

1 [General Plan Amendments - 1500 Mission Street Project]

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3 **Ordinance amending the General Plan by revising the height and bulk designations for**  
 4 **the 1500 Mission Street project, Assessor's Parcel Block No. 3506, Lot Nos. 006 and**  
 5 **007, on Map 3 of the Market and Octavia Area Plan and on Map 5 of the Downtown Area**  
 6 **Plan; adopting findings under the California Environmental Quality Act; making**  
 7 **findings of consistency with the General Plan as proposed for amendment, and the**  
 8 **eight priority policies of Planning Code, Section 101.1; and adopting findings of public**  
 9 **necessity, convenience, and welfare under Planning Code, Section 340.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
 11 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
 12 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
 13 **Board amendment additions** are in double-underlined Arial font.  
 14 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
 15 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
 16 subsections or parts of tables.

14

15 Be it ordained by the People of the City and County of San Francisco:

16

17 Section 1. Findings.

18 (a) The 1500 Mission Street/City Office Building project (Assessor's Block 3506, Lots  
 19 006 and 007, referred to herein as the "Project") is planned for an approximately 2.5 acre site  
 20 along the north side of Mission Street spanning from 11th Street to South Van Ness Avenue.  
 21 Currently, Goodwill Industries occupies two buildings on the site: (1) a two-story, 29,000  
 22 square-foot building at the corner of South Van Ness Avenue constructed in 1997 that  
 23 contains a retail store at the ground level and offices above, and (2) an approximately 57,000  
 24 square-foot warehouse building at the corner of 11th Street which was until recently used for  
 25 processing donated items. The warehouse building is generally single-story and has a

1 basement parking garage containing approximately 110 spaces, 25 surface parking spaces,  
2 and six surface loading spaces. The warehouse building, which features an approximately 85-  
3 foot-tall clock tower atop the Mission Street façade, was constructed in 1925 for the White  
4 Motor Company and renovated in 1941 for use as a Coca-Cola bottling plant, a use that  
5 continued until the 1980s.

6 (b) In general terms, the project would construct two buildings and renovate a portion  
7 of the existing 1500 Mission Street building. The Project Sponsor would retain one building to  
8 be located on the southern portion of the site with primary frontages on Mission Street and  
9 South Van Ness Avenue. The City would own the building to be located on the northern  
10 portion of the site as a City office building and it would have frontages on 11th Street and  
11 South Van Ness Avenue. This building would be directly adjacent to another City office  
12 building at One South Van Ness Avenue.

13 (c) The Project Sponsor's residential building would include an approximately 664,000  
14 square-foot, 39-story, 396-foot-tall tower with mid-rise podium elements extending along  
15 Mission Street and South Van Ness Avenue and contain the following features: approximately  
16 550 dwelling units of which approximately 110 would be below market rate units (20%, rather  
17 than the required 13.5%), approximately 38,000 square-feet of ground floor retail,  
18 approximately 26,000 square-feet of private and common open space, approximately 299  
19 bicycle parking spaces, and up to 300 vehicular parking spaces.

20 (d) The City office building would include an approximately 454,000 square foot, 16-  
21 story, 264-foot-tower primarily along 11th Street with mid-rise podium elements extending  
22 west and south from the tower. This building would consolidate office space for multiple City  
23 departments, including the Department of Building Inspection, Public Works, and the Planning  
24 Department. This building would contain a consolidated, one-stop permit center and a  
25 childcare facility; enhanced pedestrian connectivity via a mid-block public space and alley

1 network extending from Mission Street to South Van Ness Avenue; ground floor exhibition and  
2 gallery space, ground floor conference facilities and community event space; and publicly  
3 accessible open space at the 2nd floor permit center.

4 (e) On December 15, 2016, in Resolution No. 19821, the Planning Commission  
5 initiated this legislation in accordance with Planning Code Section 340. This Resolution is on  
6 file with the Clerk of the Board of Supervisors in File No. 170408.

7 (f) On March 23, 2017, in Motion No. 19883, the Planning Commission certified as  
8 adequate and complete the 1500 Mission Street/City Office Building Final Environmental  
9 Impact Report (the "FEIR" found in Planning Case No. 2014.000362ENV) in accordance with  
10 the California Environmental Quality Act ("CEQA", California Public Resources Code Sections  
11 21000 et seq.) and Administrative Code Chapter 31. Said Motion is on file with the Clerk of  
12 the Board of Supervisors in File No. 170408 and is incorporated herein by reference. Copies  
13 of the FEIR and Motion No. \_\_\_\_\_ are on file with the Clerk of the Board of  
14 Supervisors in File No. \_\_\_\_\_ and are incorporated herein by reference. In  
15 addition, other documents, reports, and records related to the FEIR and Project approvals are  
16 on file with Jonas Ionin, the Planning Department custodian of records, and located at 1650  
17 Mission Street, Fourth Floor, San Francisco, California, 94103. The Board of Supervisors  
18 treats these additional Planning Department records as part of its own administrative record  
19 and incorporates such materials by reference herein.

20 (g) At the same hearing, in Motion No. 19884, the Planning Commission adopted  
21 CEQA Findings, including a Statement of Overriding Considerations, and a Mitigation  
22 Monitoring and Reporting Program. In accordance with the actions contemplated herein, this  
23 Board has reviewed the FEIR and the record as a whole, and adopts and incorporates by  
24 reference, as though fully set forth herein, the CEQA Findings pursuant to CEQA. A copy of  
25

1 said Motion No. 19884 is on file with the Clerk of the Board of Supervisors in File No. 170408  
2 and is incorporated herein by reference.

3 (h) On March 23, 2017, in Resolution No. 19885, the Planning Commission adopted  
4 findings that the actions contemplated in this ordinance are consistent, on balance, with the  
5 City’s General Plan as proposed for amendment and eight priority policies of Planning Code  
6 Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on  
7 file with the Clerk of the Board of Supervisors in File No. 170408 and is incorporated herein by  
8 reference.

9 (i) In this same Resolution, the Planning Commission in accordance with Planning  
10 Code Section 340 determined that this ordinance serves the public necessity, convenience,  
11 and general welfare. The Board of Supervisors adopts as its own these findings.

12 (j) This ordinance is companion legislation to legislation that amends the Planning  
13 Code to establish a new special use district, amend height and bulk controls, and revise the  
14 Zoning Map for the 1500 Mission Street project. It also is companion legislation to legislation  
15 that ratifies the City’s purchase and sale agreement with the Project Sponsor for the City to  
16 purchase the office building site portion of the development. This legislation is on file with the  
17 Clerk of the Board of Supervisors in File Nos. 170348 and 170471, respectively.

18  
19 Section 2. The General Plan is hereby amended by revising the Market and Octavia  
20 Area Plan as follows:

21 Revise Map 3 to reclassify the height limits of Assessor’s Block 3506, Lots 006 and  
22 007, from 85’, 250’ tower/85’ podium and 320’ tower/120’ podium to 85’, 400’ tower/130’  
23 podium and 250’ tower/130’ podium as described below:

| Description of Property | Height Districts to be Superseded |
|-------------------------|-----------------------------------|
|-------------------------|-----------------------------------|

|   |                                |                               |
|---|--------------------------------|-------------------------------|
| 1 | Assessor's Block 3506, Lot 006 | 85', 320' Tower / 120' Podium |
| 2 | Assessor's Block 3506, Lot 007 | 250' Tower/85' Podium, 320'   |
| 3 |                                | Tower/120' Podium, 85'        |

| 5  | <b>Description of Property for Assessor's</b>       | <b>Height Districts Hereby Approved</b> |
|----|---|---|
| 6  | <b>Block 3506, Lots 006, 007</b>                    |   |
| 7  | Along the northerly portion of the South            | 250' Tower / 130' Podium                |
| 8  | Van Ness Avenue and 11th Street                     |   |
| 9  | frontages measuring approximately 170               |   |
| 10 | feet in depth and 422 feet in width;                |   |
| 11 | Assessor Block and Lot to be assigned.              |   |
| 12 | Along the southerly portion of the 11 <sup>th</sup> | 85'                                     |
| 13 | Street frontage and the easterly portion of         |   |
| 14 | the Mission Street frontage measuring               |   |
| 15 | approximately 105-feet in depth from                |   |
| 16 | Mission Street and 156-feet in width along          |   |
| 17 | Mission Street; Assessor Block and Lot to           |   |
| 18 | be assigned.  |   |
| 19 | The westerly portion of the Mission Street          | 400' Tower/130' Podium                  |
| 20 | frontage and southerly portion of the               |   |
| 21 | South Van Ness frontage measuring                   |   |
| 22 | approximately 308 feet in width along               |   |
| 23 | Mission Street and approximately 110                |   |
| 24 | feet in depth from Mission Street;                  |   |
| 25 | Assessor Block and Lot to be assigned.              |   |

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Section 3. The General Plan is hereby amended by revising the Downtown Area Plan as follows:

Revise Map 5 to reclassify the height and bulk of the same Assessor’s Block and Lots from 120-S, 150-S and 200-S to 85-X, 130/240-R-3 and 130/400-R-3 as described below:

| <b>Description of Property</b> | <b>Height Districts to be Superseded</b> |
|--------------------------------|--|
| Assessor’s Block 3506, Lot 006 | 150-S, 200-S                             |
| Assessor’s Block 3506, Lot 007 | 120-S, 150-S                             |

| <b>Description of Property for Assessor’s Block 3506, Lots 006, 007</b>   | <b>Height &amp; Bulk Districts Hereby Approved</b> |
|---|--|
| Along the northerly portion of the South Van Ness Avenue and 11th Street frontages measuring approximately 170 feet in depth and 422 feet in width; Assessor Block and Lot to be assigned.                            | 130/240-R-3  |
| Along the southerly portion of the 11 <sup>th</sup> Street frontage and the easterly portion of the Mission Street frontage measuring approximately 105-feet in depth from Mission Street and 156-feet in width along | 85-X   |

|  |                    |
|--|--------------------|
| <p>1 Mission Street; Assessor Block and Lot to<br/>2 be assigned.</p>  |                    |
| <p>3 The westerly portion of the Mission Street<br/>4 frontage and southerly portion of the<br/>5 South Van Ness frontage measuring<br/>6 approximately 308 feet in width along<br/>7 Mission Street and approximately 110<br/>8 feet in depth from Mission Street;<br/>9 Assessor Block and Lot to be assigned.</p> | <p>130/400-R-3</p> |

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11 Section 4. Effective Date. This ordinance shall become effective 30 days after  
12 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
13 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
14 of Supervisors overrides the Mayor's veto of the ordinance.

15  
16 APPROVED AS TO FORM:  
17 DENNIS J. HERRERA, City Attorney

18 By: \_\_\_\_\_  
19 John D. Malamut  
20 Deputy City Attorney

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