



SAN FRANCISCO PLANNING DEPARTMENT

April 3, 2017

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

**Re: Transmittal of Planning Department
Case Number 2014-000362GPAPCAMAP:
1500 Mission Street Special Use District**

**BOS File No: (pending) Planning Code, Zoning Map – 1500 Mission Street SUD
Planning Commission Recommendation: Approval of Planning Code Text and Zoning Map
Amendments**

**BOS File No: (pending) General Plan Amendment
Planning Commission Recommendation: Approval of General Plan Amendment**

Dear Ms. Calvillo,

On December 15, 2016 the Planning Commission initiated a General Plan Amendment to amend Map 3, Height Map, of the Market and Octavia Area Plan and Map 5, Height and Bulk Map, of the Downtown Area Plan to change the height and bulk district of Assessor's Block 3506, Lots 006 and 007.

On March 27, 2017 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the adoption of the proposed Planning Code, Zoning Map Amendment Ordinance and the related General Plan Amendment Ordinance, initiated by the Planning Commission.

The two Proposed Ordinances, would 1.) create Section 249.12 to establish the 1500 Mission Street Special Use District and 2.) amend Map 3, "Height Districts" of the Market and Octavia Area Plan and Map 5, "Proposed Height and Bulk Districts" of the Downtown Area Plan of the General Plan to change the height and bulk district of Assessor's Block 3506, Lots 006 and 007. On Map 3 of the Market and Octavia Area Plan, the height and bulk of said parcels would change from 85', 320' Tower / 120' Podium and 250' Tower / 85' Podium, 320' Tower / 120 Podium to 85', 250 Tower / 130' and 250' Tower / 120' Podium, 400' Tower / 130' Podium respectively. Specifically, the 1500 Mission Street Special Use District would:

- Modify height and bulks of the subject parcels from 85-R-2, 85/250-R-2 and 120/320-R-2 to 85-X, 130/240-R-3 and 130/400-R-3
- Modify bulk controls allowing for larger floor plates owing to the unique needs of the City permit center and to address particularly windy conditions in the area;

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

- Allow for parking for the City's fleet in excess of what is currently permitted;
- Allow office uses above the fourth floor as a contingency should the City not occupy the office building
- Exempt affordable units and their proportional share of residential common areas from gross floor area calculations;
- Permit certain overhead projections intended primarily to reduce ground level wind speeds; and
- Limit the maximum horizontal area required for Dwelling Unit Exposure requirements to 65 feet

At the March 27, 2017 hearing, the Commission voted to recommend approval of the proposed General Plan and the Planning Code Text and Zoning Map Amendment Ordinances. Please find attached documents relating to the Commission's action. The original, signed to form, Microsoft Word versions of the Ordinances and legislative digests will be sent directly to the Clerk from the Department of Real Estate. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



Aaron Starr
Manager of Legislative Affairs

cc:

Mayor's Office, Nicole Elliot
Supervisor Jane Kim
District 6 Legislative Aide, April Ang
Deputy City Attorney, John Malamut
Deputy City Attorney, Jon Givner

Attachments (one copy of the following):

Planning Commission Motion No. 19883 – Final EIR Certification

Planning Commission Motion No. 19884 – Adoption of CEQA Findings

Planning Commission Resolution No. 19885 – Adoption approval recommendation for the Ordinance entitled, "Ordinance amending the General Plan by revising the height and bulk designations for the 1500 Mission Street project, Assessor's Block 3506 Lots 006 and 007, on Map 3 of the Market and Octavia Area Plan and on Map 5 of the Downtown Area Plan; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan as proposed for amendment and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code Section 340."

Planning Commission Resolution No. 19886 – Adoption of approval recommendation of Ordinance entitled, "Ordinance amending the Planning Code to create the 1500 Mission Street Special Use District to facilitate development of the 1500 Mission Street (Assessor's Block 3506, Lots 006 and 007) project, to regulate bulk controls in the Special Use District, to modify Zoning Map SU07 to place the project site into this Special Use District and Zoning Map HT07 to modify the height and bulk district designations for the project site; adopting findings under the California

Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code Section 302.”

Planning Commission Motion No. 19887 – Downtown Project Authorization

Planning Commission Motion No. 19821 – Initiation of General Plan Amendments

Planning Commission Motion No. 19822 – Initiation of Planning Code, Zoning Map Amendments (SUD)

