



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary General Plan Amendment Initiation

HEARING DATE: DECEMBER 8, 2011

Date: December 1, 2011
Case No.: 2007.0030M
Project Address: 8 Washington Street
Zoning: RC-4 (Residential-Commercial, High Density) District
84-E Height and Bulk District
Block/Lot: 0168/058; 0171/069; 0201/012-013 (including Seawall Lot 351)
Project Sponsor: Simon Snellgrove
Pacific Waterfront Partners II, LLC
Pier 3, The Embarcadero
San Francisco, CA 94111
Staff Contact: Kevin Guy – (415) 558-6163
kevin.guy@sfgov.org
Recommendation: **Initiate Amendment**

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San Francisco,
CA 94103-2479

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415.558.6377

PROJECT DESCRIPTION

The Project Sponsor proposes a development located at 8 Washington Street that would demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces. The 84-E Height and Bulk District currently applies to the entirety of the project site, and this classification is reflected in "Map 2 - Height and Bulk Plan" within the Northeastern Waterfront Area Plan of the San Francisco General Plan. However, several of the residential buildings proposed at the southwest portion of the project site would exceed the existing 84-foot height limit, at heights ranging from 92 feet to 136 feet.

REQUESTED ACTION

Development of the proposed project requires the amendment of "Map 2 - Height and Bulk Plan" within the Northeastern Waterfront Area Plan of the San Francisco General Plan to reclassify two portions of the southwestern area of the project site from the existing 84-E Height and Bulk District to a height limit of 92 feet in one portion, and 136 feet in another portion. Initiation of this General Plan Amendment would allow the amendment to be considered at future public hearings before the Planning Commission and the Board of Supervisors, along with other required entitlement actions.

ENVIRONMENTAL REVIEW

The requested General Plan Amendment Initiation would not, in and of itself, result in a physical change to the environment. Therefore, this action is statutorily exempt under the California Environmental Quality Act (Section 15060(c)(2)). On June 15, 2011, the Department published a draft Environmental Impact Report (EIR) for the "8 Washington Street/Seawall Lot 351 Project" for public review (Case No. 2007.0030E). The draft EIR was available for public comment until August 15, 2011. On July 21, 2011, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to

solicit comments regarding the draft EIR. The Department is currently preparing a Comments and Responses document, responding to comments made regarding the draft EIR prepared for the project. Certification of the final EIR will be considered by the Planning Commission at a future public hearing.

HEARING NOTIFICATION

The requested General Plan Amendment Initiation does not require public notification, aside from listing in the published agenda for the Planning Commission hearing. Should the Commission initiate the General Plan Amendment, the Commission would make a formal recommendation to the Board of Supervisors at a future hearing which will be publicly noticed in accordance with the requirements of the Planning Code.

PUBLIC COMMENT

To date, staff has received no communications from the public regarding the requested General Plan Amendment Initiation.

REQUIRED COMMISSION ACTION

In order for the General Plan Amendment to proceed, the Commission must first approve a Resolution of Intent to initiate the General Plan Amendment. Should the Commission initiate the General Plan Amendment, the Commission would make a formal recommendation to the Board of Supervisors at a future public hearing. The project would require additional approvals by the Planning Commission and Board of Supervisors (including a rezoning action for the change in height classification) which would be considered at future public hearings.

Initiation of the General Plan Amendment does not constitute a recommendation that the Board of Supervisors approve the Amendment, nor does it constitute an approval of the project associated with the Amendment.

BASIS FOR RECOMMENDATION

- The project will promote the public necessity, convenience, and general welfare in that it will construct residential, retail, and health club uses in an area well-served by transit, as well as new open spaces and streetscapes amenities accessible to residents and visitors of the area. In addition, the project will include off-street parking accessible to the general public that can be utilized by patrons of the Ferry Building and other attractions in the vicinity.

RECOMMENDATION: Initiate Amendment
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Attachments:

Draft Resolution
Existing Northeastern Waterfront Area Plan: Map 2 - "Height and Bulk Plan"
Height Reclassification Diagram



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

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RESOLUTION OF INTENTION OF THE PLANNING COMMISSION TO INITIATE AN AMENDMENT TO THE SAN FRANCISCO GENERAL PLAN TO AMEND "MAP 2 - HEIGHT AND BULK PLAN" WITHIN THE NORTHEASTERN WATERFRONT AREA PLAN OF THE GENERAL PLAN, TO RECLASSIFY TWO PORTIONS OF THE SOUTHWESTERN AREA OF THE DEVELOPMENT SITE FROM THE EXISTING 84-FOOT HEIGHT LIMIT TO A HEIGHT LIMIT OF 92 FEET IN ONE PORTION, AND 136 FEET IN ANOTHER PORTION.

- WHEREAS**, Section 4.105 of the Charter of the City and County of San Francisco mandates that the Planning Commission shall periodically recommend to the Board of Supervisors for approval or rejection proposed amendments to the General Plan.
- WHEREAS**, Pacific Waterfront Partners II, LLC ("Project Sponsor") proposes a development project on a site located at 8 Washington Street (Lot 058 of Assessor's Block 0168, Lot 069 of Assessor's Block 0171, Lots 012 and 013 of Assessor's Block 0201, including Seawall Lot 351, collectively, "Project Site") that would demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces ("Project").
- WHEREAS**, In order for the Project to proceed, a reclassification of the height district of the southwestern area of the Project Site would be required, as shown on "Map 2 – Height and Bulk Plan" within the Northeastern Waterfront Area Plan of the General Plan, from the existing 84-E Height and Bulk District to a height limit of 92 feet in one portion, and 136 feet in another portion.
- WHEREAS**, The General Plan consists of goals, policies and programs for the future physical development of the City and County of San Francisco that take into consideration social, economic and environmental factors.

5. **WHEREAS**, The General Plan shall be periodically amended in response to changing physical, social, economic, environmental or legislative conditions.
6. **WHEREAS**, Section 340 of the Planning Code of the City and County of San Francisco provides that an amendment to the General Plan may be initiated by the Planning Commission upon an application by one or more property owners, residents or commercial lessees, or their authorized agents.
7. **WHEREAS**, The proposed Project will promote the public necessity, convenience, and general welfare in that it will construct residential, retail, and health club uses in an area well-served by transit, as well as new open spaces and streetscapes amenities accessible to residents and visitors of the area. In addition, the project will include off-street parking accessible to the general public that can be utilized by patrons of the Ferry Building and other attractions in the vicinity.
8. **WHEREAS**, A Proposed Ordinance will be drafted in order to make the necessary amendments to the General Plan to implement the Project. The Office of the City Attorney will review the Proposed Ordinance and approve it as to form.
9. **WHEREAS**, The Proposed Ordinance would amend the General Plan of the City and County of San Francisco by reclassifying two portions of the height district for the southwestern area of the Project Site as shown on "Map 2 –Height and Bulk Plan" within the Northeastern Waterfront Area Plan from the existing 84-E Height and Bulk District to a height limit of 92 feet in one portion, to 136 feet in another portion.

NOW, THEREFORE BE IT RESOLVED, That pursuant to Planning Code Section 340, the Planning Commission adopts a Resolution of Intention to initiate an amendment to the General Plan of the City and County of San Francisco, in order to implement the proposed Projects.

AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced General Plan amendment in a draft ordinance to be approved as to form by the City Attorney, to be considered at a publicly noticed hearing on or after January 19, 2012.

I hereby certify that the foregoing Resolution was **ADOPTED** by the Planning Commission on December 8, 2011.

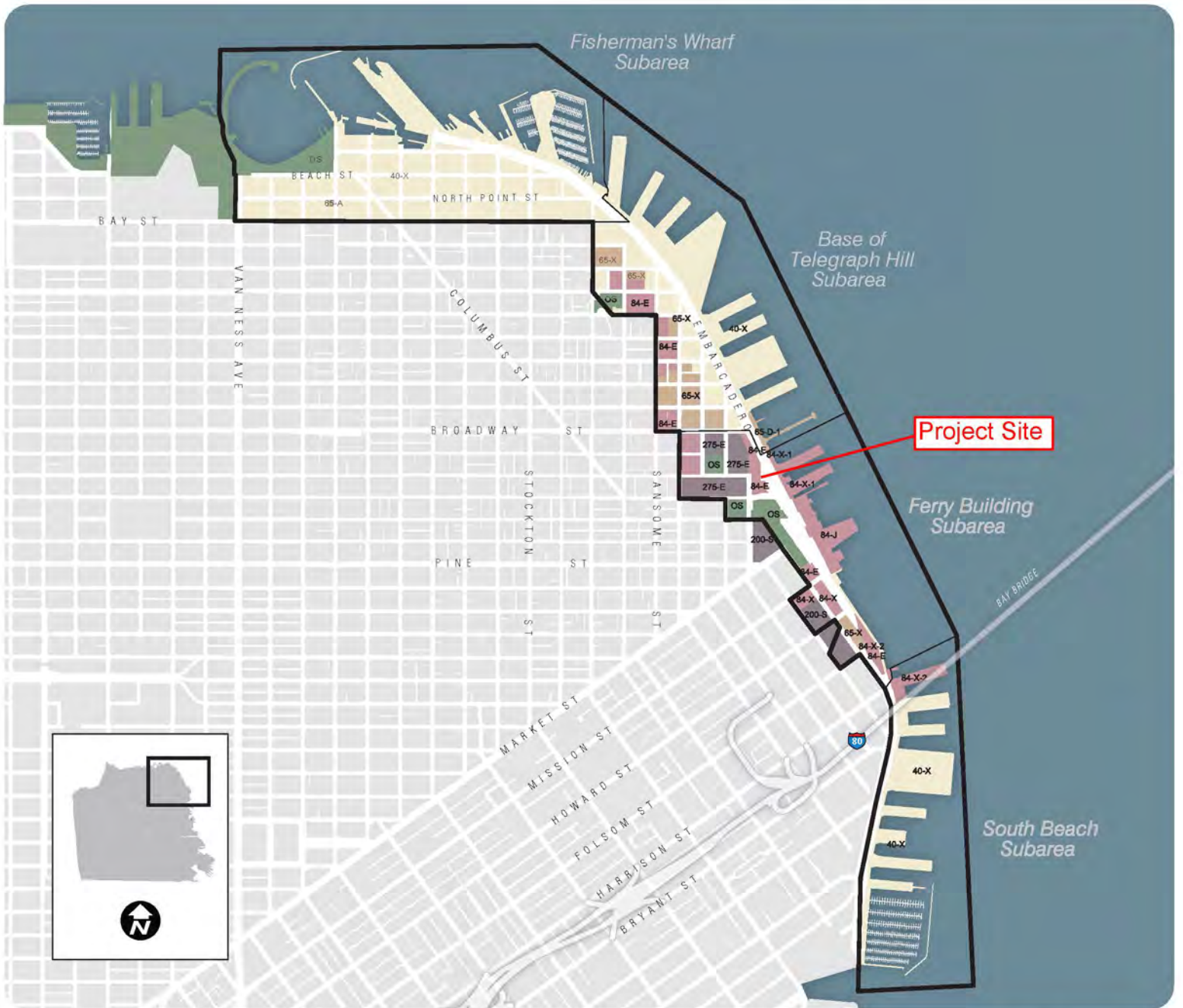
Linda D. Avery
Commission Secretary

AYES:

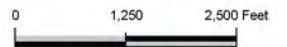
NOES:

ABSENT:

ADOPTED: December 8, 2011



Height and Bulk Plan



MAP 02

HEIGHT	OS	84-X-2	150-X
	40-X	84-X-1	200-S
	50-X	84-X	220-G
	65-X	84-J	275-E
	65-D-1	84-E	
	65-A	105-F	



HEIGHT RECLASSIFICATION DIAGRAM

ASK - 0169
 NOVEMBER 30, 2011

8 WASHINGTON
 SAN FRANCISCO, CA

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