

1 [Development Agreement - Laurel Heights Partners, LLC - 3333 California Street Project -  
2 California Street at Presidio Avenue]

3 **Ordinance approving a Development Agreement between the City and County of San**  
4 **Francisco and Laurel Heights Partners, LLC, a Delaware limited liability company, for**  
5 **the development of an approximately 10.25-acre site located at California Street at**  
6 **Presidio Avenue (3333 California Street), with various public benefits, including 25%**  
7 **affordable housing, a child care center comprised of approximately 14,665 square feet,**  
8 **and approximately 2.87 acres of privately owned, publicly accessible open space;**  
9 **making findings under the California Environmental Quality Act, and findings of**  
10 **conformity with the General Plan, and the eight priority policies of Planning Code,**  
11 **Section 101.1(b); approving certain development impact fees for the project, and**  
12 **waiving certain Planning Code fees and requirements; confirming compliance with or**  
13 **waiving certain provisions of Administrative Code, Chapter 56; ratifying certain actions**  
14 **taken in connection with the Development Agreement, as described herein; and**  
15 **authorizing certain actions to be taken under the Development Agreement, as**  
16 **described herein.**

17 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
18 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
19 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
20 **Board amendment additions** are in double-underlined Arial font.  
21 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
22 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
23 subsections or parts of tables.

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

23 Section 1. Project Findings.

24 The Board of Supervisors makes the following findings:

25 (a) California Government Code Sections 65864 et seq. authorizes any city, county,

1 or city and county to enter into an agreement for the development of real property within the  
2 jurisdiction of the city, county, or city and county.

3 (b) Chapter 56 of the Administrative Code ("Chapter 56") sets forth certain  
4 procedures for the processing and approval of development agreements in the City and  
5 County of San Francisco (the "City").

6 (c) Laurel Heights Partners, LLC, a Delaware limited liability company (the  
7 "Developer"), owns and operates an approximately 10.25-acre site bounded by California  
8 Street to the north, Presidio Avenue to the east, Masonic Avenue to the southeast, Euclid  
9 Avenue to the south, and Laurel Street and Mayfair Drive to the west, currently comprised of  
10 an approximately 455,000 gross square foot office building, an approximately 14,000 gross  
11 square foot annex building, surface and subsurface parking areas, and approximately 165,200  
12 square feet of landscaping or landscaped open space (the "Project Site").

13 (d) On August 9, 2019, the Developer filed an application with the Planning  
14 Department for approval of a development agreement relating to the Project Site (the  
15 "Development Agreement") under Chapter 56. A copy of the Development Agreement is on  
16 file with the Clerk of the Board of Supervisors in File No. 190845.

17 (e) The Developer proposes a mixed use development that will include residential,  
18 non-residential, open space, child care, and related uses (the "Project"). Specifically, the  
19 Project includes (1) approximately 744 residential units, including not less than 185 on-site  
20 affordable senior residential units, (2) approximately 34,496 square feet of  
21 retail/restaurant/commercial use in buildings along California Street, (3) 10 below-grade  
22 parking garages with approximately 847 parking spaces, (4) an approximately 14,665 gross  
23 square foot space for child care use, and (5) 125,226 square feet of privately owned, publicly  
24 accessible open space and 86,570 square feet of other open space, including private open  
25 space for residents, all as more particularly described in the Development Agreement.

1 (f) While the Development Agreement is between the City, acting primarily through  
2 the Planning Department, and the Developer, other City agencies retain a role in reviewing  
3 and issuing certain later approvals for the Project, including approval of final maps and street  
4 improvement permits. As a result, affected City agencies have consented to the Development  
5 Agreement.

6 (g) The Project is anticipated to generate an annual average of approximately 675  
7 construction jobs, and on completion, an approximate \$10 million annual increase in property  
8 taxes and approximately \$15 million in development impact fees (including transportation,  
9 housing linkages, and school fees). In addition to the significant housing, jobs, urban  
10 revitalization, and economic benefits to the City from the Project, the Office of Economic and  
11 Workforce Development has determined that development of the Project under the  
12 Development Agreement will provide additional benefits to the public that could not be  
13 obtained through application of existing City ordinances, regulations, and policies. Additional  
14 public benefits to the City from the Project include (1) on-site affordable housing that exceeds  
15 the amount otherwise required and will equal 25% of the total number of proposed housing  
16 units for the Project; (2) workforce obligations, including significant training, employment, and  
17 economic development opportunities as part of the development and operation of the Project;  
18 (3) construction and maintenance of the privately owned, publicly accessible open space,  
19 totaling approximately 2.87 acres; (4) street improvements, some of which will be maintained  
20 by the Developer at no cost to the City; (5) an approximately 14,665 square foot child care  
21 center, including an outdoor activity area, capable of accommodating at least 175 children,  
22 with 10% of the maximum number of permitted slots to be provided to children in low-income  
23 households; (6) a Transportation Demand Plan under Planning Code Section 169.3(e)(2) that  
24 implements 75% of applicable target points rather than the 50% standard otherwise required  
25 for the Project; and (7) a \$1,055,000 payment towards an auxiliary water supply system that

1 will service the Project (the “AWSS Community Benefit Fee”).

2 (h) Concurrently with this ordinance, the Board is taking a number of actions in  
3 furtherance of the Project, as generally described in the Development Agreement, including  
4 Exhibit E to the Development Agreement.

5 Section 2. CEQA Findings.

6 On September 5, 2019, by Motion No. 20512, the Planning Commission certified as  
7 adequate, accurate, and complete the Final Environmental Impact Report ("FEIR") for the  
8 Project pursuant to the California Environmental Quality Act (California Public Resources  
9 Code Sections 21000 et seq.) ("CEQA"). A copy of Planning Commission Motion No. 20512  
10 is on file with the Clerk of the Board of Supervisors in File No. 190947. Also on September 5,  
11 2019, by Motion No. 20513, the Planning Commission adopted findings, including a rejection  
12 of alternatives and a statement of overriding considerations (the “CEQA Findings”) and a  
13 Mitigation Monitoring and Reporting Program (“MMRP”). These Motions are on file with the  
14 Clerk of the Board of Supervisors in File No. 190947. In accordance with the actions  
15 contemplated in this ordinance, the Board of Supervisors has reviewed the FEIR and related  
16 documents, and adopts as its own and incorporates by reference as though fully set forth  
17 herein the CEQA Findings, including the statement of overriding considerations, and the  
18 MMRP.

19 Section 3. General Plan and Planning Code Section 101.1(b) Findings.

20 (a) The Board of Supervisors finds that the Development Agreement will serve the  
21 public necessity, convenience, and general welfare for the reasons set forth in Planning  
22 Commission Resolution No. 20515 and incorporates those reasons herein by reference.

23 (b) The Board of Supervisors finds that the Development Agreement is in conformity  
24 with the General Plan and the eight priority policies of Planning Code Section 101.1 for the  
25 reasons set forth in Planning Commission Resolution No. 20515. The Board hereby adopts

1 the findings set forth in Planning Commission Resolution No. 20515 and incorporates those  
2 findings herein by reference.

3 Section 4. Development Agreement.

4 (a) The Board of Supervisors approves all of the terms and conditions of the  
5 Development Agreement in substantially the form on file with the Clerk of the Board of  
6 Supervisors in File No. 190845.

7 (b) The Board of Supervisors approves and authorizes the execution, delivery, and  
8 performance by the City of the Development Agreement as follows: (1) the Director of  
9 Planning and (other City officials listed thereon) are authorized to execute and deliver the  
10 Development Agreement and consents thereto, and (2) the Director of Planning and other  
11 applicable City officials are authorized to take all actions reasonably necessary or prudent to  
12 perform the City's obligations under the Development Agreement in accordance with the  
13 terms of the Development Agreement. The Director of Planning, at his or her discretion and in  
14 consultation with the City Attorney, is authorized to enter into any additions, amendments, or  
15 other modifications to the Development Agreement that the Director of Planning determines  
16 are in the best interests of the City and that do not materially increase the obligations or  
17 liabilities of the City or materially decrease the benefits to the City as provided in the  
18 Development Agreement.

19 (c) The Board of Supervisors authorizes the Controller to accept any payments  
20 made by the Developer under the Development Agreement.

21 Section 5. Development Impact Fees and Planning Code Conformity.

22 (a) For the Project, the Board of Supervisors approves the development impact fees  
23 as set forth in the Development Agreement and waives any inconsistent provision in Planning  
24 Code Article 4.

1 (b) For the Project, the Board of Supervisors approves the child care facility and  
2 affordable housing requirements as set forth in the Development Agreement and waives the  
3 requirements of Planning Code Sections 414A, 415.5, 415.6(e), 415.6(f), and 415.7.

4 Section 6. Administrative Code Conformity.

5 The Development Agreement shall prevail if there is any conflict between the  
6 Development Agreement and Chapter 56, and without limiting the generality of the foregoing  
7 clause, for purposes of the Development Agreement only, the provisions of Chapter 56 are  
8 waived or its provisions deemed satisfied as follows:

9 (a) Laurel Heights Partners, LLC shall constitute a permitted "Applicant/Developer"  
10 for purposes of Chapter 56, Section 56.3(b).

11 (b) The Project comprises approximately 10.25 acres and is the type of large multi-  
12 phase and/or mixed-use development contemplated by the Administrative Code and therefore  
13 it satisfies the provisions of Chapter 56, Section 56.3(g).

14 (c) The provisions of the Development Agreement, including its attached Workforce  
15 Agreement, apply and satisfy the requirements of Administrative Code Chapter 14B, Section  
16 14B.20, and Chapter 56, Section 56.7(c).

17 (d) The provisions of the Development Agreement regarding any amendment or  
18 termination, including those relating to "Material Change," shall apply in lieu of the provisions  
19 of Chapter 56, Section 56.15.

20 (e) The provisions of Chapter 56, Section 56.20 have been satisfied by the  
21 Memorandum of Understanding between the Developer and the Office of Economic and  
22 Workforce Development for the reimbursement of City costs, a copy of which is on file with the  
23 Clerk of the Board of Supervisors in File No. 190845.

24 Section 7. Chapter 56 Waiver; Ratification.  
25

1 (a) In connection with the Development Agreement, the Board of Supervisors finds  
2 that the requirements of Chapter 56, as modified hereby, have been substantially complied  
3 with and waives any procedural or other requirements of Chapter 56 if and to the extent to  
4 which they have not been strictly complied.

5 (b) All actions taken by City officials in preparing and submitting the Development  
6 Agreement to the Board of Supervisors for review and consideration are hereby ratified and  
7 confirmed, and the Board of Supervisors hereby authorizes all subsequent action to be taken  
8 by City officials consistent with this ordinance.

9 Section 8. Effective and Operative Date.

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

14 (b) This ordinance shall become operative only on (and no rights or duties are affected  
15 until) the later of (1) its effective date, as stated in subsection (a), or (b) the date that  
16 Ordinance \_\_\_\_\_, and Ordinance \_\_\_\_\_, have become effective. Copies of said ordinances  
17 are on file with the Clerk of the Board of Supervisors in File No. 190947 and File No. 190844.

18  
19 APPROVED AS TO FORM:  
20 DENNIS J. HERRERA, City Attorney

21  
22 By: \_\_\_\_\_  
23 Carol Wong  
24 Deputy City Attorney

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