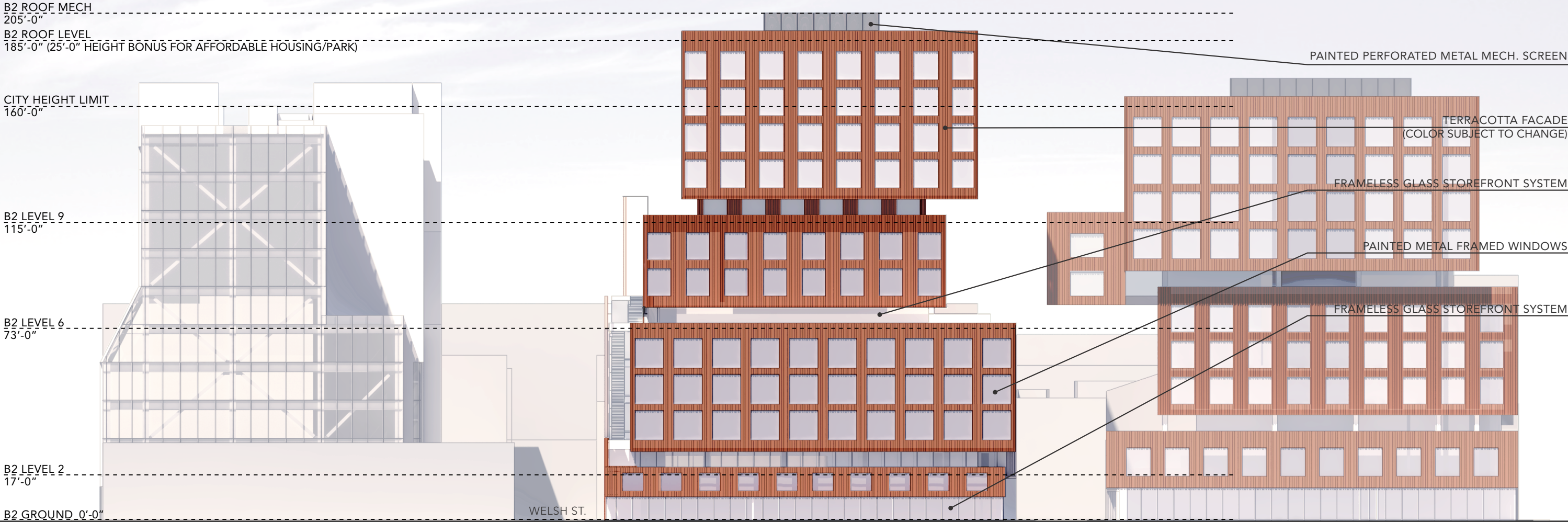
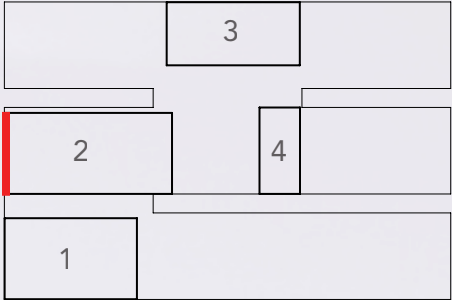
SCALE: 1" = 40'



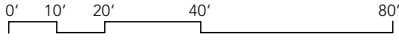
BUILDING 1 | NORTHEAST ELEVATION

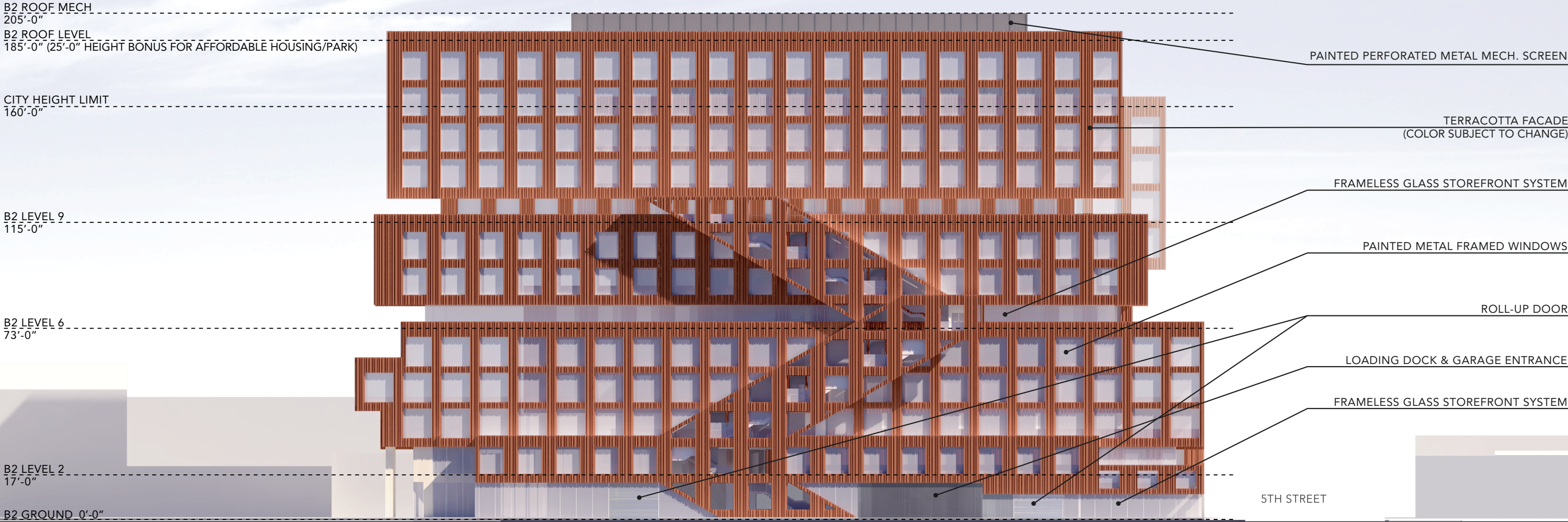
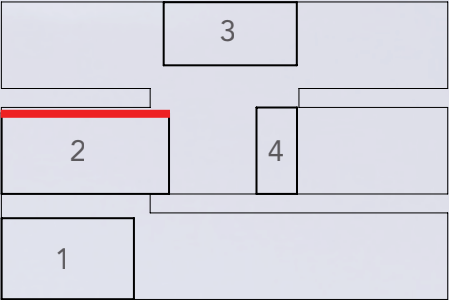
BUILDING 2 ELEVATIONS



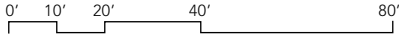


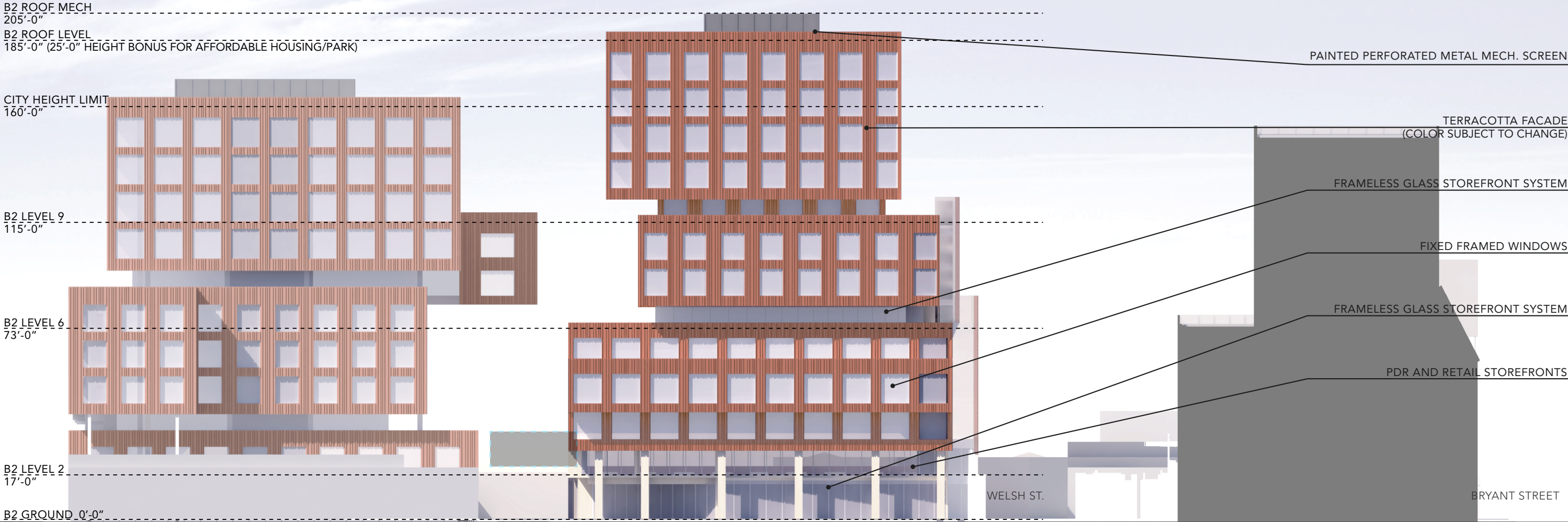
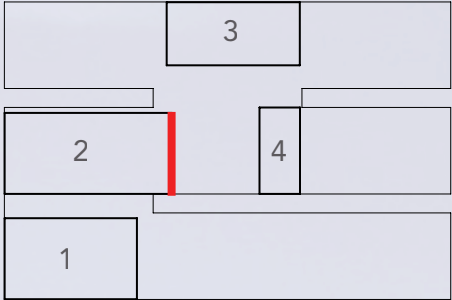
SCALE: 1" = 40'





SCALE: 1" = 40'





SCALE: 1" = 40'



COLOR A
ORANGE



COLOR B
PASTEL RED

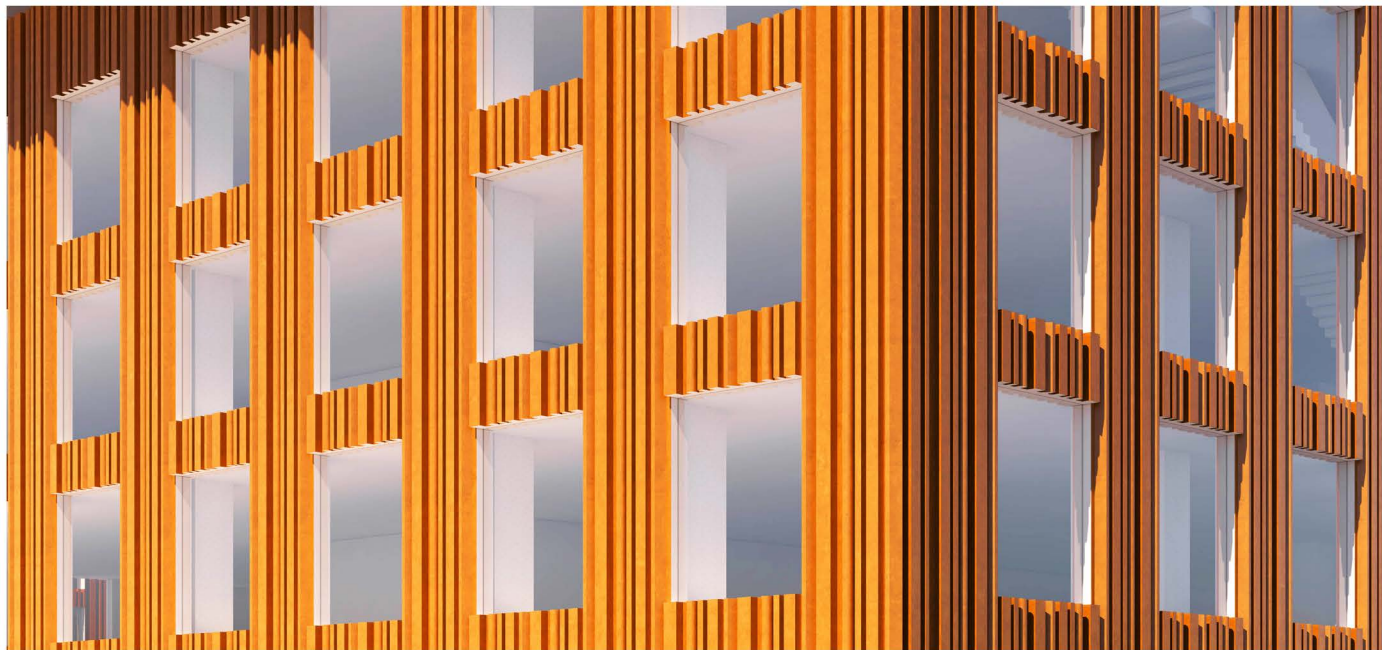


COLOR C
SAND

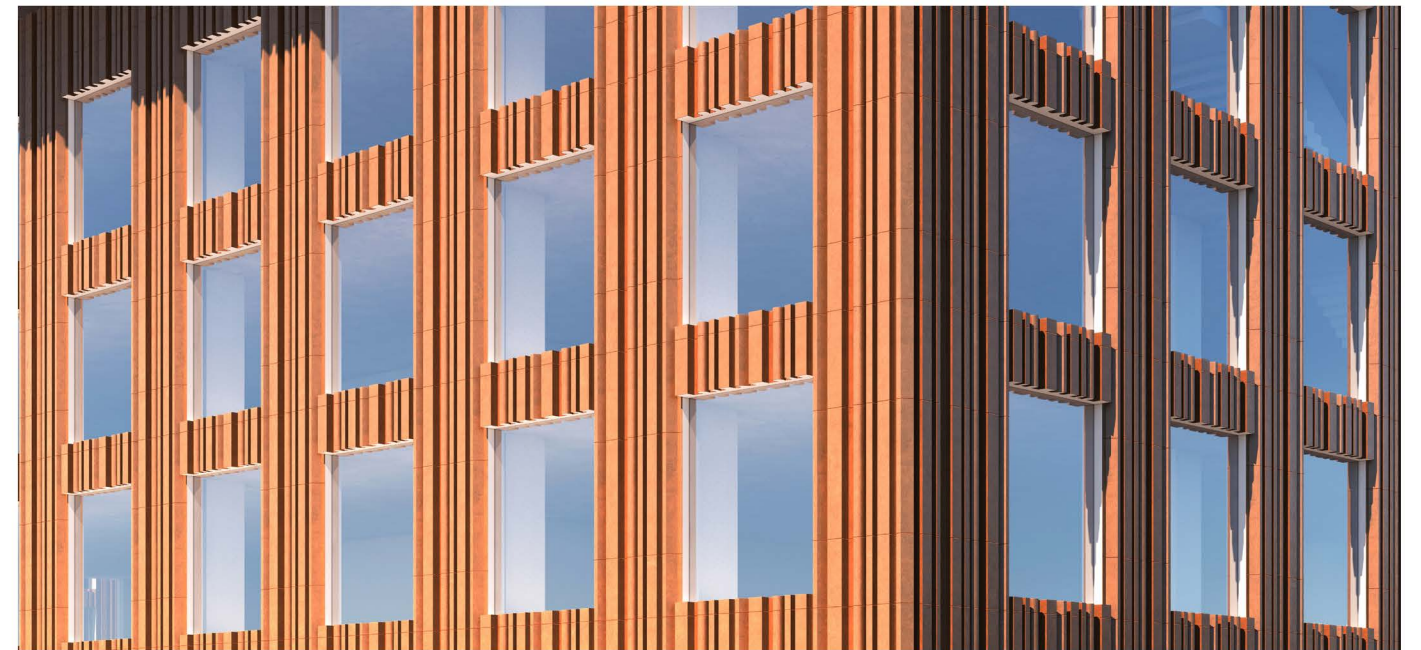


COLOR D
IRON GRAY

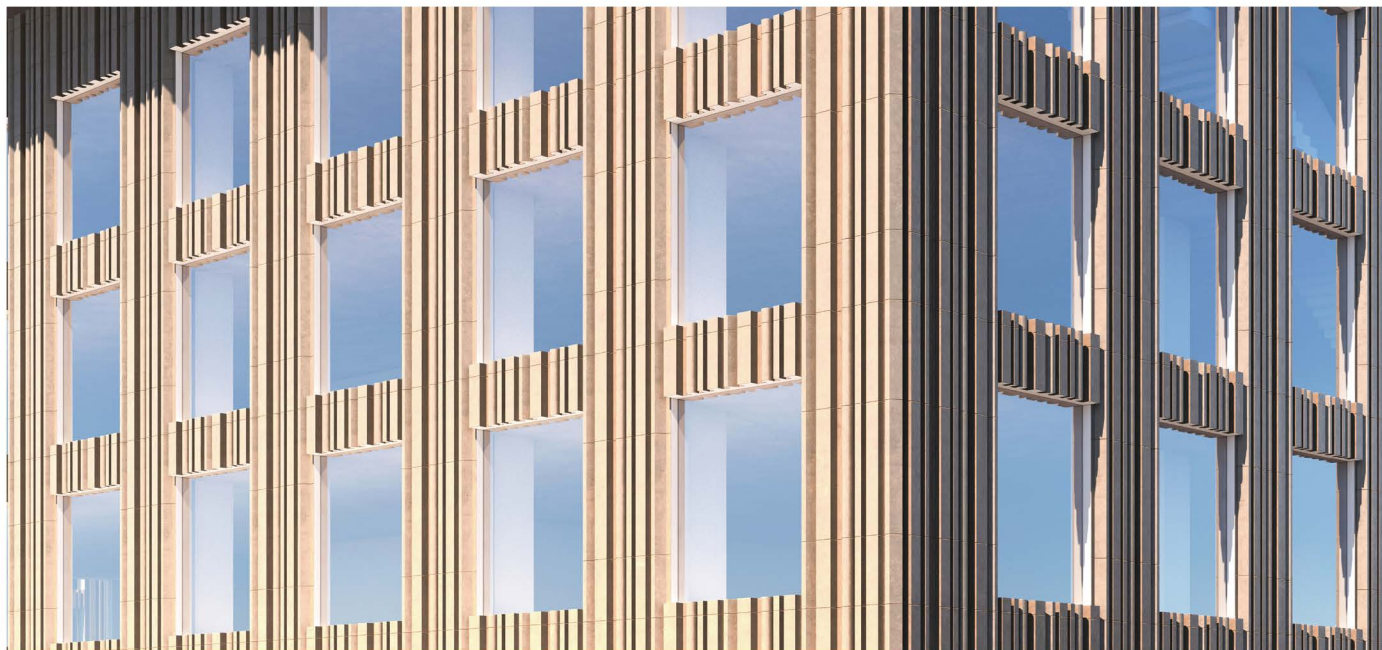
(COLOR SUBJECT TO CHANGE)



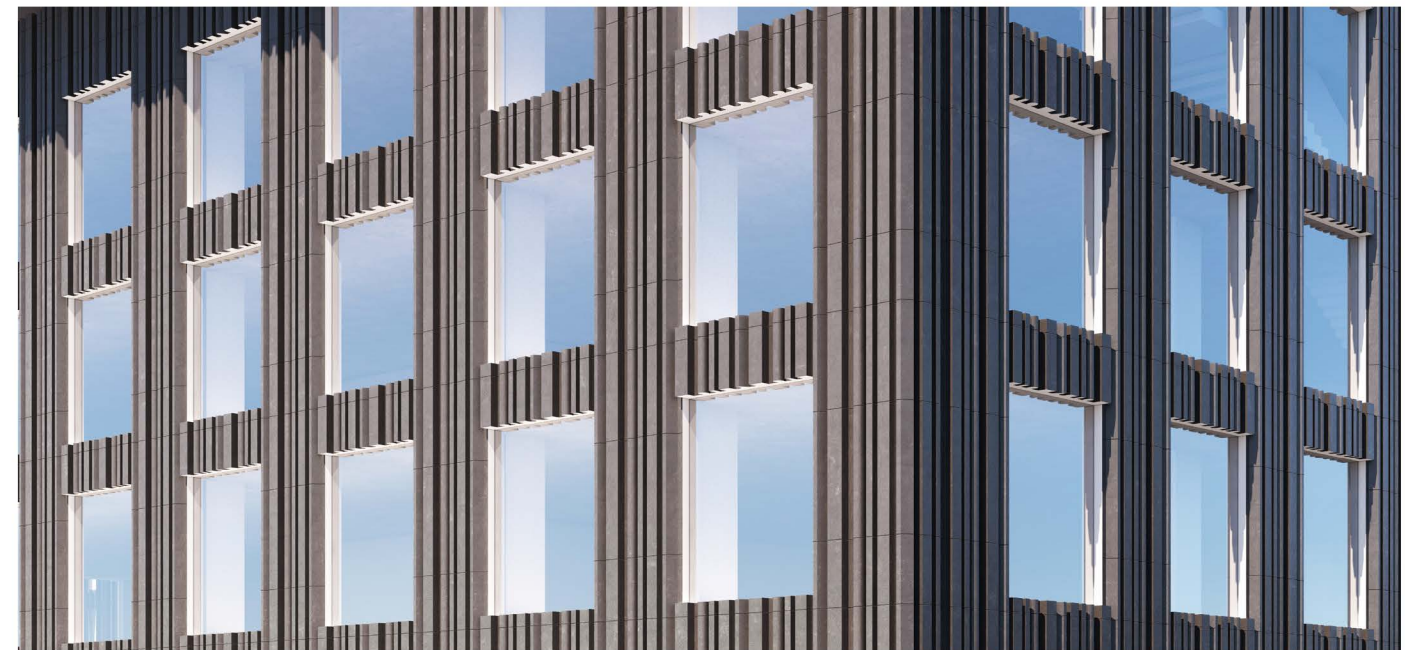
COLOR A - ORANGE



COLOR B - PASTEL RED



COLOR C - SAND

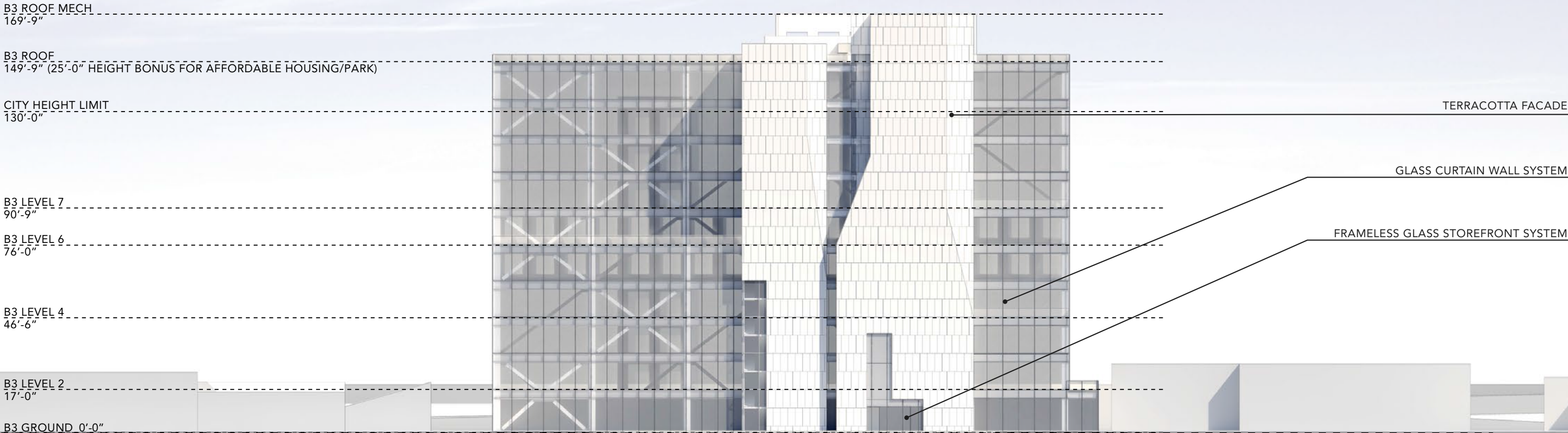
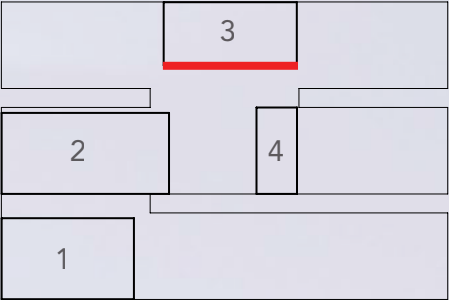


COLOR D - IRON GRAY

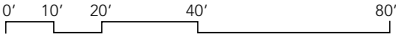
(COLOR SUBJECT TO CHANGE)

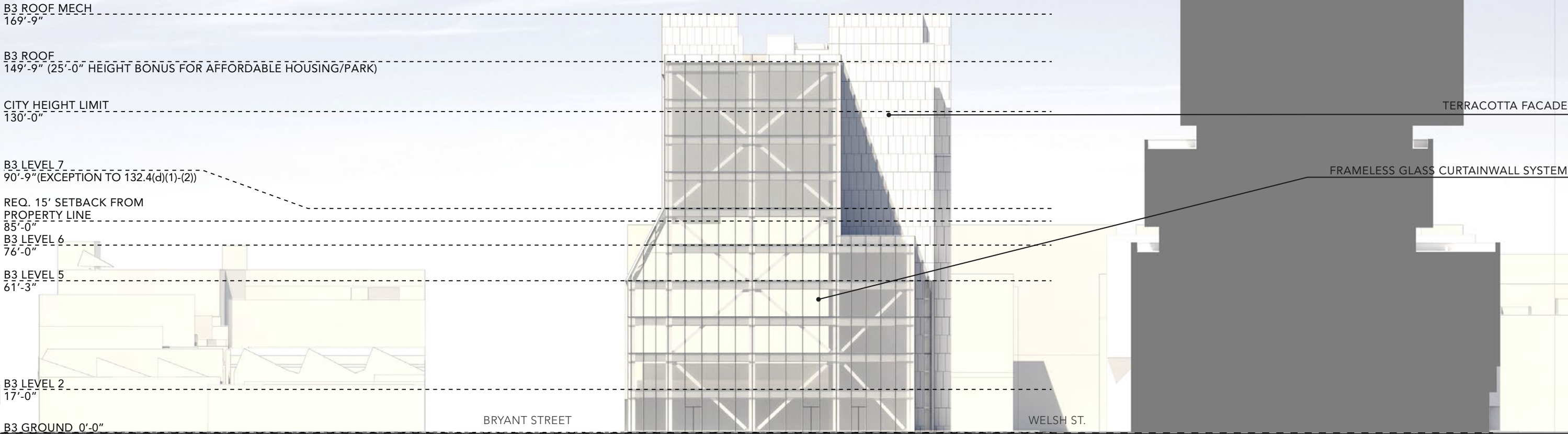
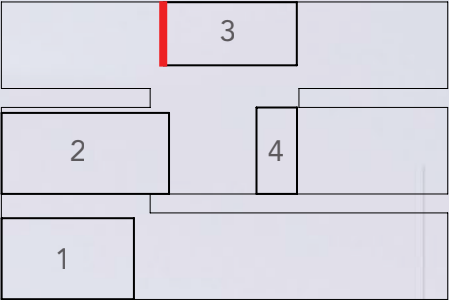
BUILDINGS 1 AND 2 TERRACOTTA COLOR OPTIONS

BUILDING 3 ELEVATIONS

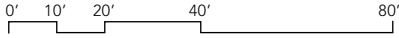


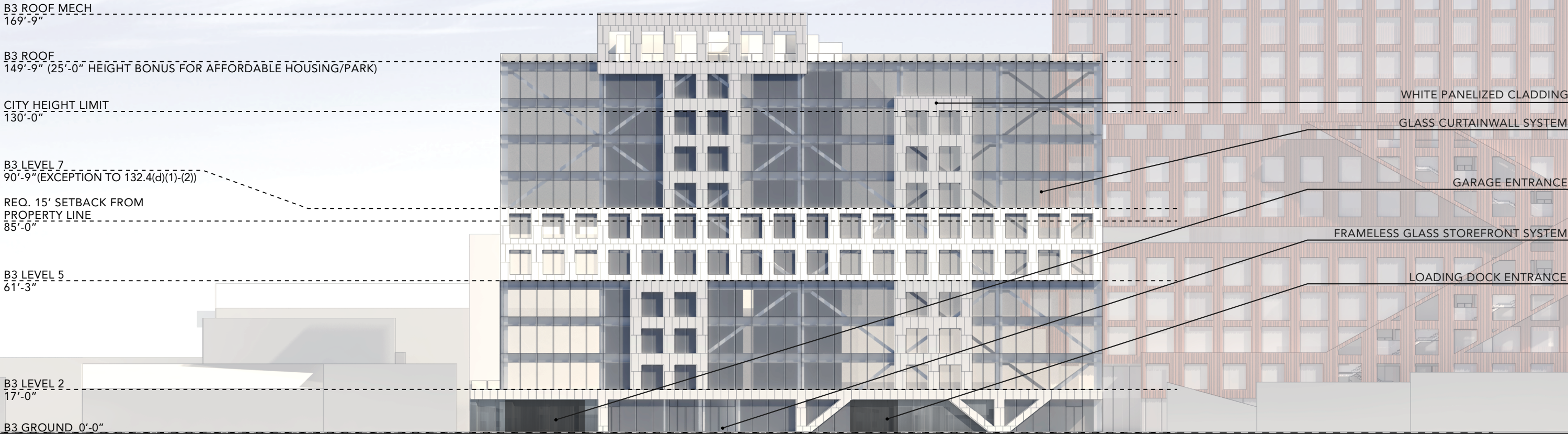
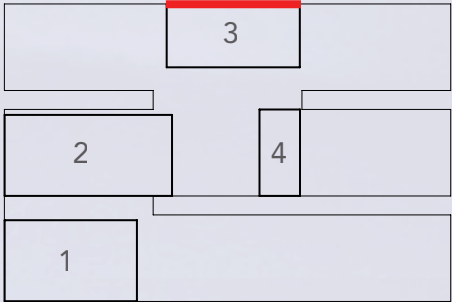
SCALE: 1" = 40'



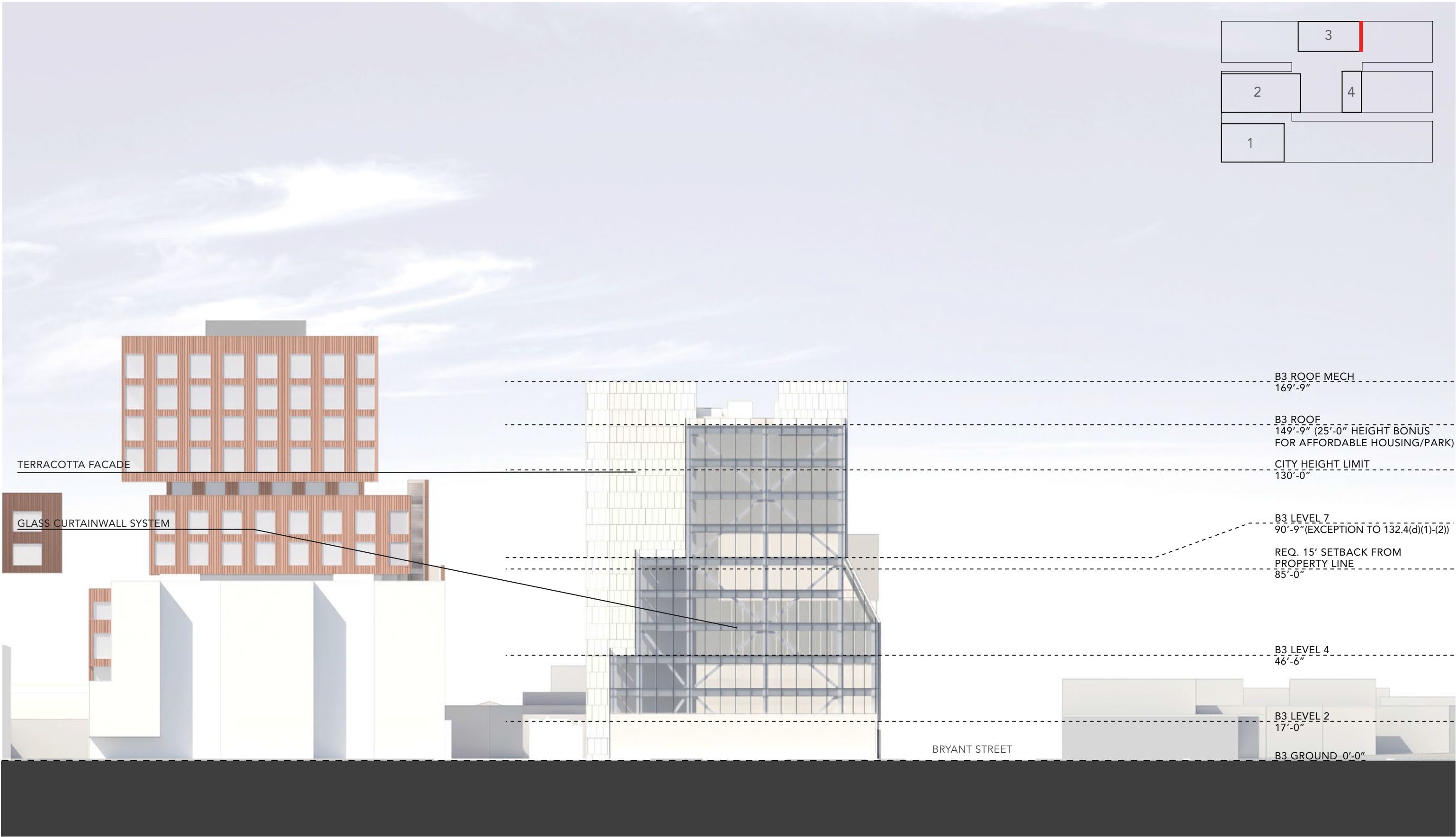


SCALE: 1" = 40'

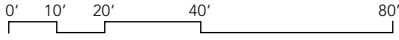




SCALE: 1" = 40'

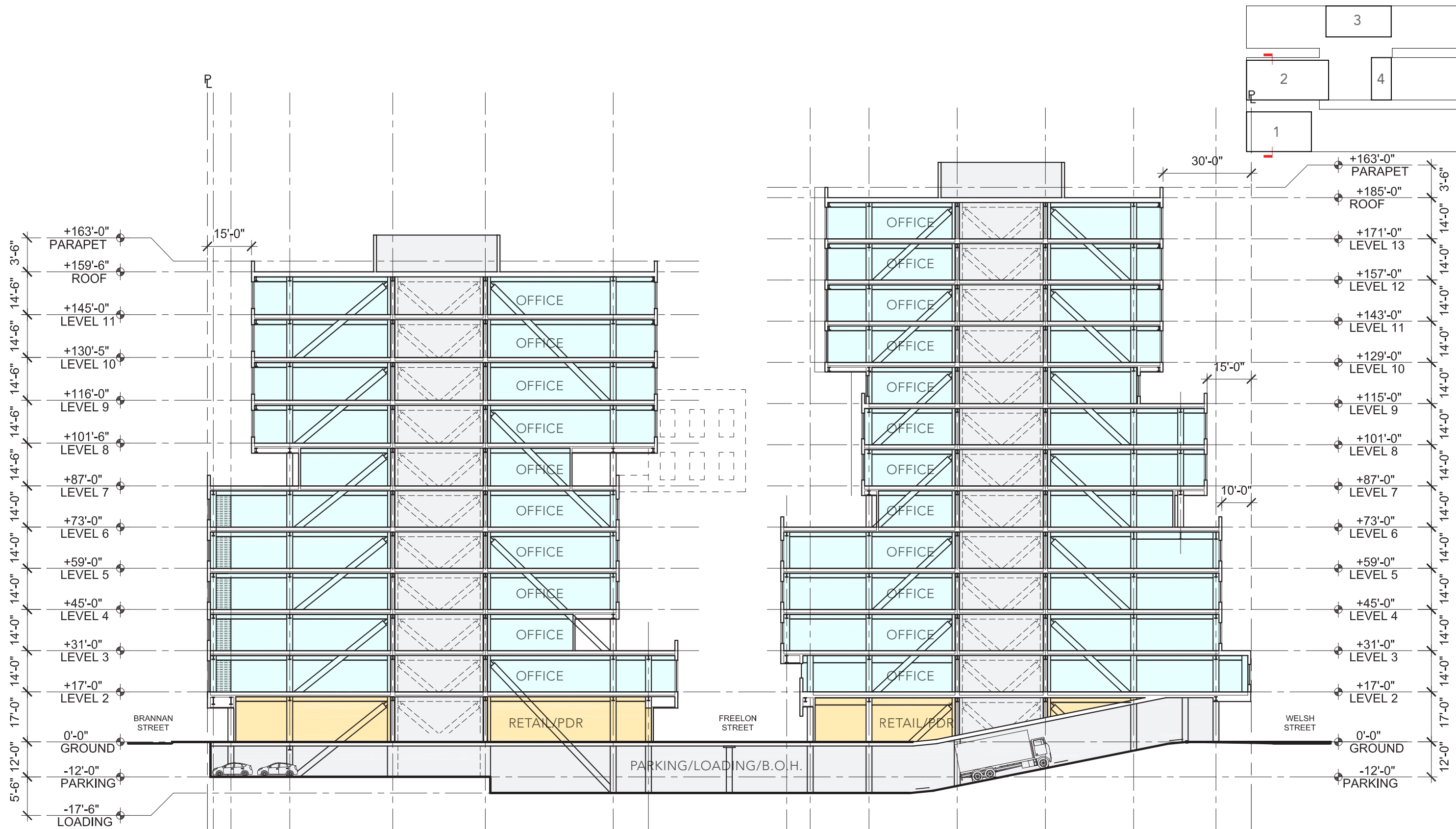


SCALE: 1" = 40'



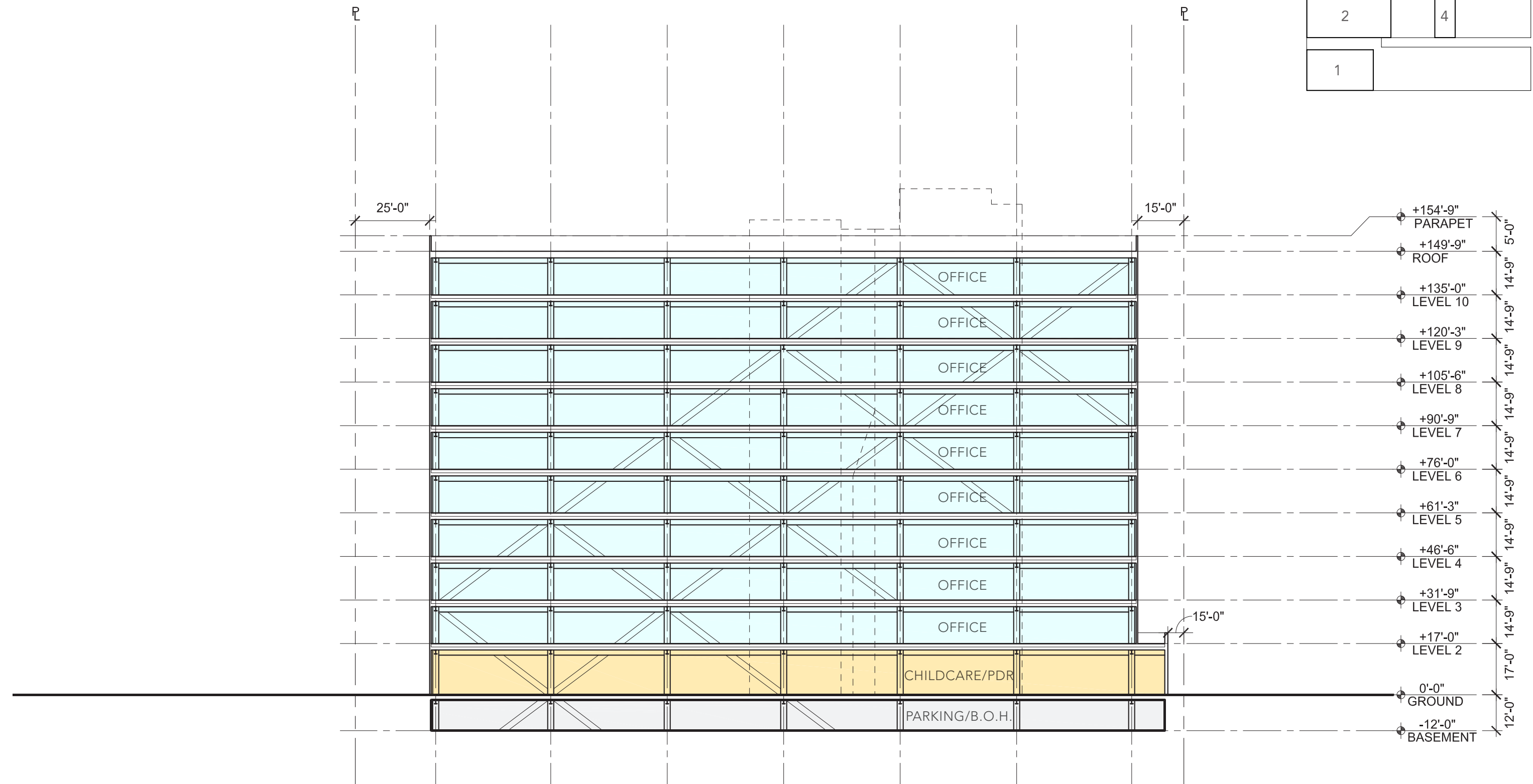
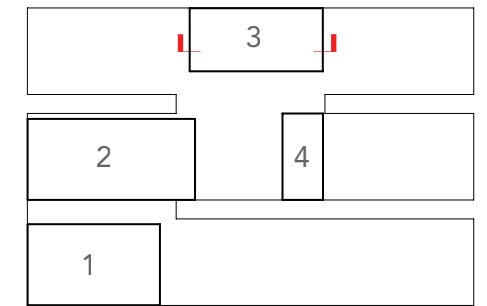
BUILDING 3 | NORTHEAST ELEVATION

BUILDING SECTIONS

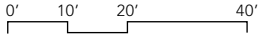


SCALE: 1/32" = 1'

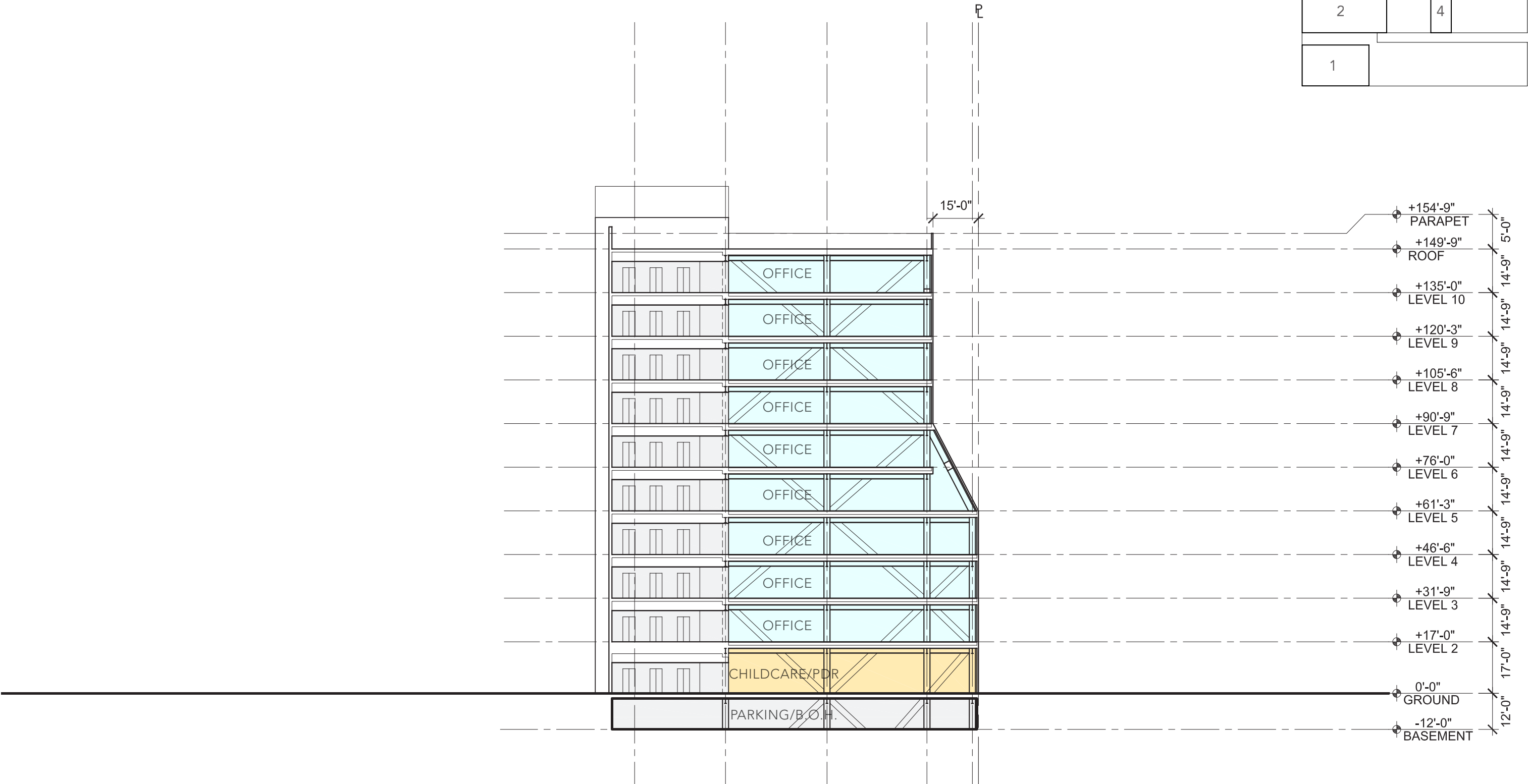
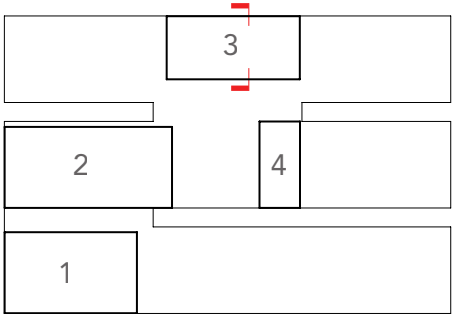
BUILDINGS 1 & 2 TRANSVERSE SECTION



SCALE: 1/32" = 1'



BUILDING 3 LONGITUNIAL SECTION

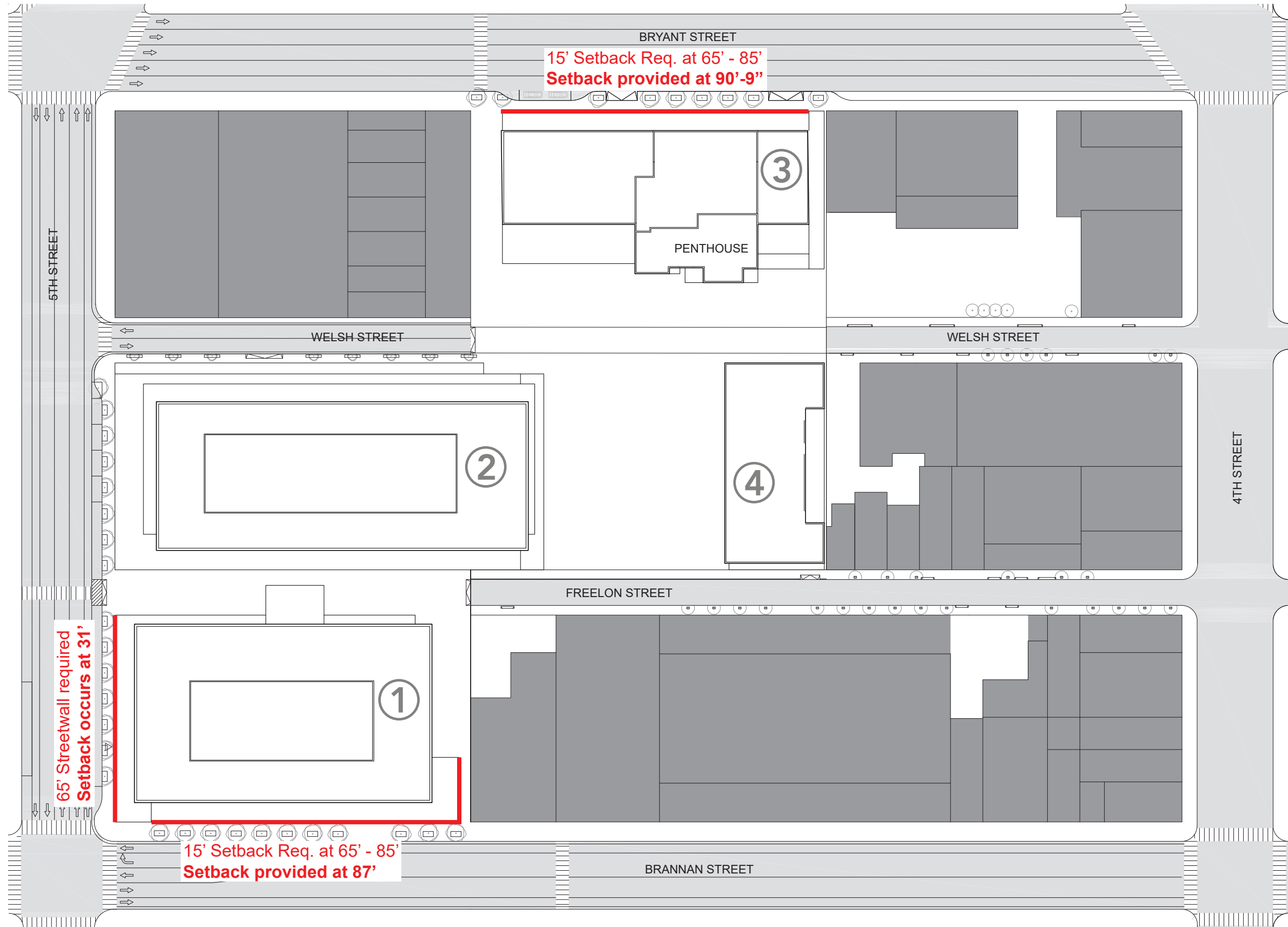


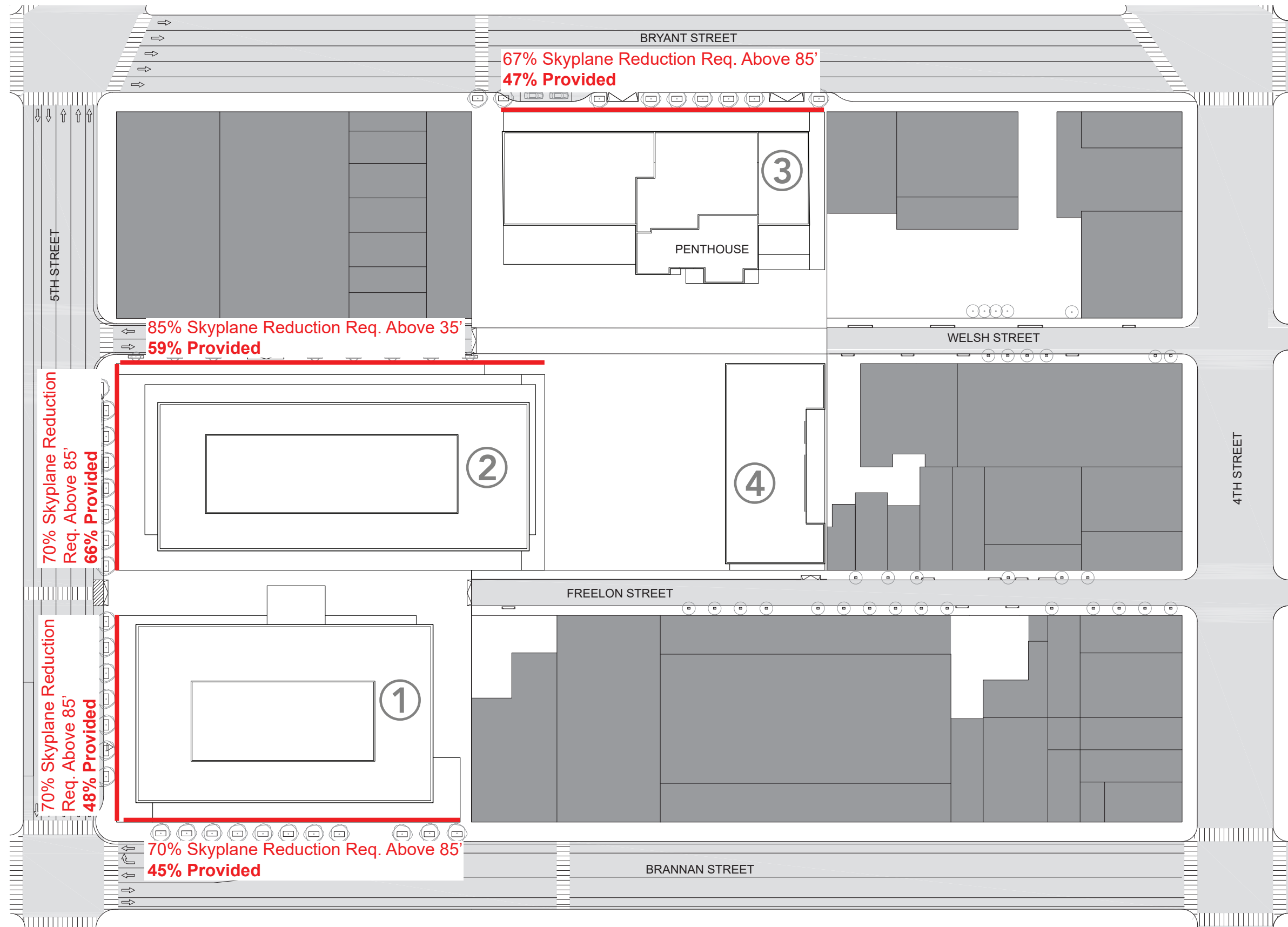
BUILDING 3 TRANSVERSE SECTION

CODE COMPLIANCE AND EXCEPTIONS

In connection with the Large Project Authorization entitlement, the Project is seeking exception from the following Planning Code Sections:

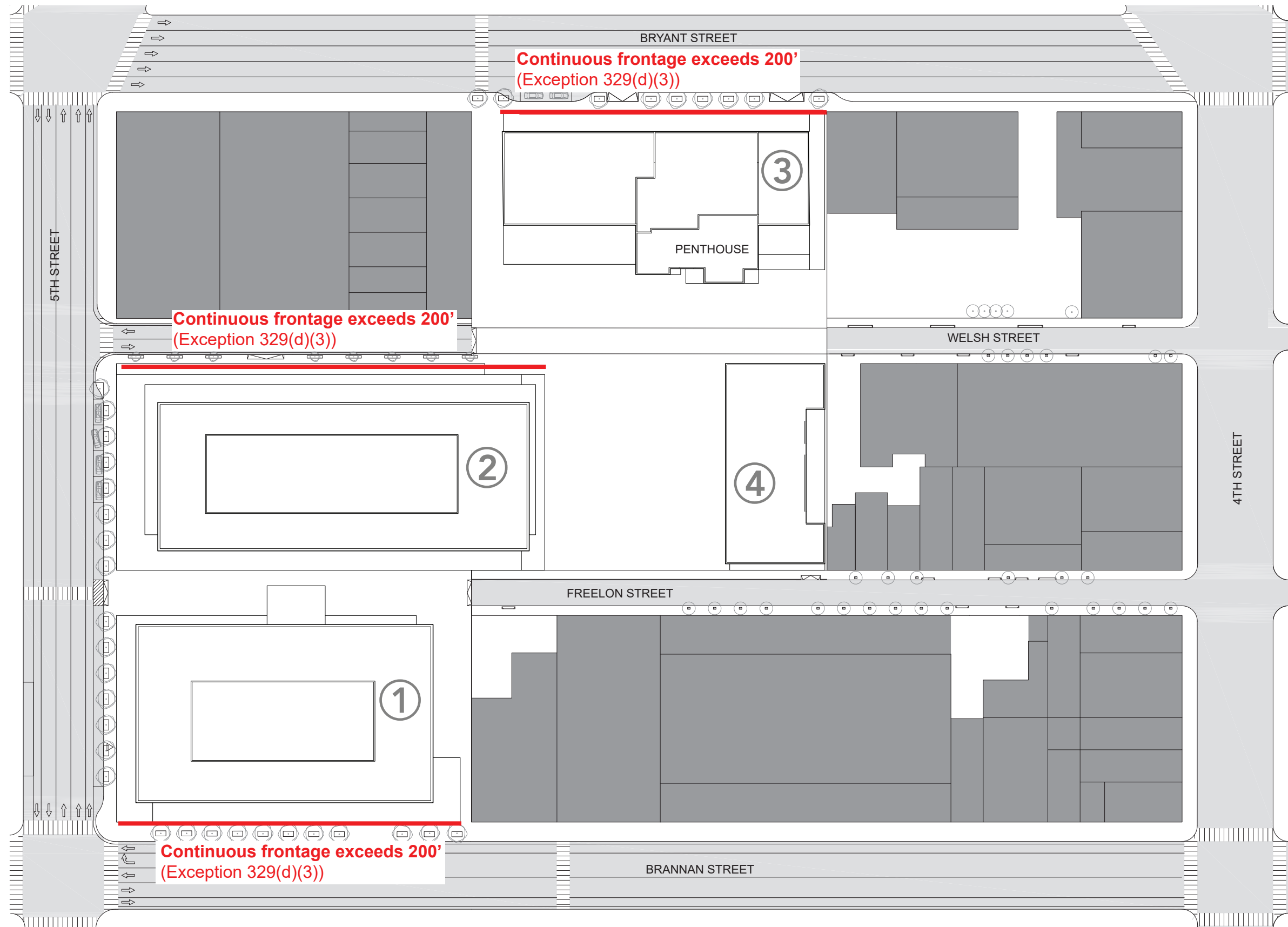
- Building Setbacks and Streetwall Articulation - 132.4
- Privately-Owned Public Open Space - 138
- Street Frontage Controls - 145.1
- Off-Street Loading - 152.1 & 154
- Curb Cut - 155(r)
- Wind - 249.78
- Bulk Controls - 261.1 and 270(h)
- Horizontal Mass Reductions - 270.1

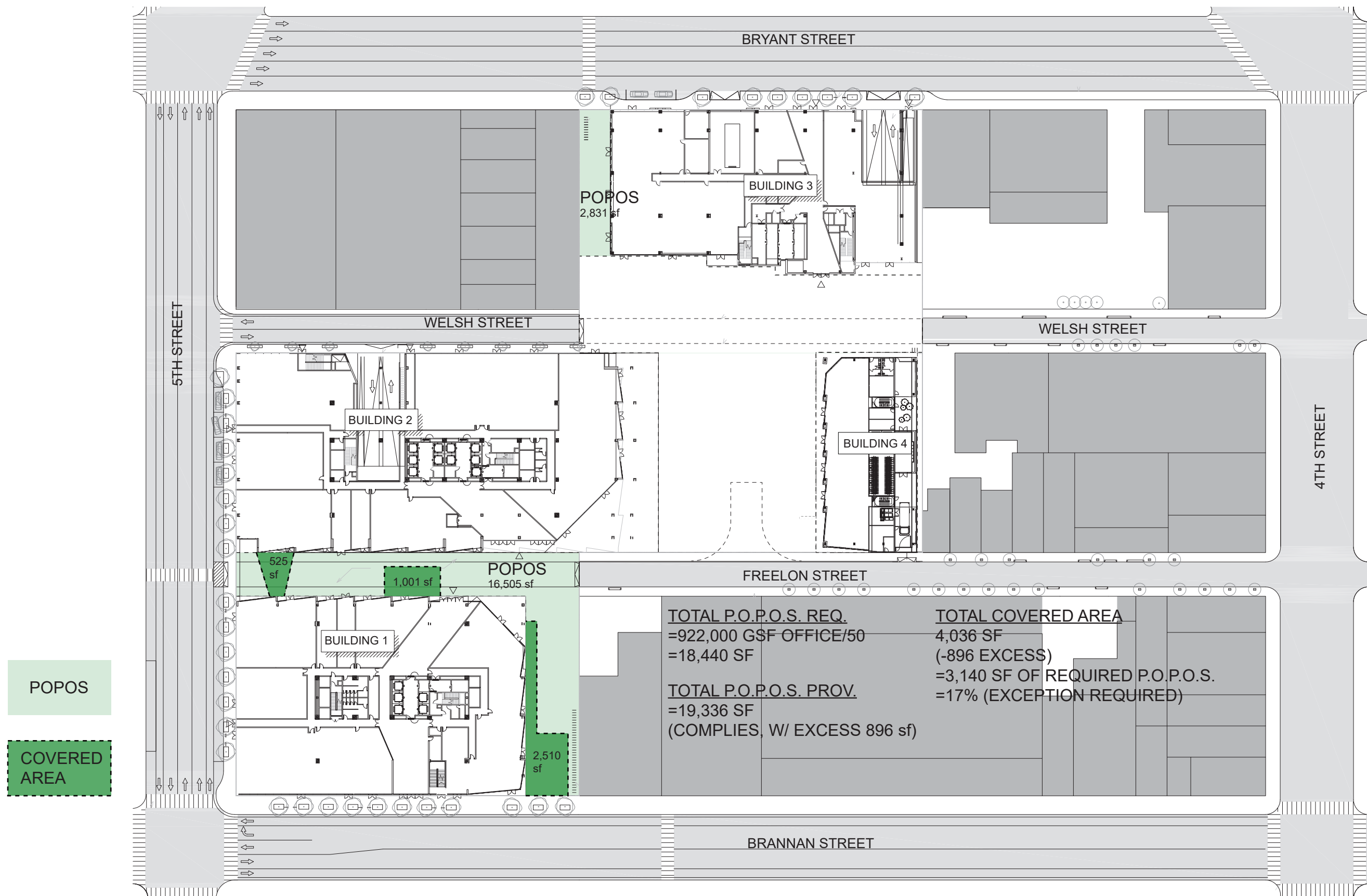


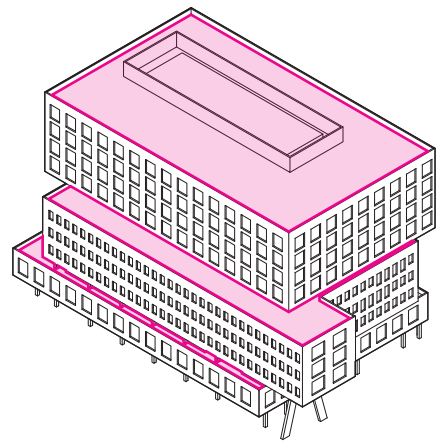


Exception from Section 261.1(d)(4) setbacks along
 Building 1, 2 & 3 facades facing new mid-block alleys

EXCEPTIONS TO SKYPLANE REDUCTION REQUIREMENTS (270(h), 261.1)

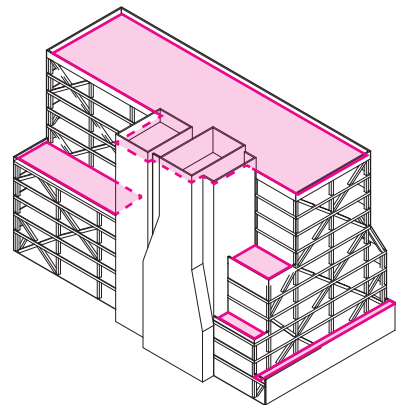




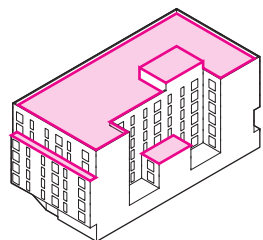


Total Building 1 Roof Area = 41,160sf
(per SFPC section 149. a)
Living Roof Requirement = 20,580sf
(=50% of roof area)

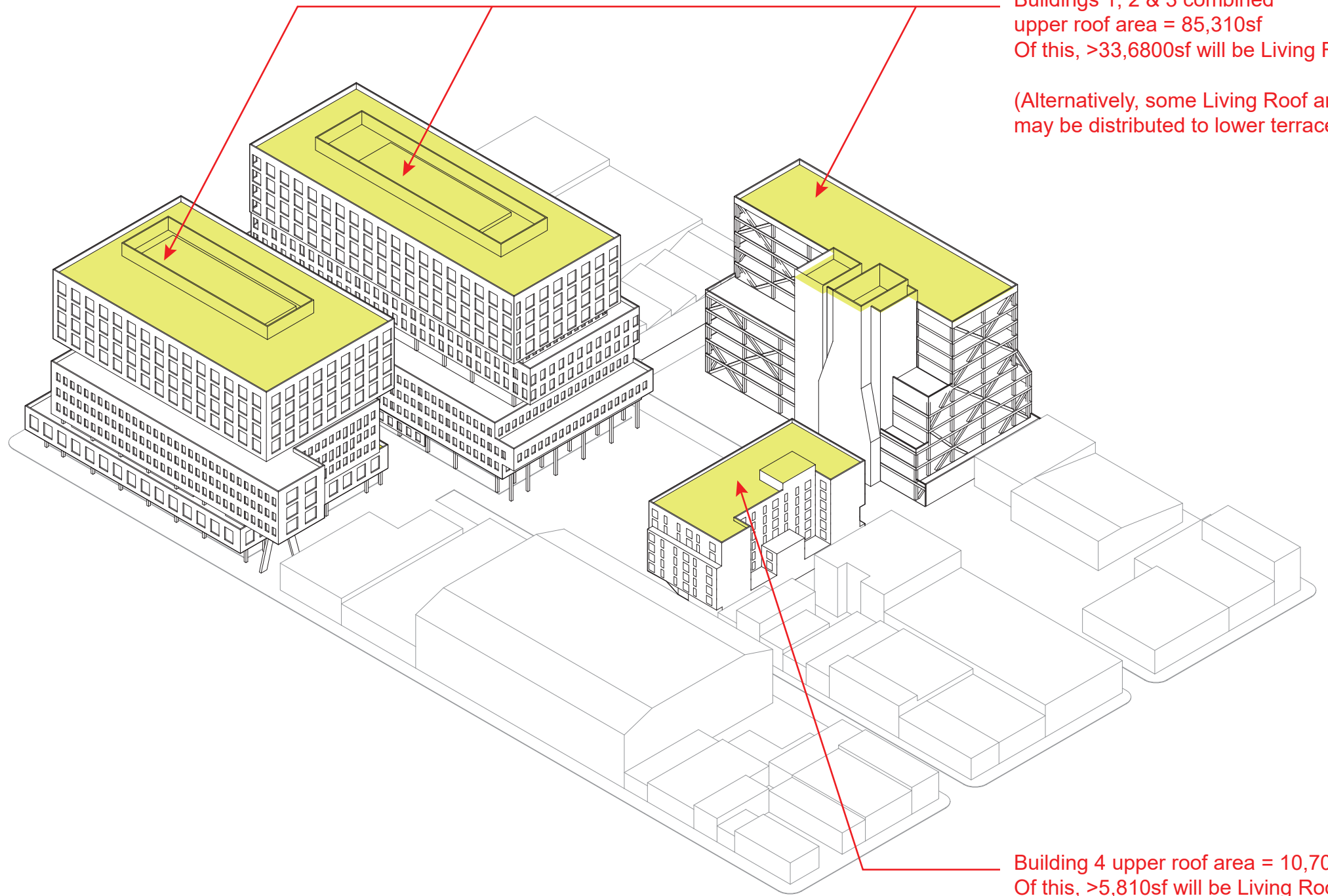
Building 2 is exempt from Living Roof requirement because it is greater than 160'



Total Building 3 Roof Area = 26,200sf
Living Roof Requirement = 13,100sf



Total Building 4 Roof Area = 11,620sf
Living Roof Requirement = 5,810sf

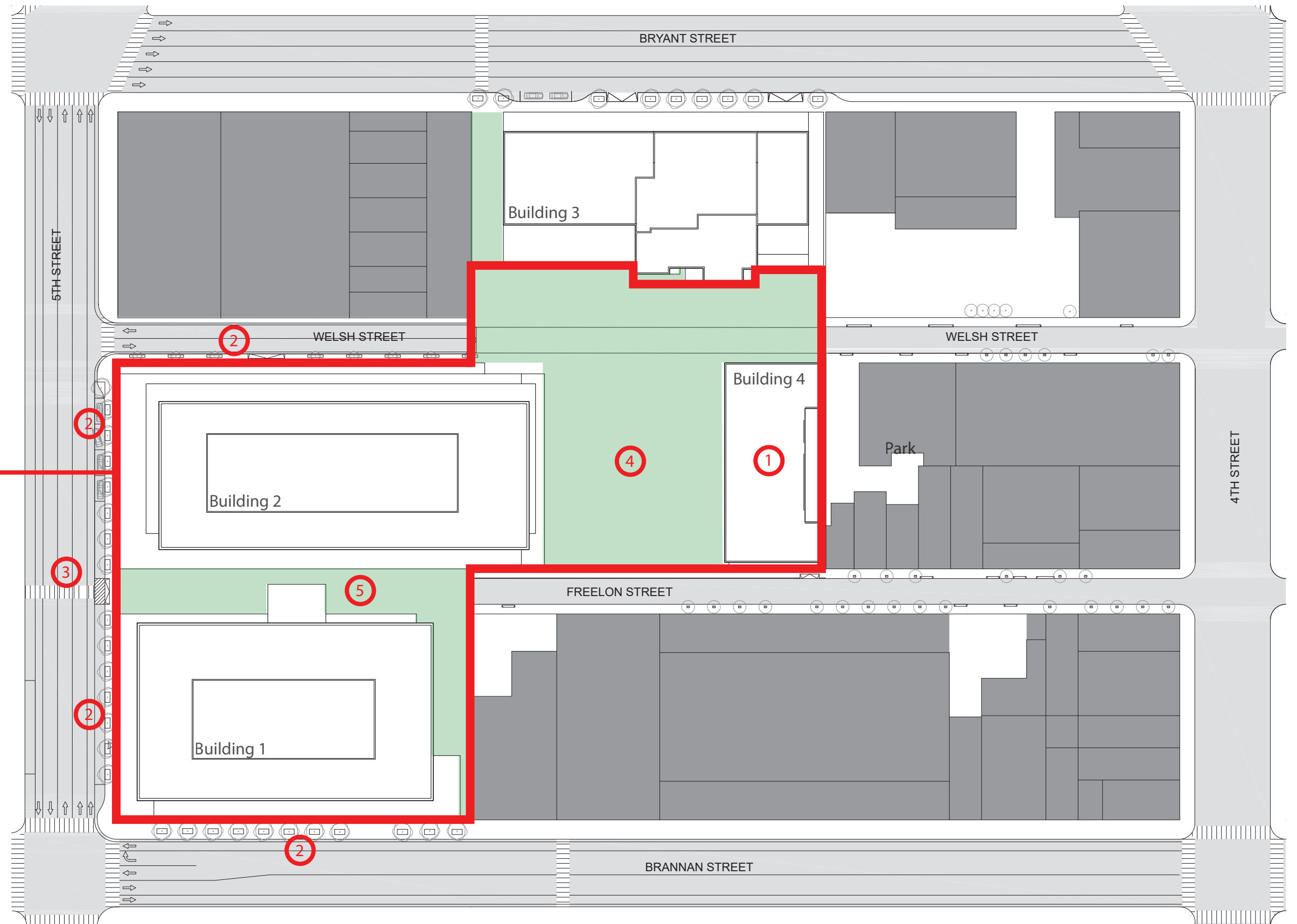


Building 2 is within 250 feet of Buildings 1 and 3. Therefore, Buildings 1 and 3 Living Roof areas can be located on Building 2 roofs. (per CGBC 5.201.1.2)

Buildings 1, 2 & 3 combined upper roof area = 85,310sf
Of this, >33,680sf will be Living Roof.

(Alternatively, some Living Roof area may be distributed to lower terraces)

Building 4 upper roof area = 10,700sf
Of this, >5,810sf will be Living Roof.



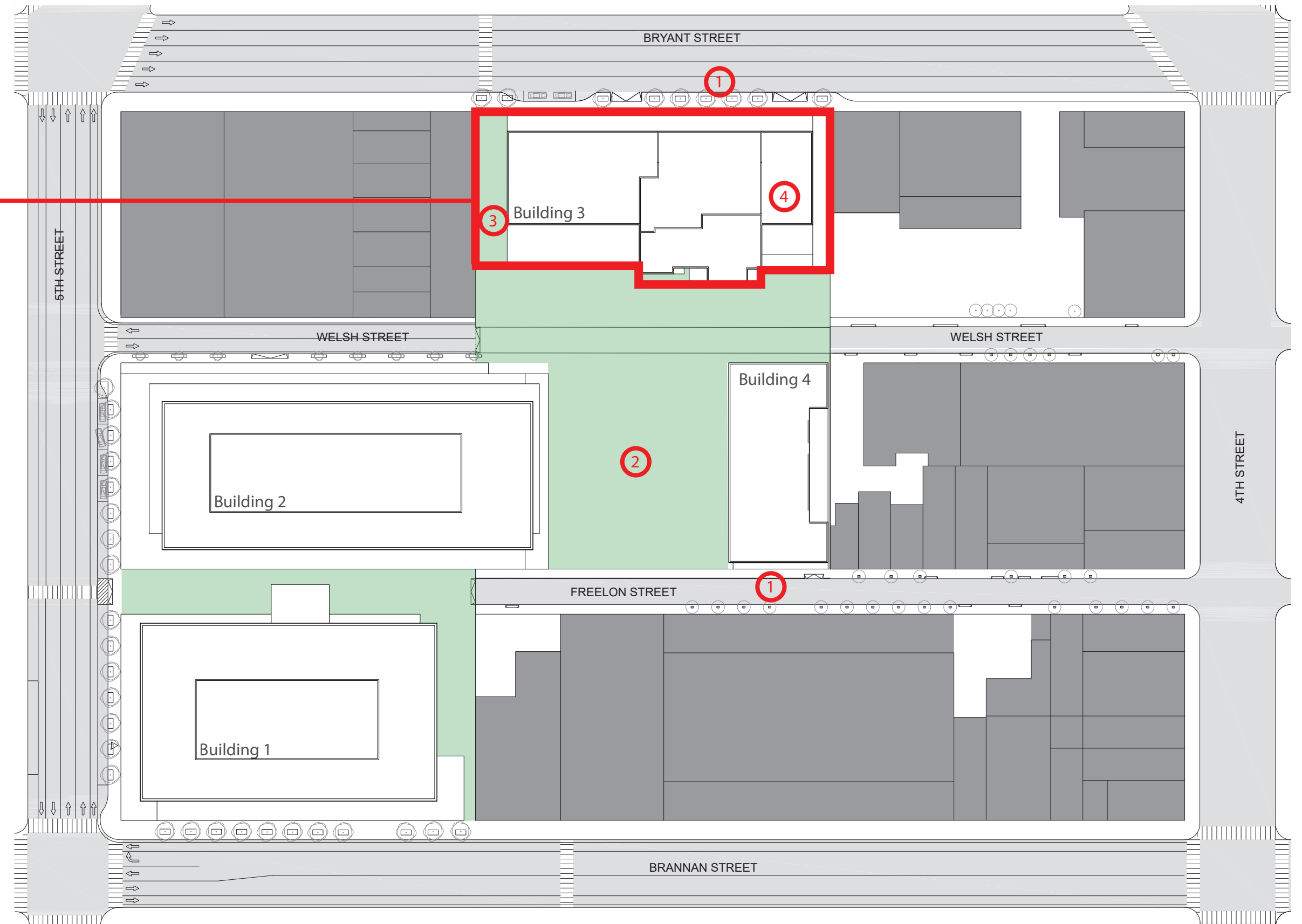
PHASE 1 Prop M Allocation

Buildings 1 & 2

- ① Mayor's Office of Housing
Land Dedication:
13,000 SF site, entitled for up to
85 units of affordable housing
- ② Sidewalk and alley improvements
along 5th, Brannan and Welsh Streets
- ③ New signalized crosswalk
across 5th St
- ④ 39,661 SF of land for a 1-acre
public park deeded to the City
- ⑤ 16,505 SF of Publicly Owned
Private Open Space (POPOS)

Ground Level Program

- 37,527 SF PDR
- 11,890 SF Neighborhood-
Serving Retail



PHASE 2 Prop M Allocation

Building 3

- ① Sidewalk and alley improvements along Bryant and Freelon Streets
- ② Development of the park, featuring a tot lot, all-age playground, dog-run, and a 10,000 SF "community living room"

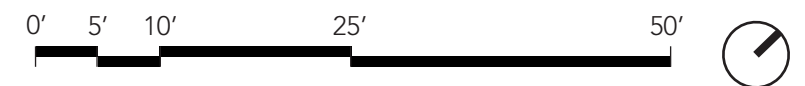
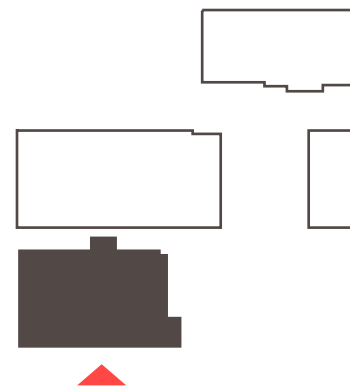
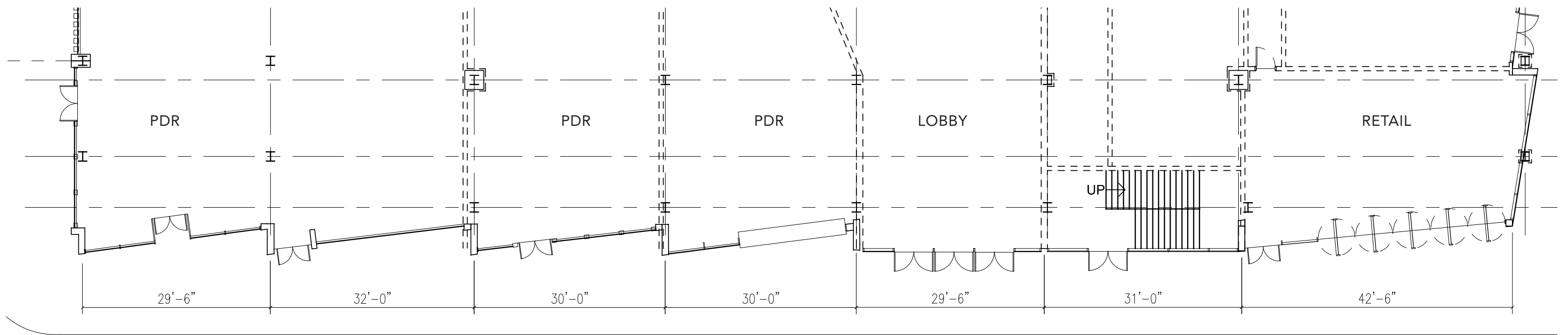
Maintenance and active programming for the park, in perpetuity

- ③ 2,831 SF of Publicly Owned Private Open Space (POPOS)

Ground Level Program

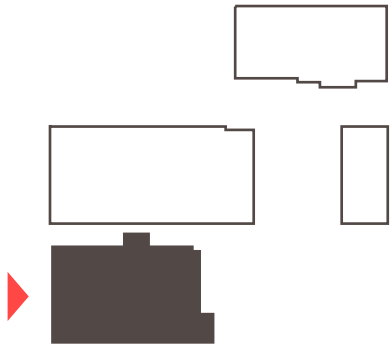
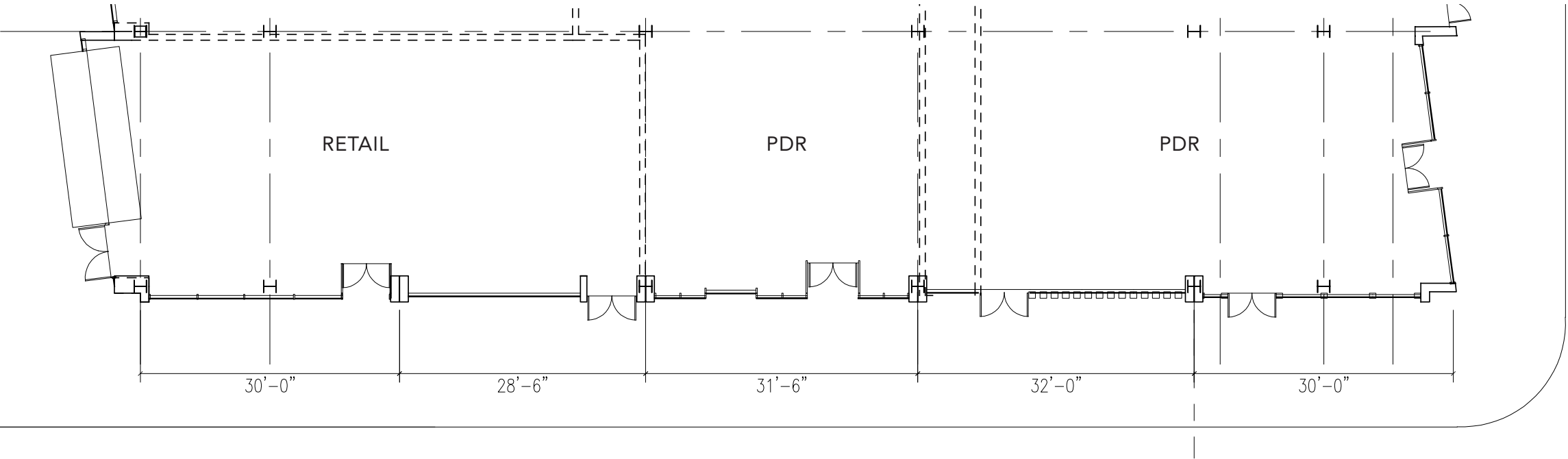
- ④ • 11,054 SF PDR
- ④ • 5,546 SF Childcare Facility

STOREFRONT DESIGN



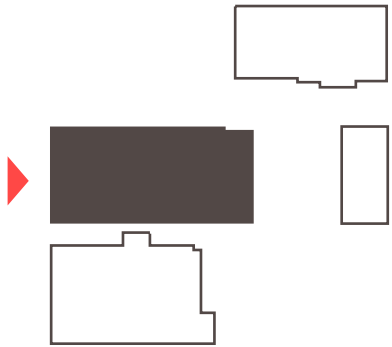
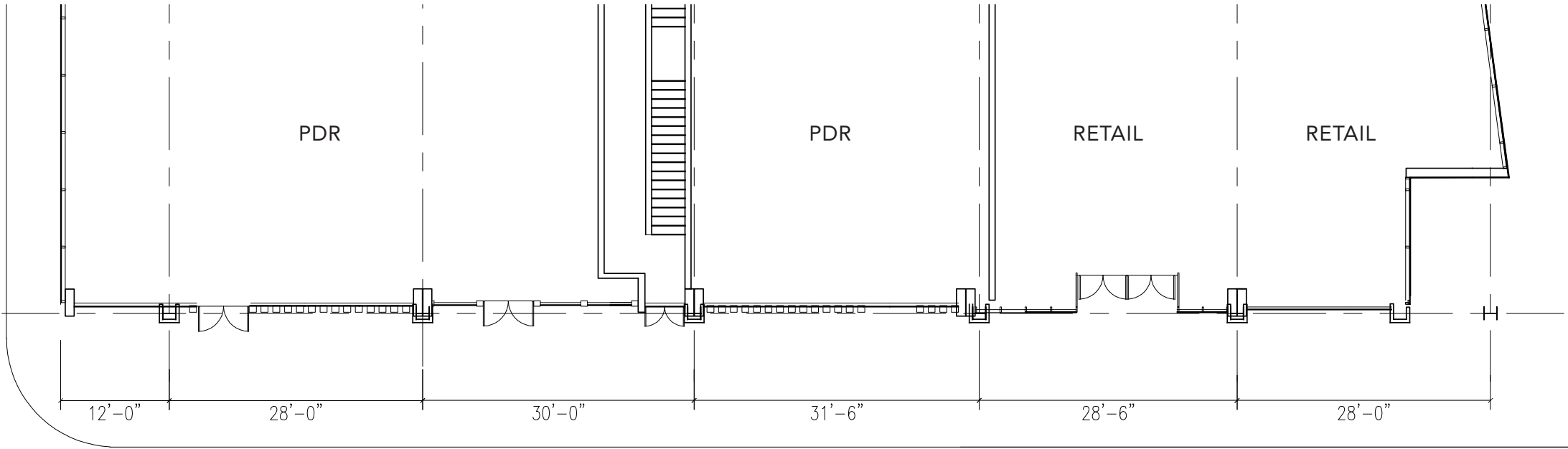
ELEVATION 1 | BRANNAN STREET - BUILDING 1

NEW SPIRAL STA
QUAD TO LEVEL



ELEVATION 2 | 5TH STREET - BUILDING 1

NEW SPIRAL STAIR CON
QUAD TO LEVEL 1



ELEVATION 3 | 5TH STREET - BUILDING 2

END