



# SAN FRANCISCO PLANNING DEPARTMENT

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November 22, 2019

TMG Partners  
100 Bush Street, 26th Floor  
San Francisco, CA 94104

ATTN: David Cropper

RE: Approval of the schematic design of Parcel PK North of the Pier 70 Mixed-Use Development

Dear David,

Thank you for submittal of the vertical improvement design of Parcel PK North. Pursuant to Planning Code Section 249.79(l), the Planning Department has reviewed the vertical improvement design and finds it consistent with the requirements of Section 249.79 and the Design for Development document. As of November 13, 2019, the Planning Department has completed review and hereby approves the vertical improvement design as detailed in the staff report dated October 25, 2019. The approval of the schematic design is subject to the Conditions of Approval included in Exhibit A of this approval. Such conditions are required to render the project consistent with the requirements of Planning Code Section 249.79, the Design for Development document, and the San Francisco General Plan.

APPROVED

DATE

A handwritten signature in black ink, appearing to read "John Raham", written over a horizontal line.

11.22.19

John Raham  
Planning Director  
San Francisco Planning Department

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

Reception:  
**415.558.6378**

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**415.558.6377**

# Exhibit A:

## Conditions of Approval, Compliance, Monitoring, and Reporting

### DESIGN – COMPLIANCE AT PLAN STAGE

1. **Final Materials.** The Project Sponsor shall continue to work with Planning Department and the Port of San Francisco on the final design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff and Port staff for review and approval; an onsite mockup must also be shown to Port staff for review and approval prior to any substantial application to building facades or walls. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

2. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

3. **Rooftop Mechanical Equipment.** Pursuant to Standard 6.11.1 of the Design for Development document, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened from view as detailed in the Section.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

### PARKING AND TRAFFIC

4. **Parking for Affordable Units.** All off-street parking spaces shall be made available to Project residents only as a separate “add-on” option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner’s rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

5. **Car Share.** Pursuant to the Design for Development document, no fewer than **two (2)** car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
6. **Bicycle Parking.** Pursuant to the Design for Development document, the Project shall provide no fewer than 148 bicycle parking spaces (**136** Class 1 spaces and **12** Class 2 for the residential portion of the Project and **7** Class 1 or 2 spaces for the commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
7. **Parking Maximum.** Pursuant to the Design for Development document, the Project shall provide no more than **147** off-street parking spaces.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
8. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## PROVISIONS

9. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
10. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

*For information about compliance, contact the First Source Hiring Manager at 415-581-2335, [www.onestopSF.org](http://www.onestopSF.org)*

11. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

12. **Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

13. **Inclusionary Affordable Housing Program.** The project is subject to the provisions of Planning Code Section 249.79, which requires compliance with the Inclusionary Housing Program established in Section 415 through payment of the Affordable Housing Fee equivalent to twenty-eight percent (28%) of the number of units in the proposed condominium ownership project. The Affordable Housing Fee for the project is assessed using the methodology and amounts published in the January 1, 2019 Citywide Development Impact Fee register. The assessed amount shall be indexed annually in accordance with the regular revisions published in the Impact Fee Register each year until such time as a First Construction Documents are issued and the Fee is paid.

## **MONITORING - AFTER ENTITLEMENT**

14. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

15. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

16. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*



# SAN FRANCISCO PLANNING DEPARTMENT

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## Memo to the Planning Director

*Date:* October 25, 2019  
*Case No.:* **2019-017002PHA**  
*Project:* **Pier 70 Mixed Use Project Parcel K North**  
*Zoning:* P70-MU (Pier 70 Mixed Use)  
Pier 70 Special Use District  
65-X Height and Bulk District  
*Block/Lot:* Pier 70 Parcel K North  
*Project Sponsor:* Presidio Bay Ventures  
1160 Battery St, Suite 250  
San Francisco, CA 94111  
*Staff Contact:* Michael Christensen – (415) 575-8742  
[Michael.Christensen@sfgov.org](mailto:Michael.Christensen@sfgov.org)  
Ryan Wassum – (415) 274-0637  
[Ryan.Wassum@sfport.com](mailto:Ryan.Wassum@sfport.com)  
*Recommendation:* **Approve the Schematic Design**

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### BACKGROUND

Planning Code Section 249.79(k) details the administrative review process for vertical improvements at the [Pier 70 Mixed Use Project](#). Under the administrative review process, schematic designs of vertical improvements proposed at the site are reviewed by Planning Department and Port staff for completeness and consistency with the [Design for Development](#) (D4D) document. Upon a determination of completeness, (or deemed completeness), staff shall conduct design review and prepare a staff report determining compliance of the Vertical Improvement with [Section 249.79](#) and the D4D, including a recommendation regarding any modifications sought. Within 20-days of delivery and posting of this staff report, the Planning Director shall approve or disapprove the Vertical Improvement design and any Minor Modifications based on its compliance with this Section 249.79 and the D4D and the findings and recommendations of the staff report.

This memo serves as the staff report required under Section 249.79 and details the completeness and consistency of the schematic building designs for Parcel K North, which was submitted to the Port of San Francisco for review on May 14, 2019.

### CURRENT PROPOSAL

Parcel K North is proposed to be developed with a seven story, 65-foot tall, 377,506 square foot mixed use building containing 245 for-sale dwelling units over ground floor amenity and retail spaces. No minor or major modifications to the requirements of the D4D document are requested. A plan check sheet detailing consistency with the D4D and a reduced set of plans are attached to this report.

Additionally, the project sponsor has conducted outreach events with interested parties to solicit feedback on the proposed design for Parcel K North. The following outreach was conducted:

- [Central Waterfront Advisory Group](#) – May 15, June 5, & September 18, 2019
- [Dogpatch Neighborhood Association](#) – July 9 & September 10, 2019
- [Potrero Boosters](#) – July 30, 2019

Over the course of review, the project has been modified in response to inconsistencies with the D4D document identified by Planning Department and Port staff and in response to general design comments received by neighborhood groups. Specifically, the design has been modified in the following ways:

- The north building façade has been angled to provide additional visibility to the historic façade of Building 113 and to provide additional area to the public plaza, which will be designed and built by the project sponsor,
- The ground floor of the east building façade has incorporated walk-up town homes and additional public seating to better enhance and activate the building and the Michigan Street frontage,
- Ground floor plans have been altered to shift amenity spaces to the plaza façade to reduce the impact of placing residences directly against the plaza, potentially leading to a feeling of privatization of the plaza,
- Upper floors have been rationalized and the topmost (sixth) floor has been setback slightly to align with the fifth floor to reduce the top-heavy appearance of the building, and
- Materials and fenestration patterns have been refined.

With these modifications, staff finds the schematic design to be consistent with Section 249.79 and the requirements of the D4D.

## **AFFORDABLE HOUSING FEE**

The project is located within the Pier 70 Special Use District and is not included within the “28-Acre Site” established in the Development Agreement. Therefore, the project is subject to the provisions of Planning Code Section 249.79, which requires compliance with the Inclusionary Housing Program established in Section 415 through payment of the Affordable Housing Fee equivalent to twenty-eight percent (28%) of the number of units in the proposed condominium ownership project. All other provisions of Section 415 apply.

Effective January 1, 2019 the Mayor’s Office of Housing and Community Development (MOHCD) applies the Affordable Housing Fee on a per gross square foot basis, rather than the previous per unit basis, pursuant to the provisions of Planning Code Section 415.5 and 415.10. Therefore, the Affordable Housing Fee for the project is assessed using the methodology and amounts published in the January 1, 2019 Citywide Development Impact Fee register. The assessed amount shall be indexed annually in accordance with the regular revisions published in the Impact Fee Register each year until such time as a First Construction Documents are issued and the Fee is paid.

## **REQUIRED DIRECTOR'S ACTION**

For the project to proceed, the Planning Director must approve the Vertical Improvement design and any Minor Modifications based on its compliance with Section 249.79 and the D4D and recommendations of this staff report.

## **BASIS FOR RECOMMENDATION**

- The project is compliant with Section 249.79 of the Planning Code.
- The project is compliant with the requirements of the Design for Development (D4D) document and no modifications are requested.
- The project has been reviewed by interested neighborhood groups and modifications have been completed in response to comments received.

<b>RECOMMENDATION:</b> <b>Approve the schematic design for Parcel K North</b>
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### **Attachments:**

- [Plan Check document](#)
- Parcel K North Plans