



# 3333 CALIFORNIA STREET MIXED-USE PROJECT

Case Nos. 2015-014028 MAP/PCA/DVA/CUA

San Francisco Board of Supervisors  
Land Use and Transportation Committee  
October 21, 2019



**San Francisco**  
**Planning**



# SUMMARY OF ITEMS FOR CONSIDERATION TODAY

Consideration of 3 Ordinances:

- Planning Code Text and Map Amendments (File No. 190844)
- Development Agreement (File No. 190845)
- Major Encroachment Permit (File No. 190947)

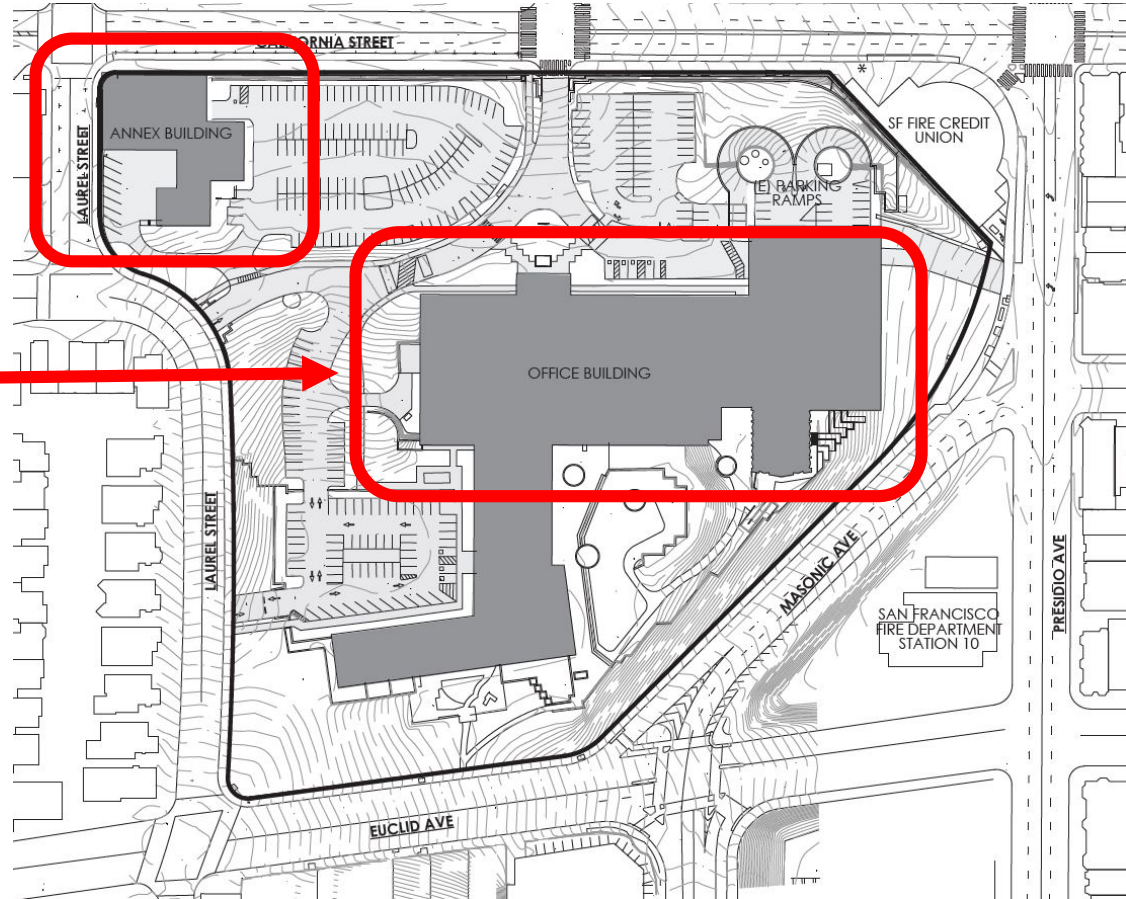
# **SUMMARY FROM 9/5 PLANNING COMMISSION HEARING**

- Certified the Final Environmental Impact Report under CEQA
- Adopted findings and a statement of overriding consideration under CEQA
- Recommended that the Board of Supervisors approve the SUD Ordinance
- Recommended that the Board of Supervisors approve a Development Agreement (“DA”)
- Approved a request for Conditional Use Authorization for a Planned Unit Development

# PROJECT SYNOPSIS

- Demolish existing annex building.
- Partial demolition and adaptive reuse of existing center office building for residential uses.

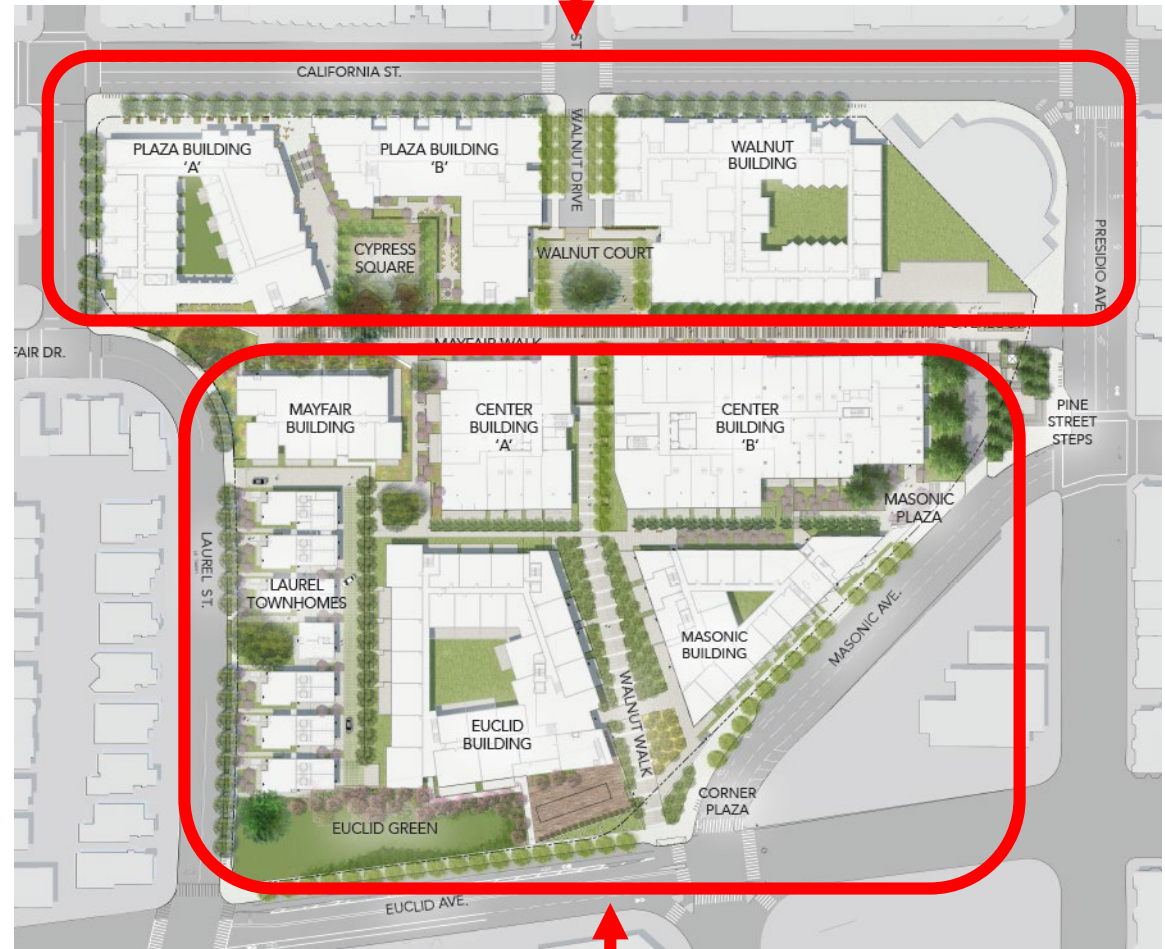
Existing Site Plan



# PROJECT SYNOPSIS

- Construct 13 new buildings as either residential-only buildings or mixed-use buildings containing non-residential uses on the first and second floors.

Proposed Site Plan



Mixed-Use Buildings

Residential-only Buildings

# PROJECT SYNOPSIS

- 1,428,000 square feet (sf) of uses:
- Residential:
  - 978,000 sf of residential floor area
  - 744 dwelling units (25% provided as senior affordable)
- Non-Residential:
  - 35,000 sf of retail floor area
  - 15,000 sf child care facility
- 857 vehicular spaces (including 10 car-share spaces)
- 839 Class 1 and 2 bicycle parking spaces

# PLANNING CODE TEXT AND MAP AMENDMENTS

- Allows non-residential uses within 1st and 2nd story of all buildings fronting California Street (subject to NC-S Zoning Controls) and:
  - Flexible Retail Uses
  - Social Service or Philanthropic Facilities
- Useable open space calculated on site-wide basis.
- Relaxes parking requirements for Child Care Facility
- Inclusionary housing + child care compliance through DA controls
- Permit review/compliance through Planning Director determination
- Extinguishes City Planning Commission Resolution No. 4109
- No Discretionary Review for projects within SUD

# DEVELOPMENT AGREEMENT

- 15 year term
- Vesting and phasing rights for developer
- Key Community Benefits
  - 25% on-site senior affordable housing units
  - Public open space & accessible pedestrian pathways
  - Childcare center with 10% of seats for low-income families
  - TDM commitments above code-requirement
  - Workforce program participation (LBE & First Source)
  - SFFD AWSS community benefit fee



# DEVELOPMENT AGREEMENT

- Affordable Housing Plan
  - 25% on-site affordable housing dedicated to low-income seniors; 185 senior units & 1 on-site manager's unit
  - Located in proposed Walnut Senior Affordable Building on California Street close to retail, amenities, transit, and co-located with childcare center
  - Developer-funded, no City subsidies in project
  - Developer must build and open Walnut Senior Affordable Building before more than 386 market rate units are complete.

# DEVELOPMENT AGREEMENT

- As security to ensure Walnut Senior Affordable Building is completed:
  - Developer must fee-out into a special escrow account for each market rate unit built prior to Walnut Senior Affordable Building completion
  - Developer must place on the parcel a deed of trust in favor of the City at inception of the project
  - If developer has not completed and opened Walnut Building by year 12 of the DA term, the City may take possession of the parcel at no cost and use escrow funds to complete the senior housing project
- City and developer are working with the Housing Accelerator Fund to try to accelerate the construction of the Walnut Senior Affordable Building.

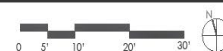


3333 CALIFORNIA STREET SAN FRANCISCO, CA

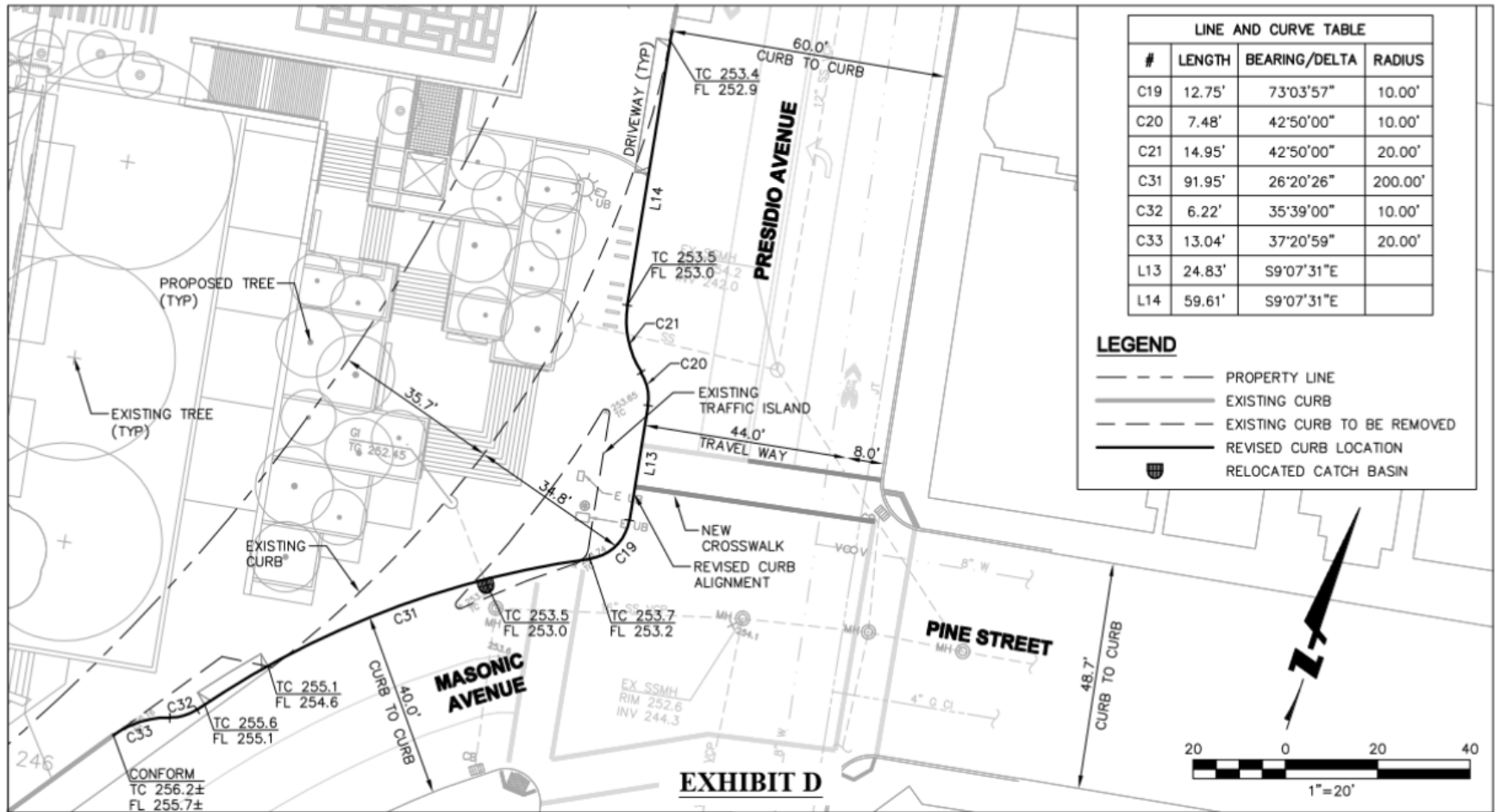
ENLARGED PLAN - PINE STREET STEPS STREETSCAPE IMPROVEMENTS



07.03.2019  
PLANNING APPLICATION SUBMITTAL



L2.03



REFERENCES:

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—  
—

APPROVED:

BRUCE R. STORRS  
CITY & COUNTY SURVEYOR

DATE

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

OFFICIAL SIDEWALK CHANGE AT NORTHWEST CORNER OF  
PRESIDIO AVENUE AND MASONIC AVENUE

FILE:

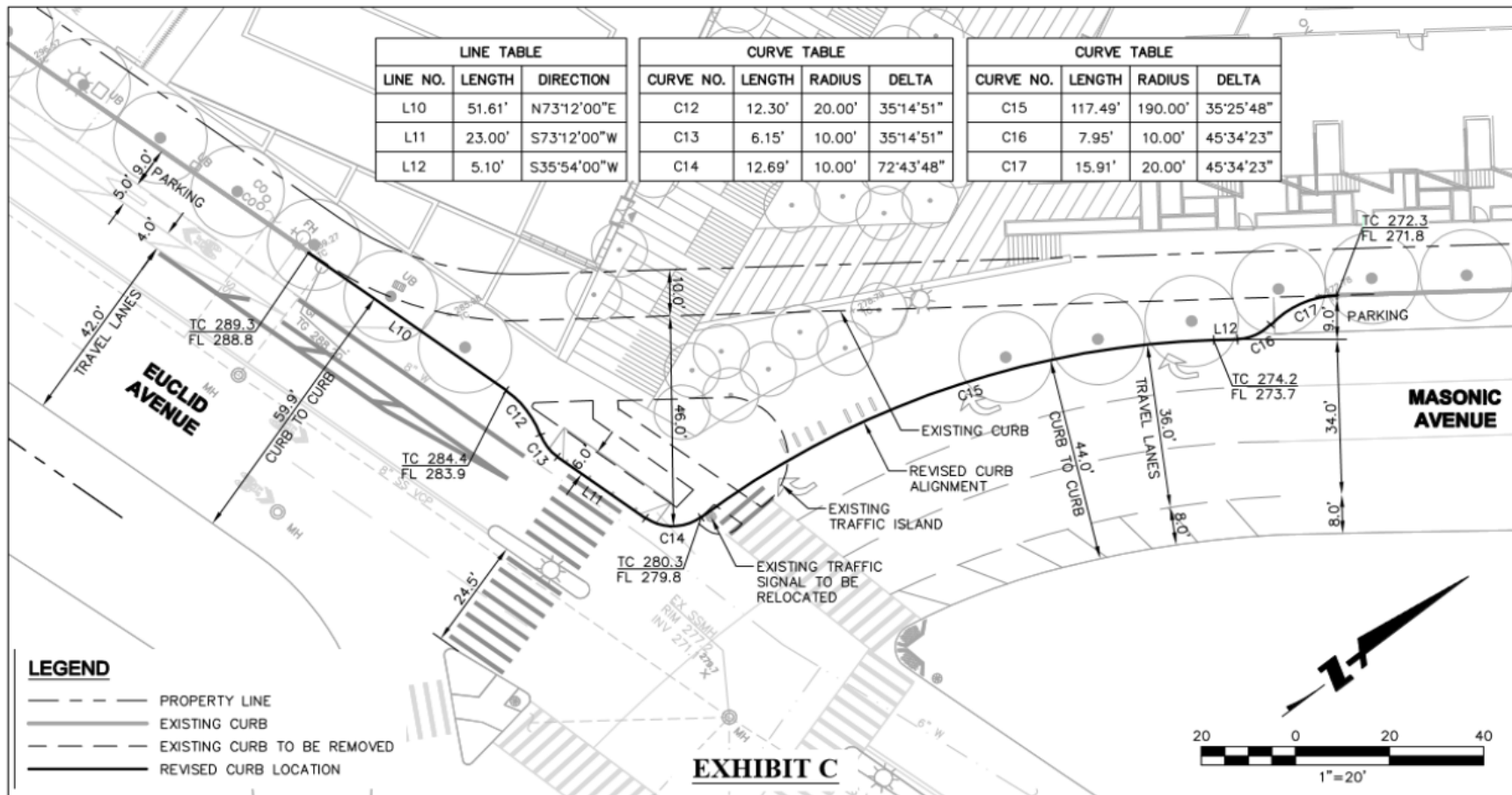
SHEET 1 OF 1

SCALE: 1:20

CHANGE







LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L10	51.61'	N73°12'00"E
L11	23.00'	S73°12'00"W
L12	5.10'	S35°54'00"W

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C12	12.30'	20.00'	35°14'51"
C13	6.15'	10.00'	35°14'51"
C14	12.69'	10.00'	72°43'48"

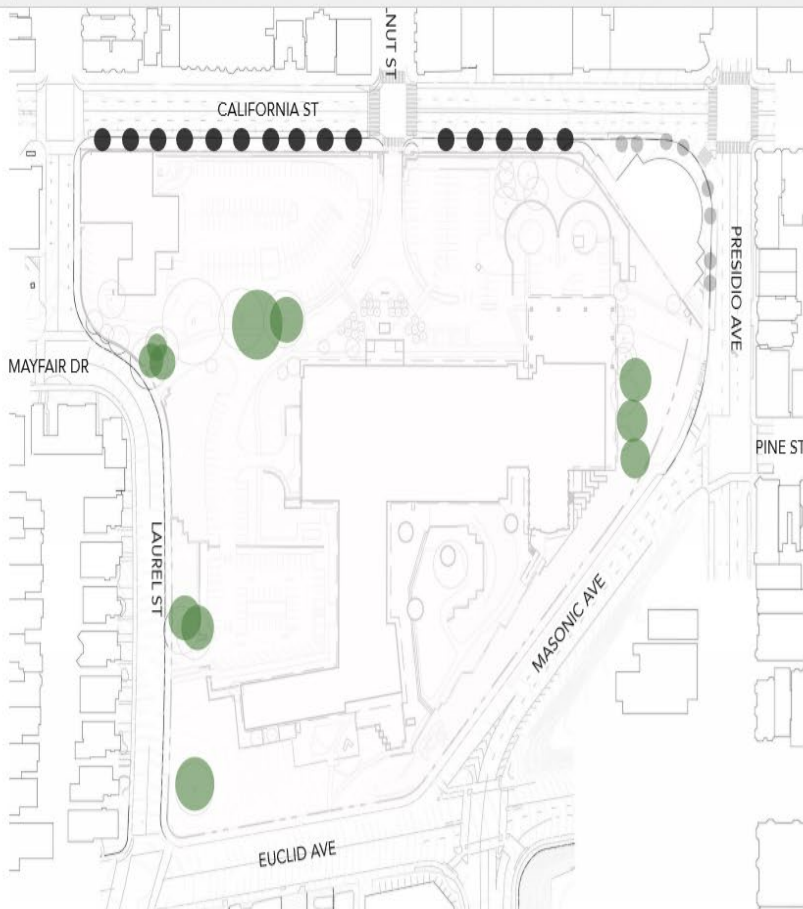
CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C15	117.49'	190.00'	35°25'48"
C16	7.95'	10.00'	45°34'23"
C17	15.91'	20.00'	45°34'23"

**LEGEND**

- — — — — PROPERTY LINE
- — — — — EXISTING CURB
- - - - - EXISTING CURB TO BE REMOVED
- REVISED CURB LOCATION

**EXHIBIT C**

REFERENCES: — — —	APPROVED:  _____ BRUCE R. STORRS CITY & COUNTY SURVEYOR	<b>CITY AND COUNTY OF SAN FRANCISCO</b> <b>DEPARTMENT OF PUBLIC WORKS</b> OFFICIAL SIDEWALK CHANGE AT NORTHWEST CORNER OF EUCLID AVENUE AND MASONIC AVENUE		
	DATE	FILE: —	SHEET 1 OF 1	SCALE: 1:20
	CHANGE			



### EXISTING STREET TREES

- EXISTING STREET TREES (15)  
\*IN FRONT OF THE PROPERTY LINE
- EXISTING STREET TREES (8)  
AT ADJOINING PROPERTY
- KEY TREES TO BE PRESERVED (11)



### PROPOSED STREET TREES

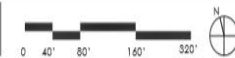
- PROPOSED STREET TREES AT CALIFORNIA ST. (39)  
FRUITLESS OLIVE 'OLEA EUROPAEA SWAN HILL'
- PROPOSED STREET TREES (31)  
GINKGO 'GINKGO BILOBA PRINCETON SENTRY'
- PROPOSED STREET TREES (10)  
AESCULUS CARNEA
- KEY TREES TO BE PRESERVED (11)
- EXISTING STREET TREES (8)  
AT ADJOINING PROPERTY

**3333 CALIFORNIA STREET** SAN FRANCISCO, CA



**SITE DIAGRAM - STREET TREES**

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PLANNING APPLICATION SUBMITTAL



**L1.03**