



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: OCTOBER 18, 2012

Continued from October 11, 2012

Date: October 11, 2012
Case No.: **2012.1097 C**
Project Address: **201 FOLSOM STREET (aka 314 MAIN STREET)**
Zoning: RC-4 (Residential-Commercial Combined Districts, High Density)
Folsom and Main Residential/Commercial Special Use District
400-W Height and Bulk District
Block/Lot: 3746/003
Project Sponsor: TST Folsom, LLC
c/o John Kevlin
Reuben & Junius, LLP
1 Bush Street, Suite 600
Staff Contact: Corey Teague – (415) 575-9081
corey.teague@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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San Francisco,
CA 94103-2479

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Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Planning Commission approved Case No. 2000.1073C on September 4, 2003 (Motion No. 16647) for the new construction of a mixed use project that included the following features:

- An 80 foot podium of full lot coverage;
- Up to 38,000 square feet of commercial space;
- Two residential towers with heights of 350 and 400 feet;
- Up to 725 dwelling units;
- Up to 753 off-street parking spaces for the residential and commercial uses; and
- Up to 272 additional off-street parking spaces to replace the existing parking for the adjacent United States Postal Service (USPS) Facility.

The Planning Commission approved a 3-year performance period extension to the original approval on September 3, 2009 (Motion No. 17945), which expired on September 3, 2012. The original approval motion also detailed a scenario and process for updating the project's design in the future. This was primarily a response to the fact that the adjacent United States Postal Service (USPS) facility may vacate, and the 272 replacement parking spaces may no longer be necessary. The USPS vacated in 2010, and the Planning Commission was presented an updated design at an informational hearing in February 2012.

The case before the Planning Commission at this time is a proposal to modify the performance period of the original motion to add another 12 months to the previous expiration date. The modification to the original motion would extend the approval to September 3, 2013. No changes to the original project or the updated design are proposed.

SITE DESCRIPTION AND PRESENT USE

The Project will be constructed on the north half of Block 3746, Lot 1, and will front on Folsom Street, Main Street and Beale Street. The site is 75,625 square feet in area, and is currently used as a surface parking lot (previously by the USPS). There are no existing structures on the site. A USPS facility previously occupied the building on the south half of Block 3746, directly adjacent to the project site at 390 Main Street. The USPS vacated in 2010 and the MTC recently purchased the building to house their headquarters and lease additional space to other public agencies and private companies.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is in San Francisco's Rincon Hill area, three blocks southeast of Market Street. The Embarcadero and San Francisco Bay are two to three blocks east of the Project site. The anchorage of the San Francisco–Oakland Bay Bridge is one block to the south. The South of Market neighborhood is to the west and south of the Project site, beyond the Rincon Hill area. The downtown office district begins immediately north across Folsom Street. The site of the recently demolished Transbay Terminal is to the northwest at Fremont and Mission Streets. The 300 Spear Street ("Infinity") project site is located just to the east, across Main Street.

ENVIRONMENTAL REVIEW

The Planning Commission certified the EIRs for this project and the associated rezoning on September 4, 2003. The files are available for review at the Planning Department.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 21, 2012	September 19, 2012	22 days
Posted Notice	20 days	September 21, 2012	September 21, 2012	20 days
Mailed Notice	10 days	October 1, 2012	September 20, 2012	21 days

PUBLIC COMMENT

- The Department received no public comment for this performance period extension request.

ISSUES AND OTHER CONSIDERATIONS

- The original conditions of approval require the project sponsor to continue to work with staff to refine the design. The final design was reviewed by the Planning Commission and approved by the Planning Director in February 2012.
- The Project Sponsor filed Building Permit Nos. 2012.07.12.4713, 2012.07.12.4717, 2012.07.12.4723, 2012.07.12.4724, and 2012.07.12.4725 on July 12, 2012. These permits are currently under review by the Planning Department, pending approval of this extension request.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to modify Condition No. 7 of Motion No. 16647 to extend the performance period an additional 12 months beyond the 36-month performance period extension granted in 2009 (Case No. 2008.1354C, Motion No. 17945).

BASIS FOR RECOMMENDATION

- The extension of the performance period is necessary and desirable because it will grant additional time for financing and construction of a project following an extremely challenging economic period in the city, state, and nation.
- The project will provide a significant amount of high-density housing in an area of the city that is planned for such development and is extremely close to transit and job centers.
- The project will contribute a significant amount of affordable housing to an off-site project in the SoMa area.
- The associated building permits for this project are on file and under review by the Planning Department.
- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives and policies of the General Plan.

RECOMMENDATION: Approval with Conditions
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Attachments:

- Parcel Map
- Sanborn Map
- Aerial Photographs
- Zoning Map
- Draft Motion
- Project Sponsor Submittal
 - Letter to Planning Commission
 - Current Plans

CT: G:\documents\Cl2012\201 Folsom Street\Executive Summary.doc

Parcel Map

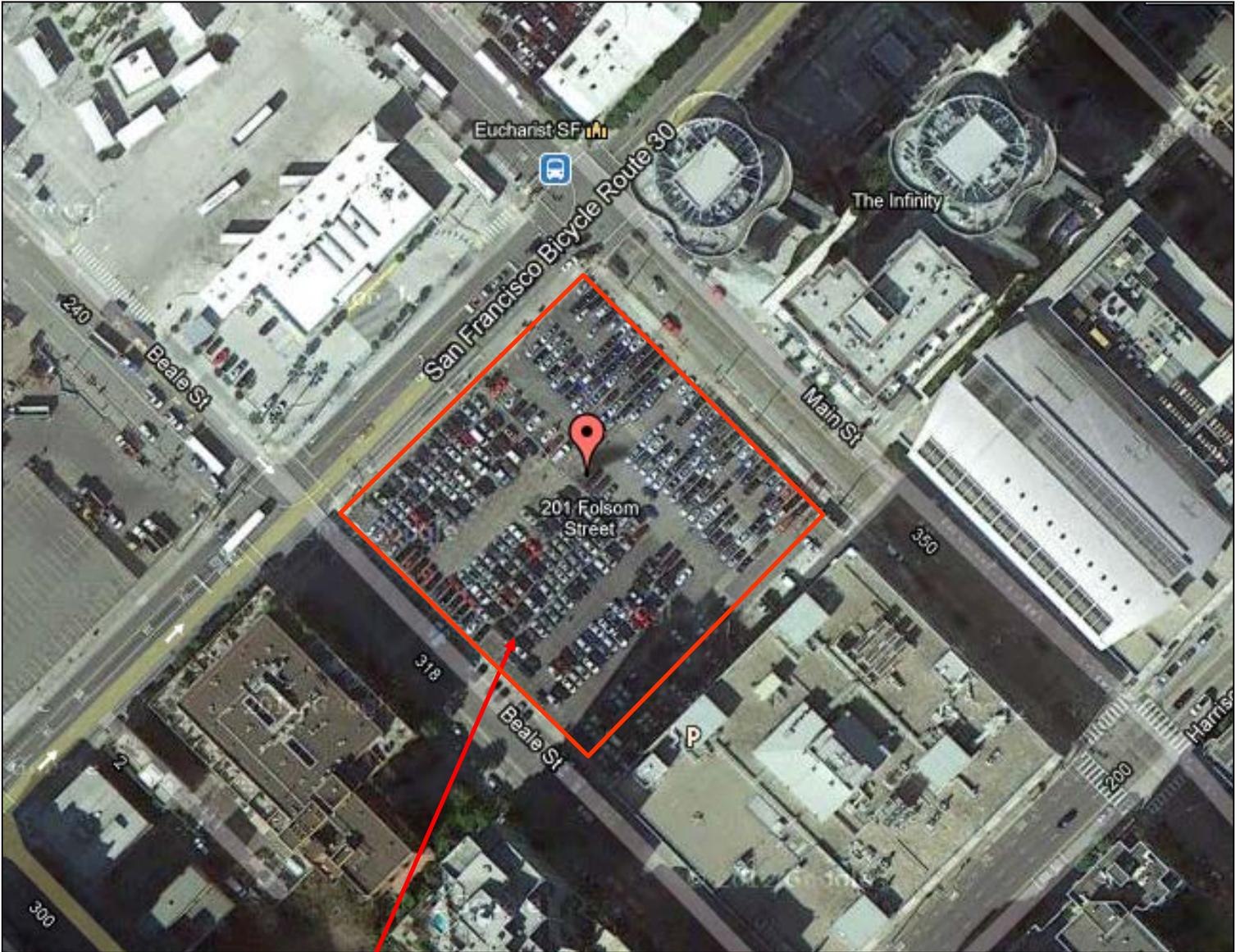


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2012.1097C
Performance Period Extension
201 Folsom Street

Aerial Photo

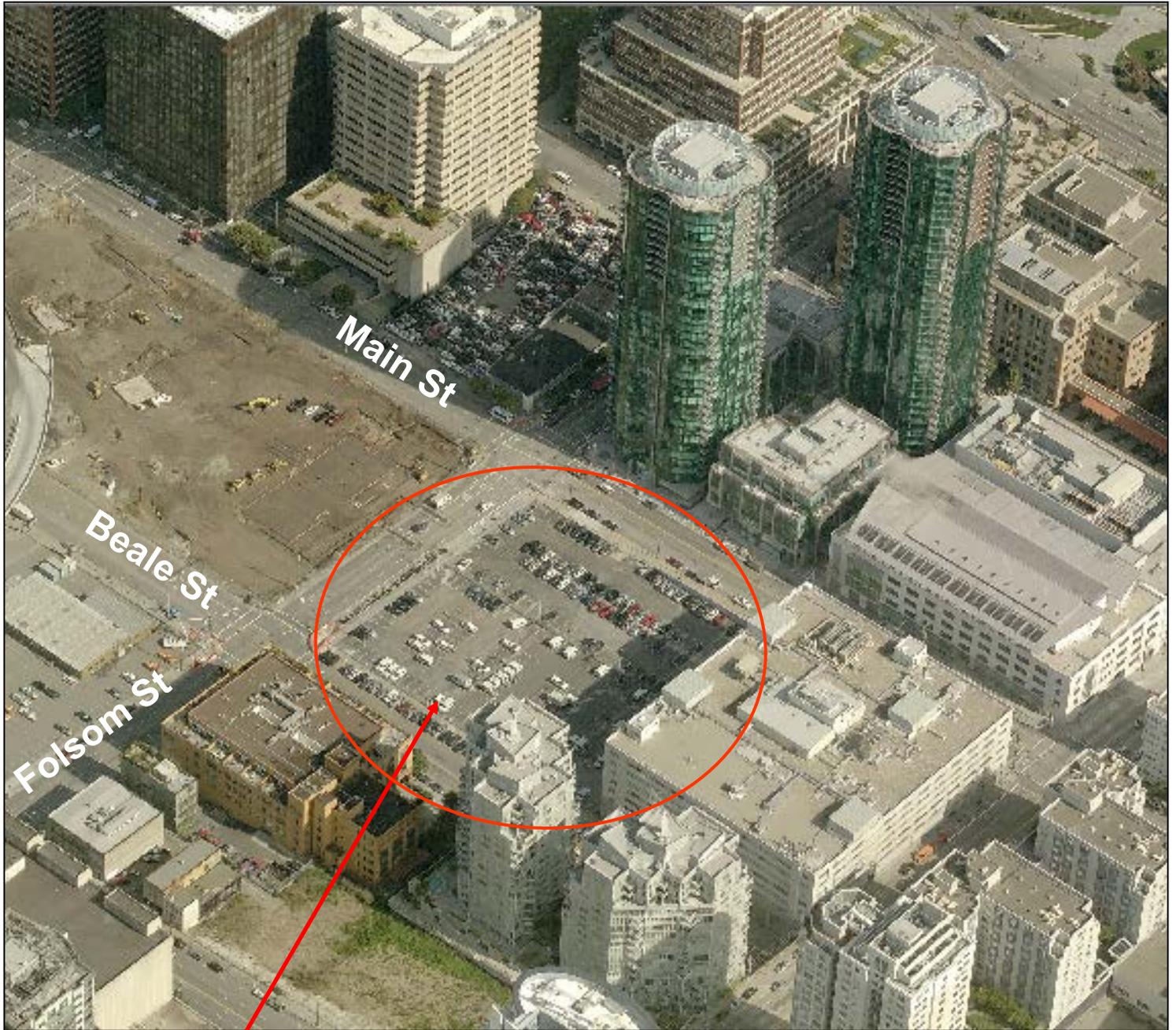


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2012.1097C
Performance Period Extension
201 Folsom Street

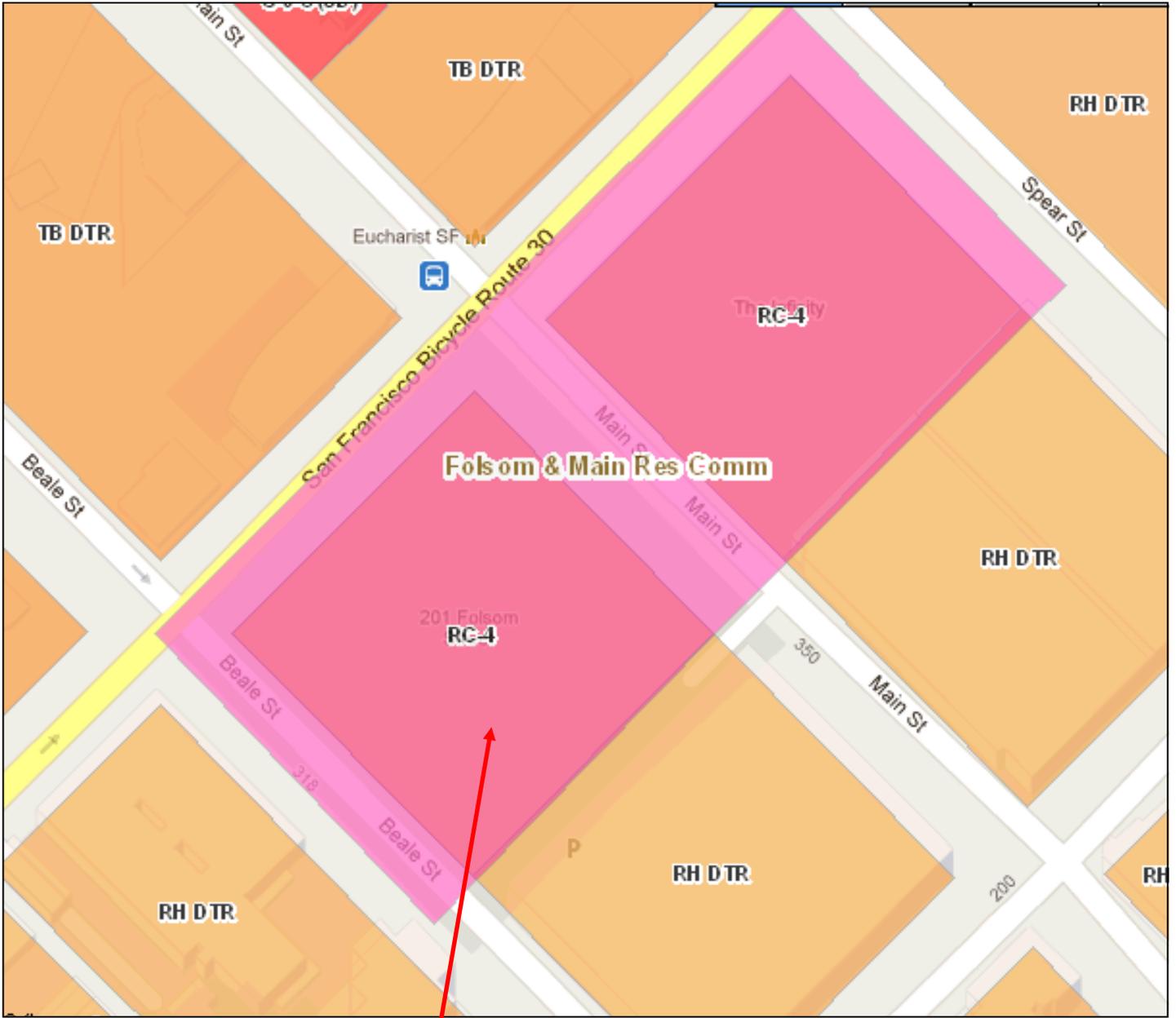
Aerial Photo



SUBJECT PROPERTY



Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2012.1097C
Performance Period Extension
201 Folsom Street



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

HEARING DATE: OCTOBER 18, 2012

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Case No.: **2012.1097 C**
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ADOPTING FINDINGS RELATING TO THE MODIFICATION OF CONDITIONS OF A CONDITIONAL USE AUTHORIZATION APPROVED BY PLANNING COMMISSION MOTION NO. 16647 TO ALLOW AN EXTENSION OF THE PERFORMANCE PERIOD FOR THE CONSTRUCTION OF A MIXED USE PROJECT CONSISTING OF TWO RESIDENTIAL TOWERS OF HEIGHTS OF 350 FEET AND 400 FEET, ABOVE AN APPROXIMATELY 80-FOOT PODIUM WITH FULL LOT COVERAGE AND WOULD INCLUDE UP TO 725 DWELLING UNITS, UP TO 38,000 SQUARE FEET OF COMMERCIAL AND RETAIL USES AND UP TO 753 OFF-STREET PARKING SPACES FOR RESIDENTIAL AND RETAIL USES, AND ABOUT 272 PARKING SPACES TO REPLACE EXISTING USPS PARKING WITHIN AN RC-4 DISTRICT (RESIDENTIAL COMMERCIAL COMBINED DISTRICTS, HIGH DENSITY) DISTRICT AND THE FOLSOM AND MAIN RESIDENTIAL/COMMERCIAL SPECIAL USE DISTRICT.

PREAMBLE

On August 23, 2012, John Kevlin, on behalf of TST Folsom, LLC (hereinafter "Project Sponsor") filed Application No. 2012.1097C (hereinafter "Application") with the Planning Department (hereinafter "Department") for the modification of condition No. 7 of Motion No. 16647 per Planning Code Section 303(e) to add an additional 12 months to the 36-month performance period extension granted in 2009 (Case No. 2008.1354C, Motion No. 17945). The project approved in Motion No. 16647 included

construction of a mixed use project (predominately residential) that would consist of two residential towers of heights of 350 and 400 feet, above an 80 foot podium with full lot coverage and would include up to 725 dwelling units, between 15,500 and 38,000 square feet of retail and commercial space and 753 off-street parking spaces for residential and retail uses and 272 parking spaces to replace existing parking for the United States Postal Service ("Project"). Conditional Use authorization was required pursuant to San Francisco Planning Code Sections 303(c) and 253 to allow construction of buildings taller than 40 feet in an R (Residential) District.

On October 18, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.1097C and adopted CEQA findings in its Motion No. XXXXX.

The original Project and associated Rezoning Application were reviewed pursuant to the California Environmental Quality Act ("CEQA"), Public Resources Code Sections 21000, et. seq.

On July 24, 2003, the Commission held a duly noticed public hearing and heard public testimony on the project EIR, the proposed rezoning of the project site and associated actions, and the Project's conditional use application.

On September 4, 2003, the San Francisco Planning Commission, having reviewed the Final EIR at a duly noticed and scheduled public meeting, heard additional testimony and certified the Final EIR for the Project in Planning Commission Motion No. 16647.

The file for this project, including the 2003 Final EIR and Motion No. 16647, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2012.1097C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project will be constructed on the north half of Block 3746, Lot 1, and will front on Folsom Street, Main Street and Beale Street. The site is 75,625 square feet in area, and is currently used as a surface parking lot (previously by the USPS). There are no existing structures on the site. A USPS facility previously occupied the building on the south half

of Block 3746, directly adjacent to the project site at 390 Main Street. The USPS vacated in 2010 and the MTC recently purchased the building to house their headquarters and lease additional space to other public agencies and private companies.

3. **Surrounding Properties and Neighborhood.** The subject property is in San Francisco's Rincon Hill area, three blocks southeast of Market Street. The Embarcadero and San Francisco Bay are two to three blocks east of the Project site. The anchorage of the San Francisco–Oakland Bay Bridge is one block to the south. The South of Market neighborhood is to the west and south of the Project site, beyond the Rincon Hill area. The downtown office district begins immediately north across Folsom Street. The site of the recently demolished Transbay Terminal is to the northwest at Fremont and Mission Streets. The 300 Spear Street (“Infinity”) project site is located just to the east, across Main Street.
4. **Past Actions and Project Description.** The Planning Commission adopted Motion No. 16647 on September 4, 2003 to approve the original project. The Planning Commission adopted Motion No. 17945 on September 3, 2009 to extend the performance period an additional 36 months. The original approval motion also detailed a scenario and process for updating the project's design in the future. This was primarily a response to the fact that the adjacent United States Postal Service (USPS) facility may vacate the adjacent building, and the 272 replacement parking spaces may no longer be necessary. The USPS vacated the building in 2010, and the Planning Commission was presented an updated design at an informational hearing in February 2012.

The originally approved project meets the following description:

- An 80 foot podium of full lot coverage;
- Up to 15,000 square feet of commercial space;
- Two residential towers with heights of 350 and 400 feet;
- Up to 725 dwelling units;
- Up to 33,440 square feet of residential open space;
- Up to 753 off-street parking spaces for the residential and commercial uses; and
- Up to 272 additional off-street parking spaces to replace the existing parking for the adjacent USPS facility.

The updated design presented to the Planning Commission in February 2012 meets the following description:

- An 85 foot podium of full lot coverage;
- Up to 38,000 square feet of commercial space;
- Two residential towers with heights of 350 and 400 feet;
- Up to 671 dwelling units;
- Up to 56,503 square feet of residential open space;
- Up to 701 off-street parking spaces for the residential and commercial uses; and
- No additional off-street parking for the now vacated USPS facility.

5. **Proposal.** The project proposes to extend the performance period an additional 12 months beyond the 36-month performance period extension granted in 2009 (Case No. 2008.1354C, Motion No. 17945).
6. **Public Comment.** The Department received no public comment for this performance period extension request.
7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval, which the Commission also considers when modifying conditions to the Conditional Use approval. On balance, the proposal to extend the performance period does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The extension of the performance period is necessary and desirable because it will grant additional time for financing and construction of a project that is necessary and desirable—per Motion No. 16647—during an extremely challenging economic period in the city, state, and nation. The project will provide a significant amount of high-density housing in an area of the city that is planned for such development and is extremely close to transit and job centers. It will also provide a significant amount of off-site affordable housing in the SoMa area.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The original approval found the project to be well suited for the project site and general location, and to not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. This finding is unchanged by the proposed one-year extension.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The original approval found the project to not be detrimental to the health, safety or convenience of those residing or working the area in terms of accessibility, traffic patterns, traffic volume, and off-street parking. This finding is unchanged by the proposed one-year extension.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The original approval found that the project will be residential in character and therefore not involve any noxious or offensive emissions. The project sponsor will be required to manage the construction site according to City standards. This finding is unchanged by the proposed one-year extension.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The original approval found that the project design gave appropriate treatment to landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs. This finding is unchanged by the proposed one-year extension.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The proposed performance period extension complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan.

- 8. **Findings Under the California Environmental Quality Act (CEQA).** After considering the 2003 FEIR and other information in the record, the Commission hereby makes the following findings:

- A. The Commission has independently reviewed and analyzed the 2003 FEIR, the findings contained in Motion No. 16647, and the other information in the record and has considered the information contained therein and hereby finds that no additional environmental review is required for the Project for the following reasons:

- (1) No changes have been made to the Project that constitute substantial changes requiring major revisions in the 2003 FEIR due to the involvement of new significant environmental effects or a substantial increase of the severity of previously identified effects;

- (2) Substantial changes have not occurred with respect to the circumstances under which the Project will be undertaken which require major revisions to the 2003 FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

- (3) There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the 2003 FEIR was certified, which shows (a) that the Project will have one or more significant effects not discussed in the 2003 FEIR; (b) that significant effects previously examined will be substantially more severe than shown in the 2003 FEIR; or (c) that mitigation measures or alternatives previously found to be feasible would in fact be feasible and would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

Based on the foregoing, the Commission finds that none of the conditions described in Section 15162 or 15164 of the CEQA Guidelines calling for the preparation of a subsequent or supplemental EIR or addendum have occurred and that therefore no further environmental review is required for the Project.

- B. The Commission has reviewed and considered the Final EIR and record as a whole, finds that the Final EIR is adequate for its use as the decision-making body for the action taken herein and incorporates the CEQA findings contained in Motion No.16647, including the Statement of Overriding Considerations and adoption of a Mitigation Monitoring and Reporting Program, by this reference thereto as though set forth in this Motion.
 - C. Mitigation Monitoring and Reporting Program. The Mitigation Monitoring and Reporting Program for the Project, adopted as Exhibit C to Commission Motion No. 16647, continues to apply to the Modified Project.
9. The findings of the original approval, as established in Motion No. 16647, are hereby incorporated by reference.
 10. The proposed performance period extension is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
 11. The Commission hereby finds that approval of the request for extension would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2012.1097C** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 18, 2012.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 18, 2012

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to modify condition No. 7 of Motion No. 16647 to add an additional 12 months to the 36-month performance period extension granted in 2009 (Case No. 2008.1354C, Motion No. 17945) to the project located at 201 Folsom Street, Block 3746, and Lot 1, pursuant to Planning Code Section(s) **303(e)** within the **RC-4 (Residential-Commercial Combined Districts, High Density)**, the **Folsom and Main Residential/Commercial Special Use District**, and a **400-W** Height and Bulk District, and subject to conditions of approval reviewed and approved by the Commission on **October 18, 2012** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **October 18, 2012** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of Planning Commission Motion No. **16647** shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for one year from September 3, 2012. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within one (1) year of September 3, 2012. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

REUBEN & JUNIUS_{LLP}

October 1, 2012

By Hand Delivery

President Rodney Fong
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

**Re: 201 Folsom Street – Project Update
Entitlement Extension Request
Planning Case No. 2012.1097C
Hearing Date: October 11, 2012
Our file: 6250.06**

Dear President Fong and Commissioners,

This office represents TST Folsom, LLC, the project sponsor (“Project Sponsor”) of the proposed high-rise residential project at 201 Folsom Street (“Project”).

Earlier this year on February 9, 2012, the Project Sponsor presented the current design of the Project to the Commission during an informational hearing. The Sponsor has been diligently pursuing the Project building permits since that time.

On July 12, 2012, the Project Sponsor filed building permit applications for the Project and has been working closely with the Planning Department and Department of Building Inspection to get the permits issued. Upon issuance of those permits, the Project Sponsor intends to commence construction immediately.

The current entitlement performance condition ran on September 3, 2012. The Project Sponsor now respectfully requests an additional one year extension in order to obtain building permits and begin construction of the Project.

A. Project Description and Background

The original Project approved consisted of up to 725 dwelling units located in two residential towers above a building podium on an approximately 75,625-square foot site. The building podium consisted of floors one through seven, and ground floor retail space, along with residential lobbies, freight loading, and a pedestrian walkway connecting Beale Street and Main Street.

The Project Site is currently used as a surface parking lot.

On September 4, 2003, the Planning Commission approved the Project pursuant to Motion No. 16647. The Project also required rezoning, and following the Planning Commission approval of a rezoning package (including height increases and an amendment of the existing Rincon Hill Special Use District), it was considered by the Board of Supervisors ("BOS"). On February 3, 2004, the BOS passed a series of ordinances (Ordinance Nos. 18-04, 19-04 and 20-04) which amended the General Plan, the zoning maps, and the Planning Code to allow the Project to move forward. On February 13, 2004, the Mayor signed the ordinances and thirty days later, on March 15, 2004, the ordinances became final and beyond the power of referendum. The Project Site is located within the Rincon Hill area, but the ordinances placed it within a new special use district with modified RC-4 zoning and increased height and bulk controls.

The Project was approved subject to a performance condition requiring that construction of the Project commence within five years from the effective date of the associated rezoning ordinances: in other words, by March 15, 2009.

On September 3, 2009 the Planning Commission granted an extension of the Project entitlement, which expired on September 3, 2012. The Project Sponsor is now seeking an additional extension of the Project entitlement. The Project Sponsor filed building permit applications for the Project in July of this year and will begin construction of the Project once the necessary permits are issued.

The original approval motion recognized the potential for some design changes to be made between Project approval and construction, and gave the Planning Director the authority to approve the final design after an informational presentation to the Planning Commission. Since the previous entitlement extension approval, the Project Sponsor has incorporated some design changes into the Project. The most significant change is that the U.S. Post Office has relocated from the adjacent parcel at 390 Main Street, and with it, the need for some 272 parking spaces that were included in the original project design to be used by the USPS. The following chart is a summary of the programming changes to the Project:

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Feature	Original Approval (2003)	Currently Proposed	Change
Dwelling Units	725	671	-54
Studio	175	12	-163
One-Bedroom	462	234	-228
Two-Bedroom	88	333	245
Three-Bedroom	0	92	92
Parking Spaces	1025	701	-324
Resident Open Space	33,440 sf	56,503 sf	23,063 sf

The Planning Commission held an informational hearing on the current Project design on February 9, 2012.

B. Project Sponsor Requests One-Year Extension of Performance Condition

The Project approval's performance condition required construction to commence by September 3, 2012. Due to the complexity of the Project and the time it takes the City to process building permit applications for large projects, the Project Sponsor should be granted a one-year extension of the Project approval performance condition.

- 1. The Project is part of a multi-phase development, which the Project Sponsor has diligently pursued*

The Project was originally approved as a sister project to another two-tower residential project across the street at 300 Spear Street (the "Infinity Project"). The Infinity Project was approved concurrently with the Project. The Project Sponsor commenced construction of the first tower of the Infinity Project soon after the approval, and completed the project in 2009. The Project Sponsor has also fulfilled its off-site affordable housing requirements for the Infinity Project – heightened to 25% by an agreement with the BOS – by constructing and selling units at 950 Gilman Avenue and 601 King Street.

- 2. The Project Sponsor is in the process of obtaining building permits for the Project*

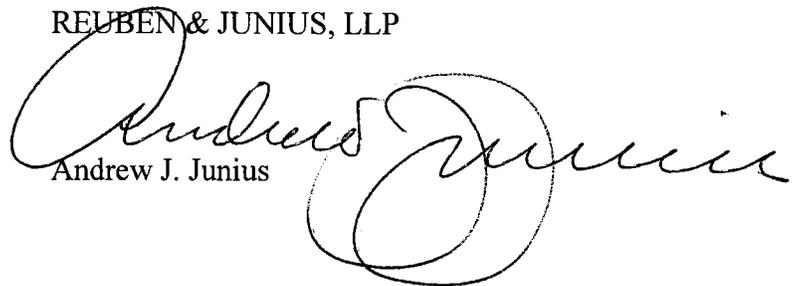
On July 12, 2012, the Project Sponsor filed applications for five building permits to construct the various components of the Project. The Project Sponsor has prepared construction drawings and the permits are currently under review. Upon issuance of those permits, the Project Sponsor intends to commence construction immediately.

C. Conclusion

As discussed above, the Project and the Infinity Project were approved as sister projects by the Planning Commission. The Project Sponsor has diligently pursued development of the Infinity Project, and its two related affordable housing projects, with the second tower being completed in 2009. The Project Sponsor is now in the process of obtaining building permits for the Project and intends to commence construction of the Project upon issuance of those permits. In light of all of this, we respectfully request the Commission to approve the Project Sponsor's request to extend the performance condition on the Project for another year.

Very truly yours,

REUBEN & JUNIUS, LLP



Andrew J. Junius

cc: Vice-President Cindy Wu
Commissioner Michael Antonini
Commissioner Gwyneth Borden
Commissioner Rich Hillis
Commissioner Kathrin Moore
Commissioner Bill Sugaya
John Rahaim – Planning Director
Scott Sanchez – Zoning Administrator
Corey Teague – Project Planner
TST Folsom, LLC – Project Sponsor

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ARQUITECTONICA

818 WEST SEVENTH STREET, SUITE 800

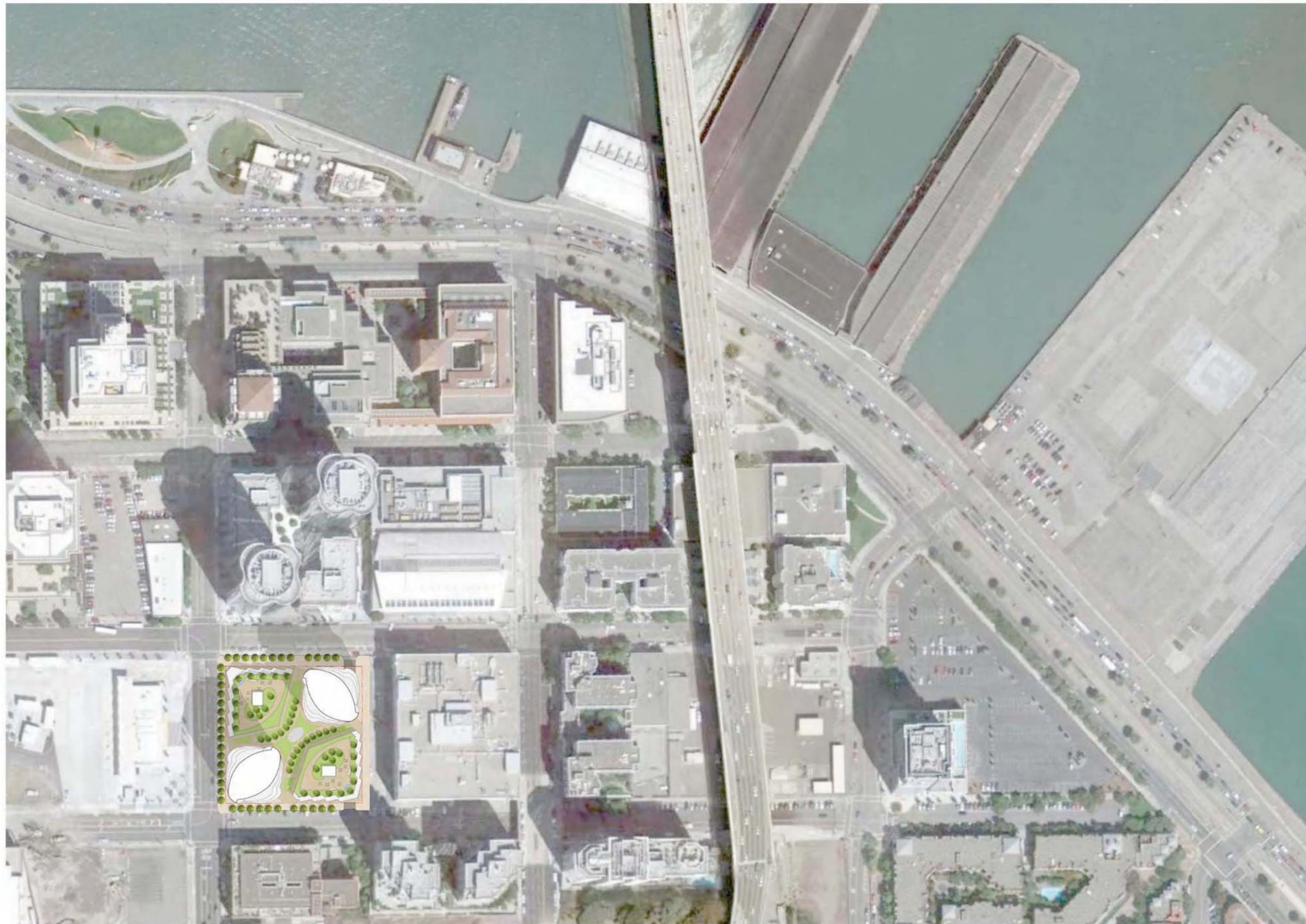
LOS ANGELES, CA 90017

TEL: 213.895.7800 FAX: 213.895.7808

201 FOLSOM

SAN FRANCISCO, CALIFORNIA

DECEMBER 13, 2011







ARQUITECTONICA



TISHMAN SPEYER

One Bush Street, San Francisco, CA 94104

201 FOLSOM
SAN FRANCISCO, CALIFORNIA
2011.12.13

ELEVATION

3



ARQUITECTONICA



TISHMAN SPEYER

One Bush Street, San Francisco, CA 94104

201 FOLSOM
SAN FRANCISCO, CALIFORNIA

2011.12.13

RENDERING

4



ARQUITECTONICA



TISHMAN SPEYER

One Bush Street, San Francisco, CA 94104

201 FOLSOM
SAN FRANCISCO, CALIFORNIA
2011.12.13

RENDERING

5



ARQUITECTONICA



TISHMAN SPEYER

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201 FOLSOM
SAN FRANCISCO, CALIFORNIA
2011.12.13

RENDERING

6



ARQUITECTONICA



TISHMAN SPEYER

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SAN FRANCISCO, CALIFORNIA
2011.12.13

RENDERING

7



ARQUITECTONICA



TISHMAN SPEYER

One Bush Street, San Francisco, CA 94104

201 FOLSOM
SAN FRANCISCO, CALIFORNIA
2011.12.13

RENDERING

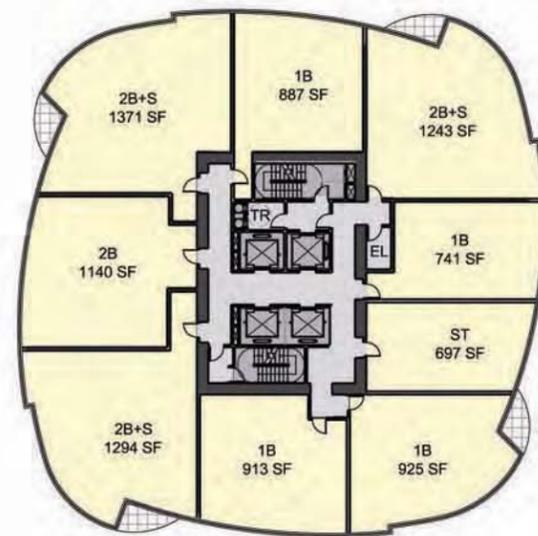
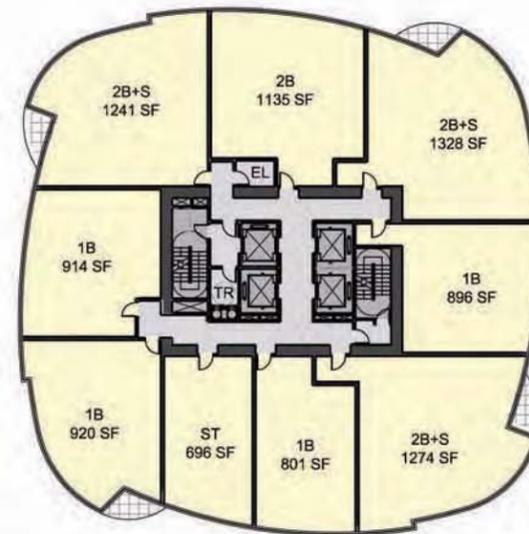
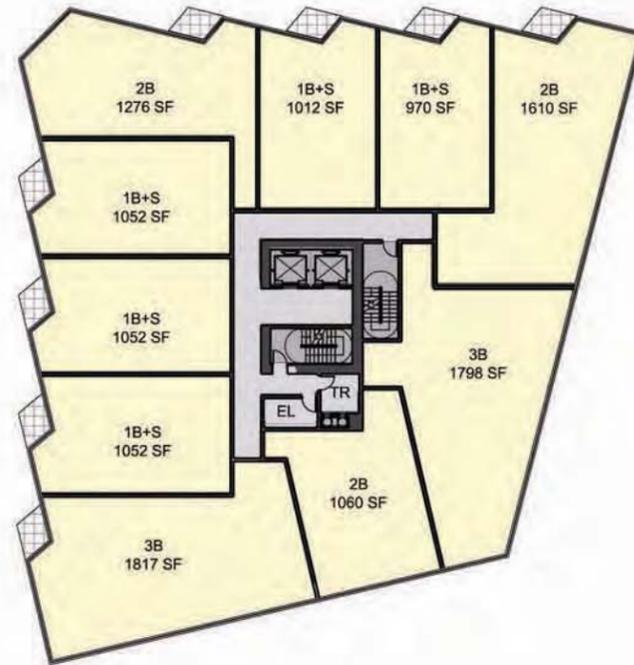
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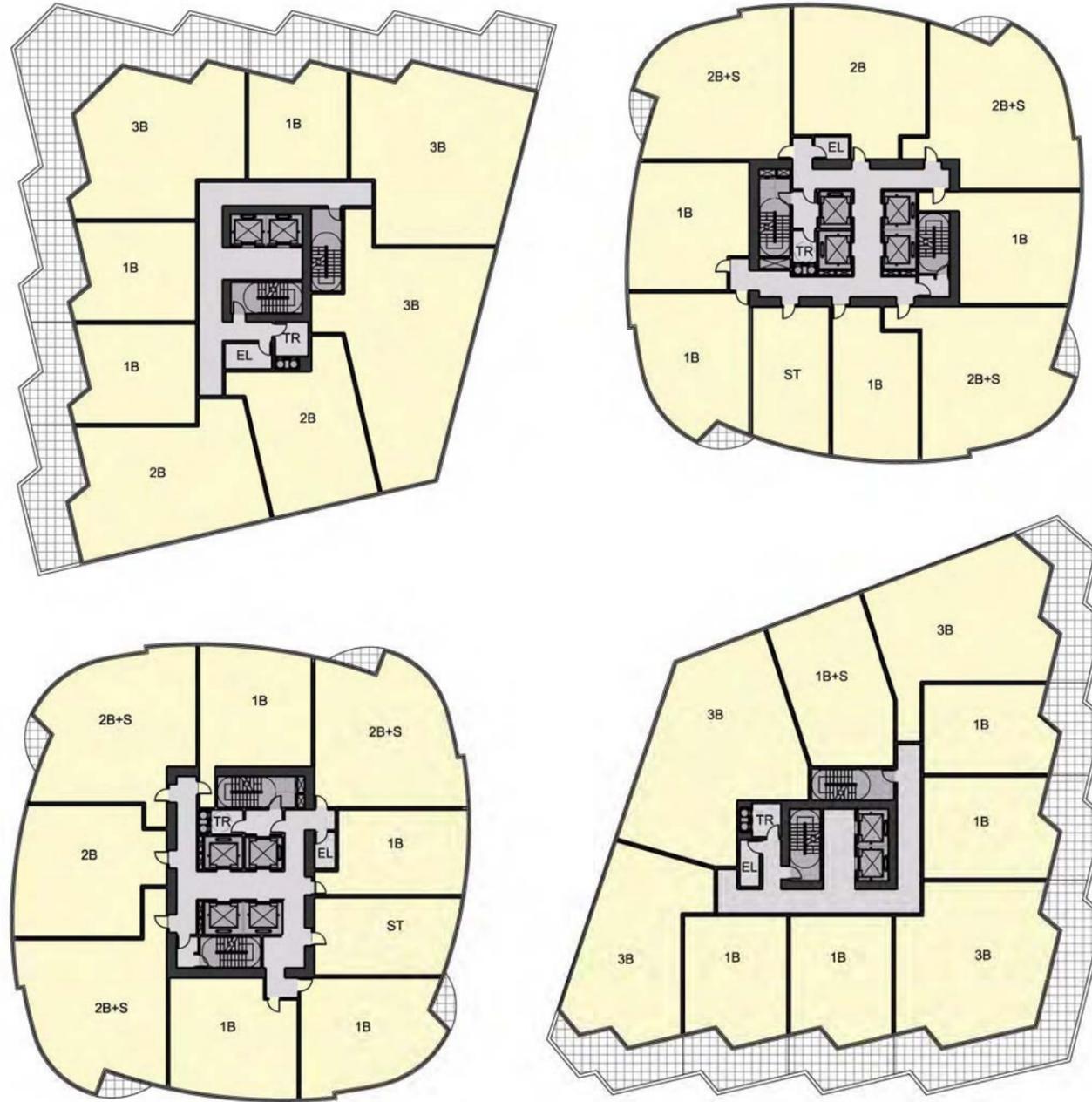


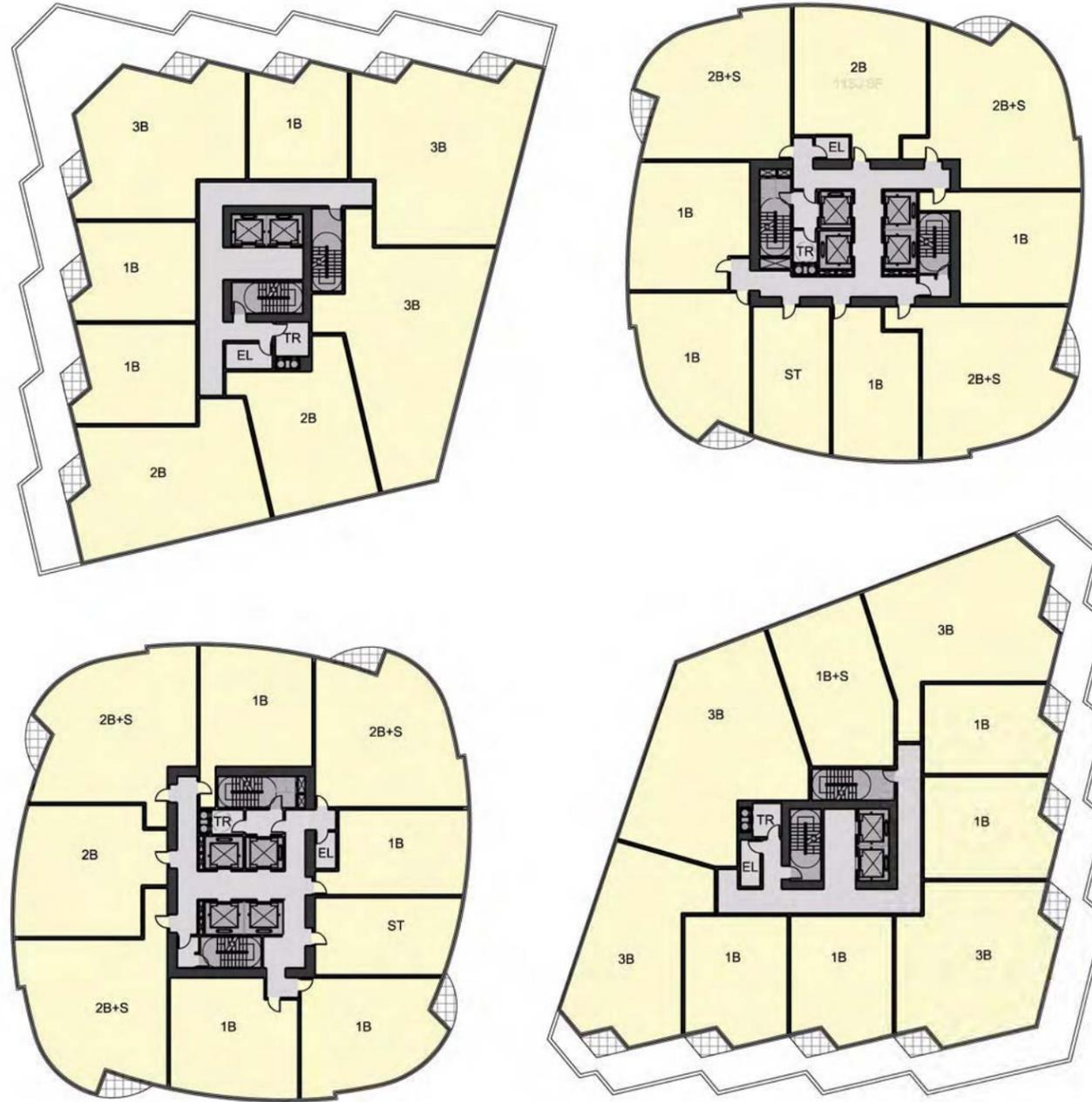


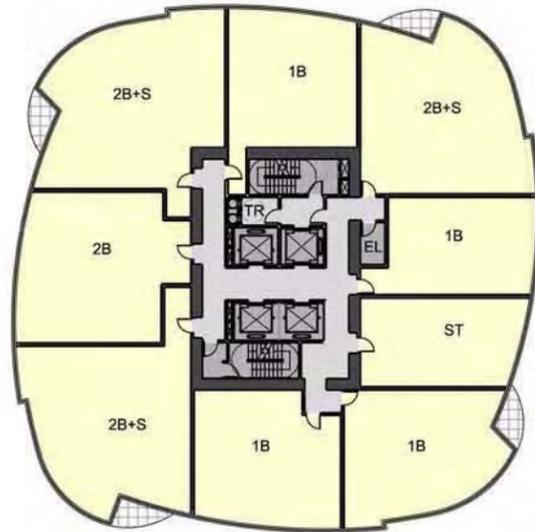
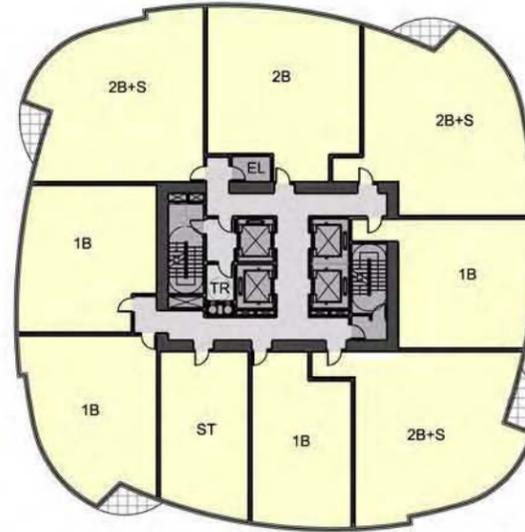


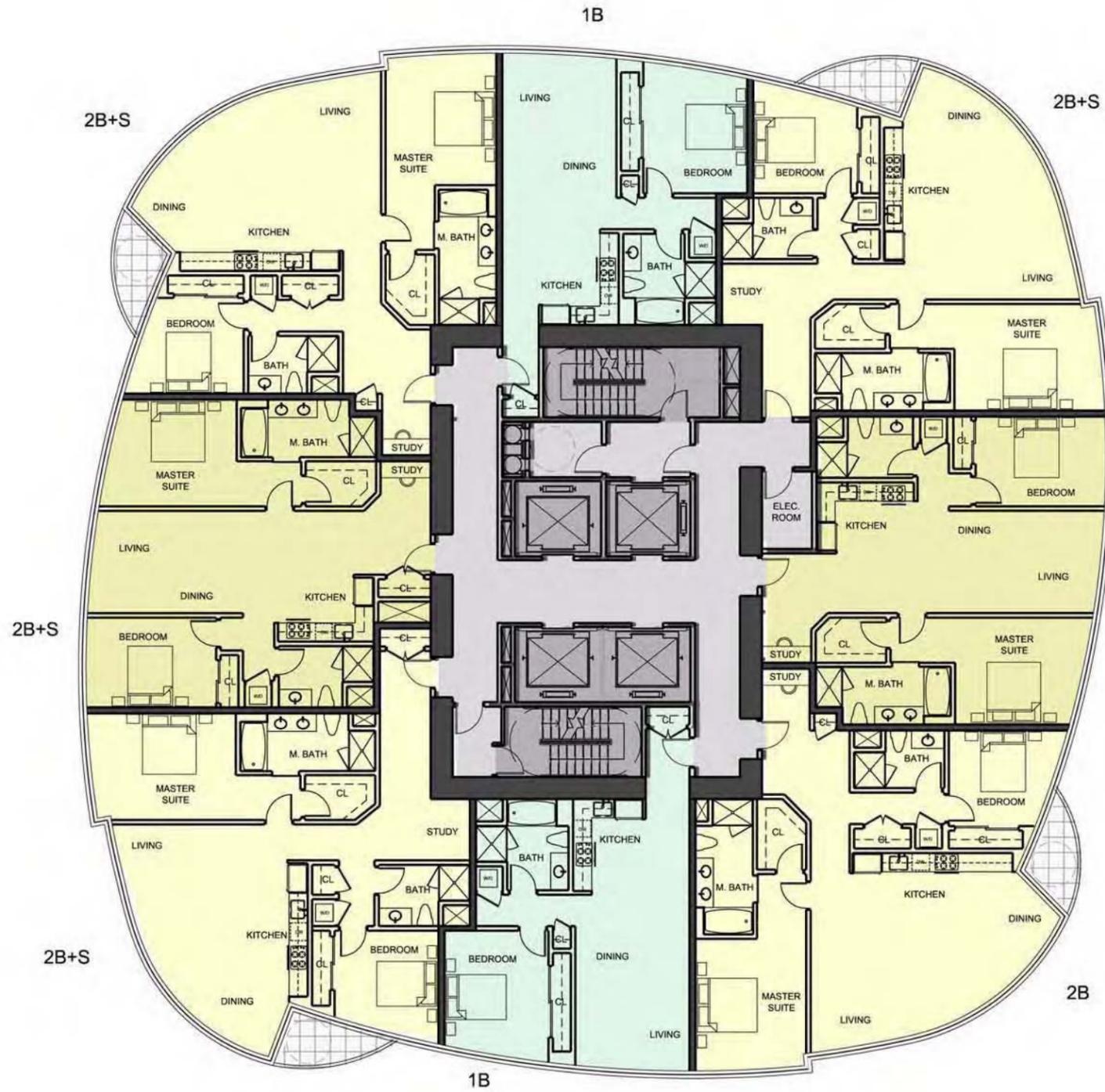




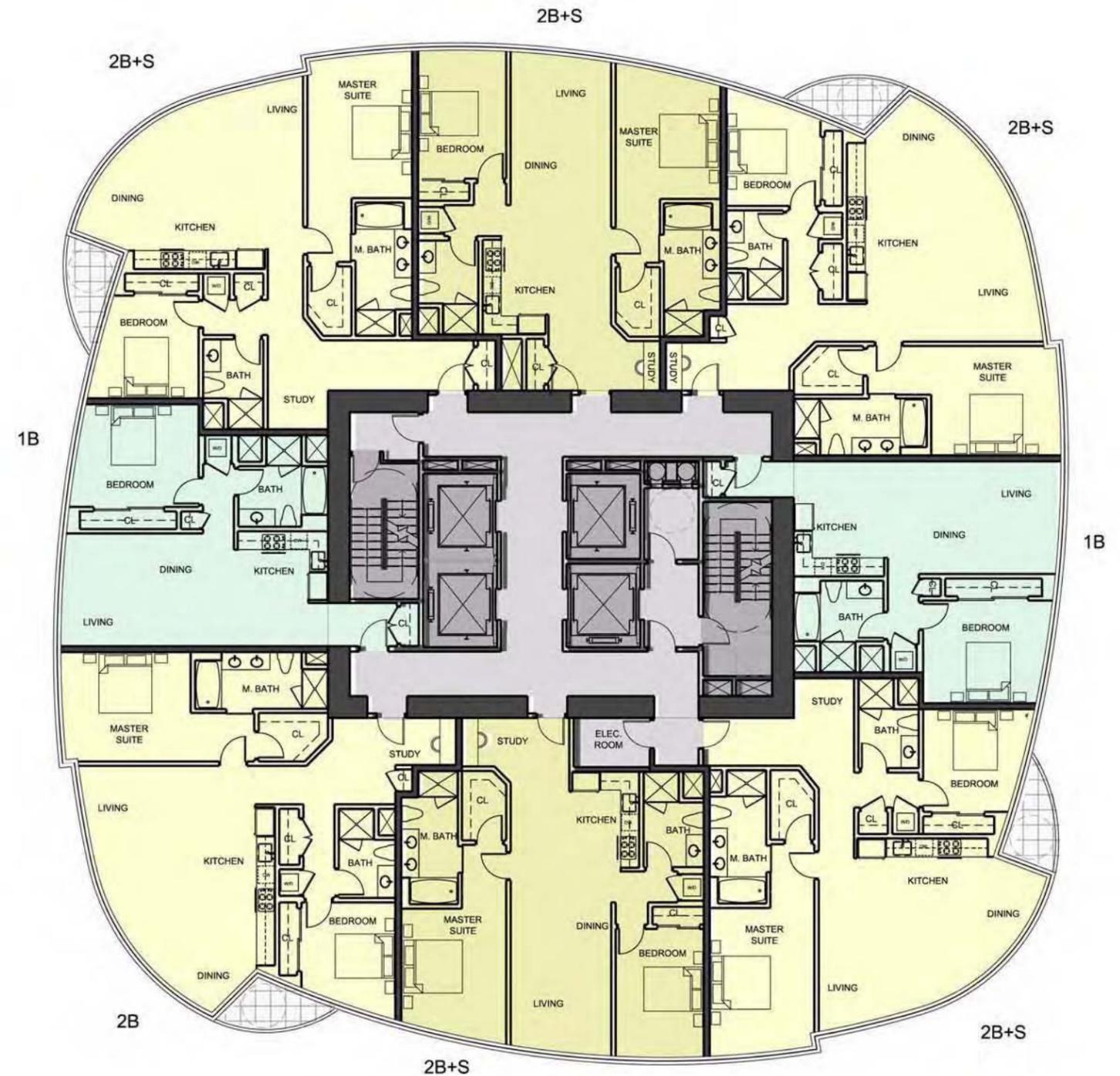




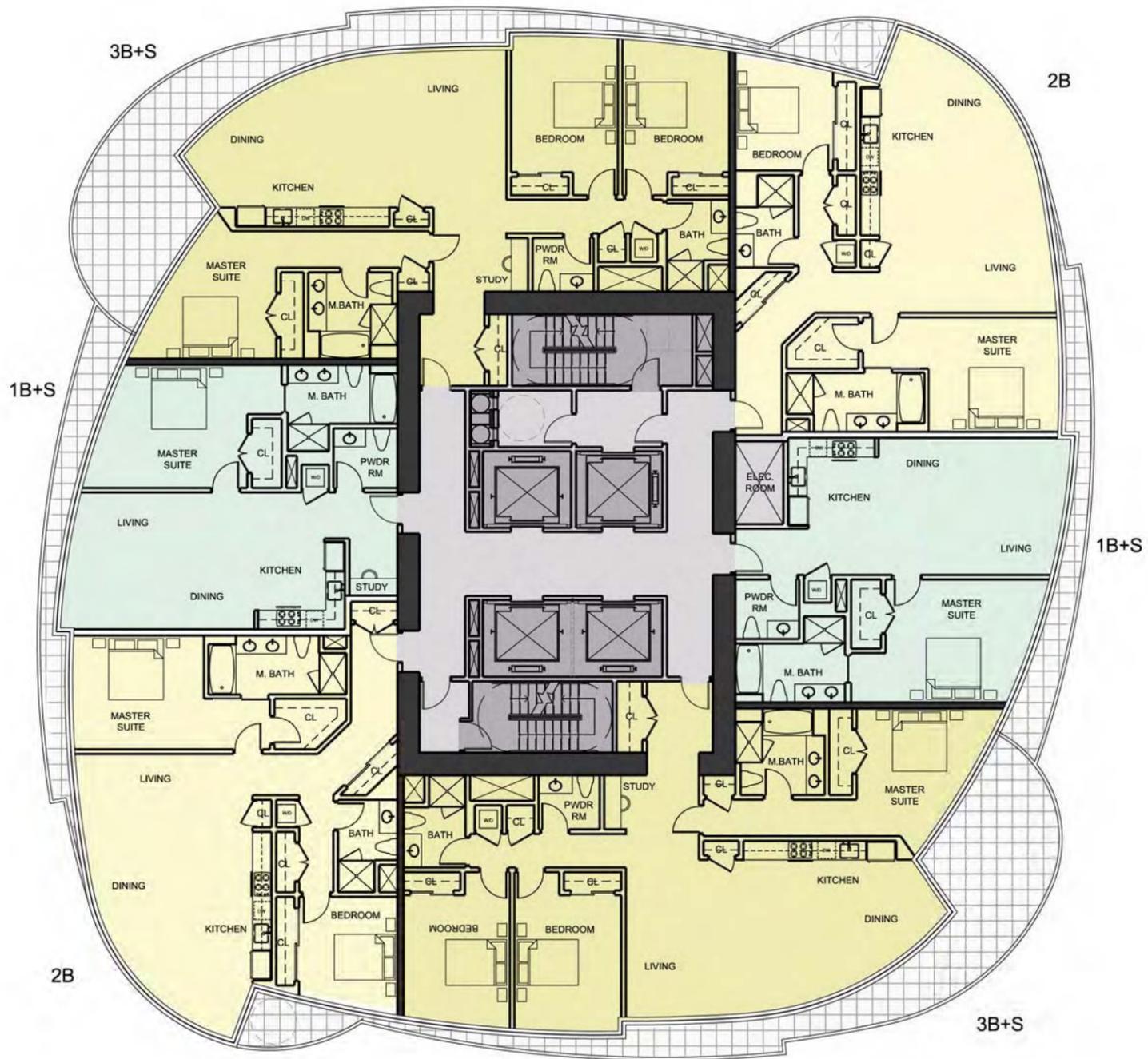




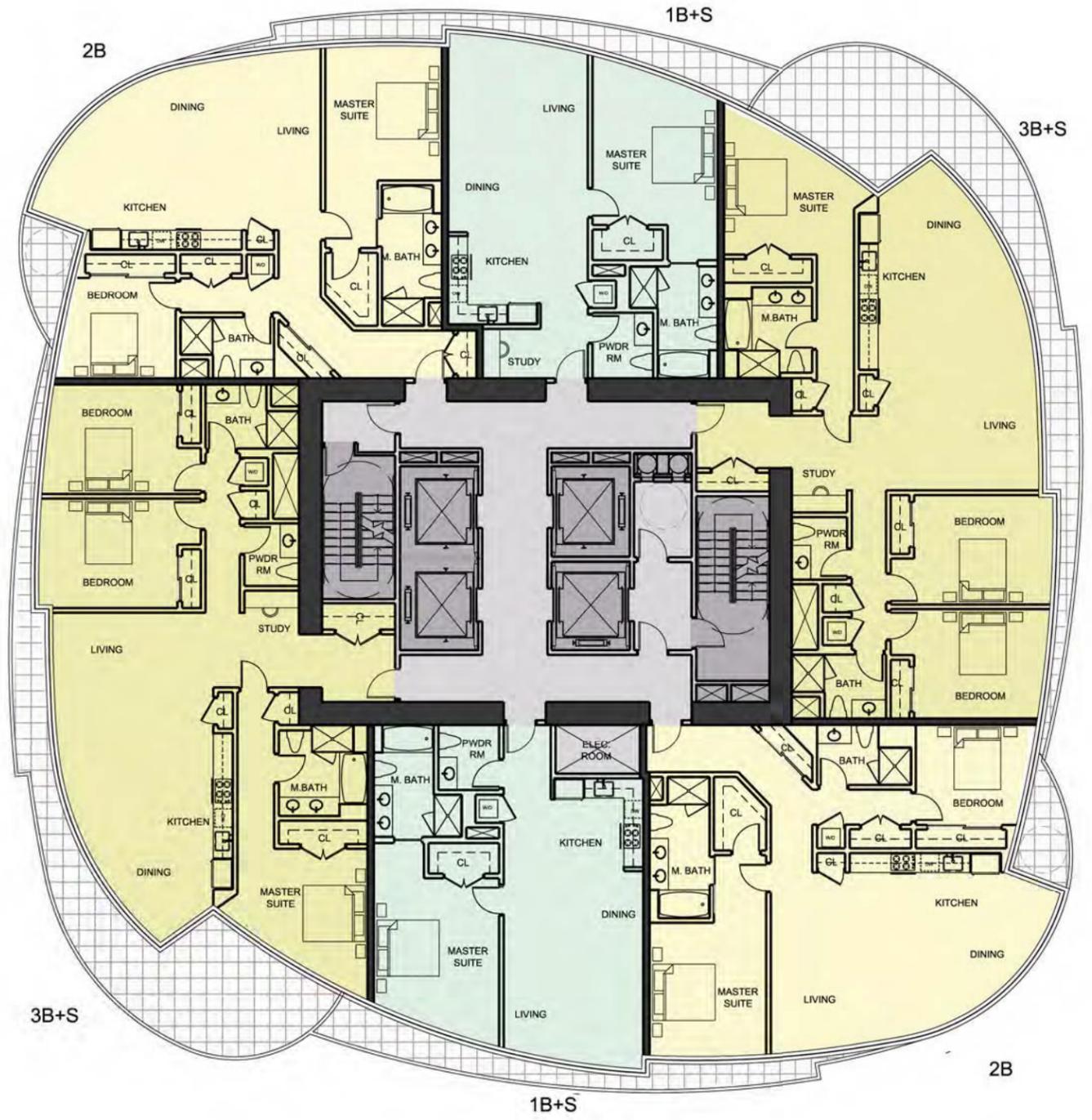
TOWER B LEVELS 10-27
GROSS AREA: 11,520 SF
8 UNITS PER FLOOR



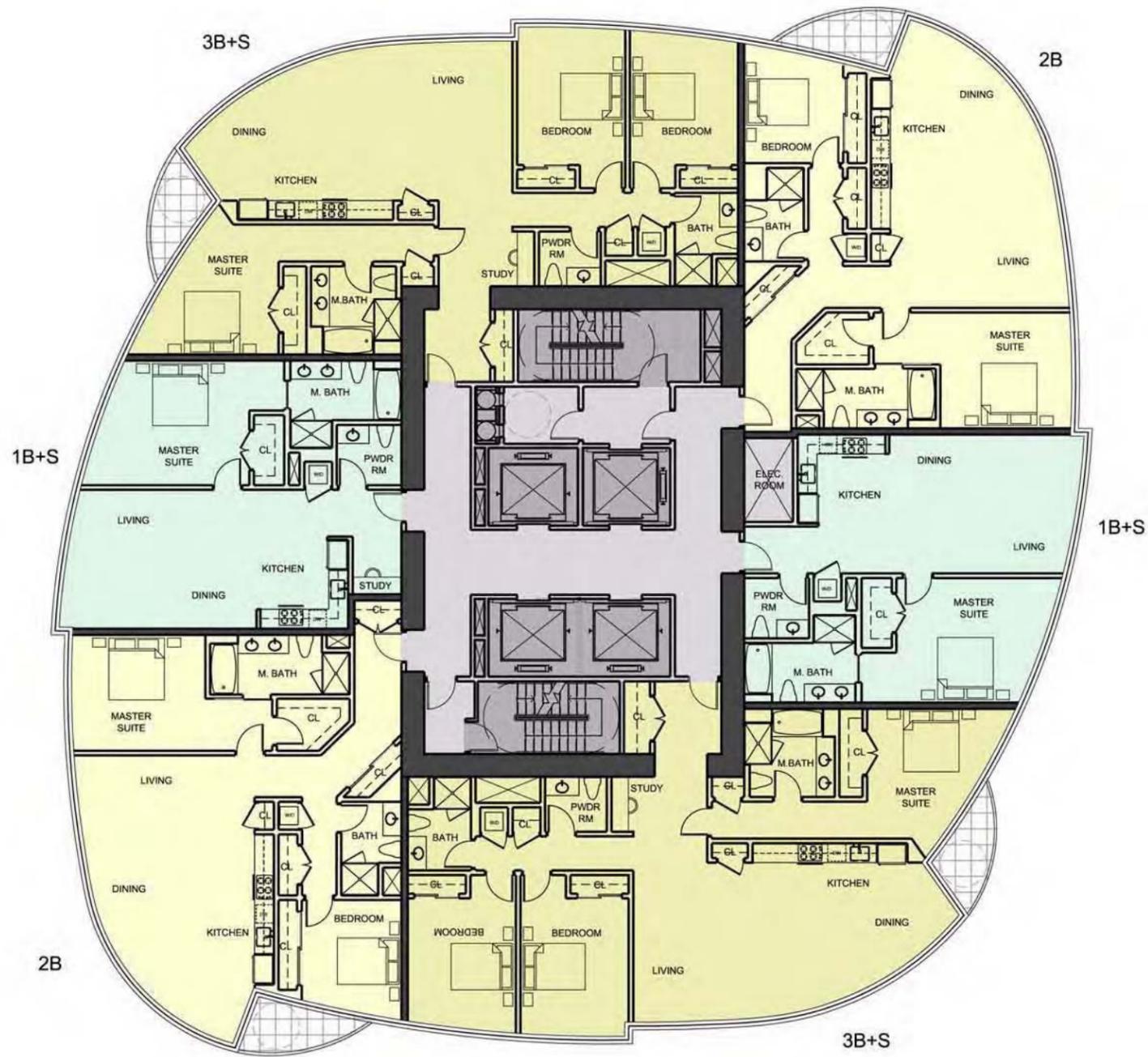
TOWER D LEVELS 10-24
GROSS AREA: 11,520 SF
8 UNITS PER FLOOR



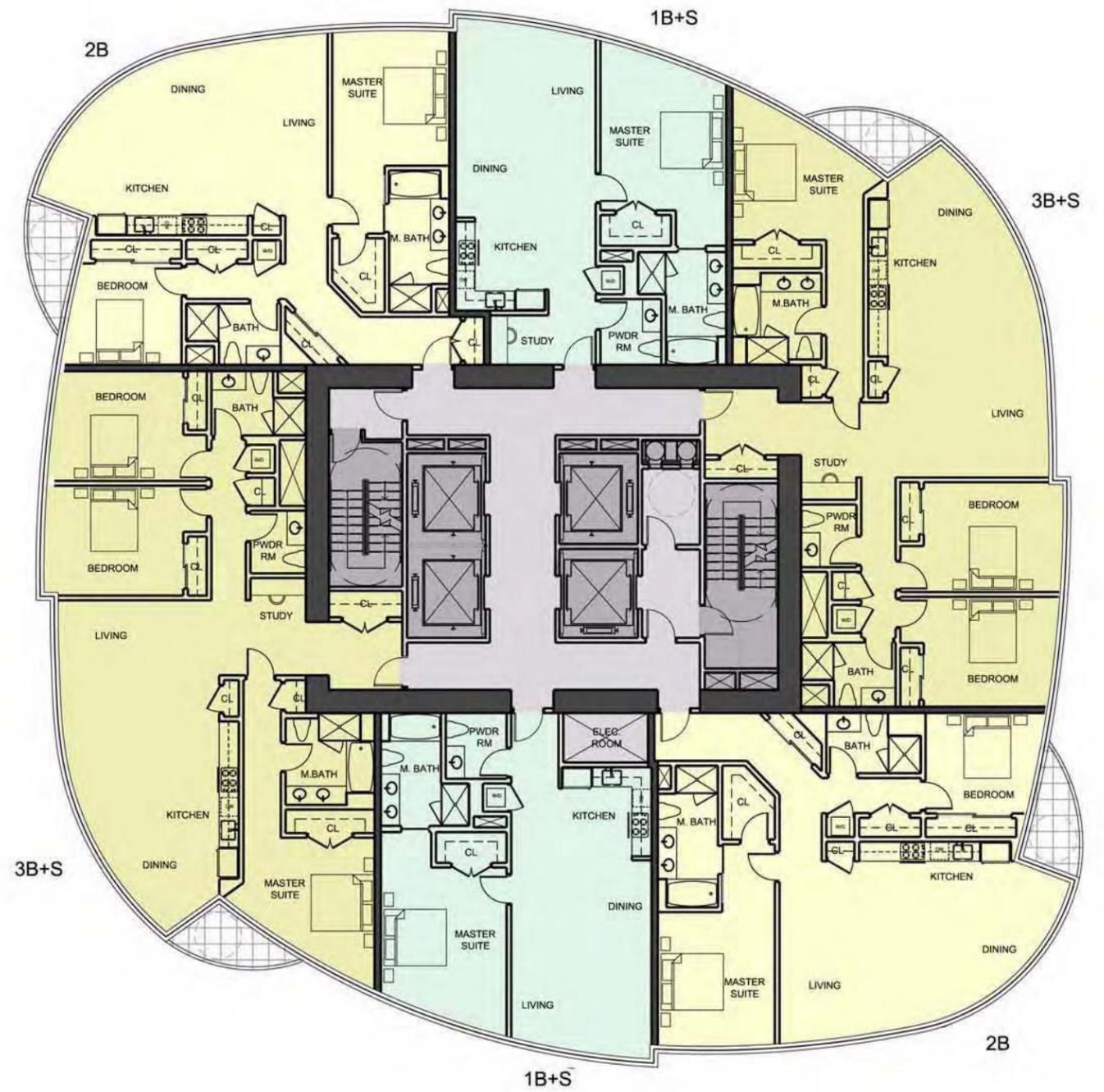
TOWER B LEVEL 28
 GROSS AREA: 11,520 SF
 6 UNITS PER FLOOR



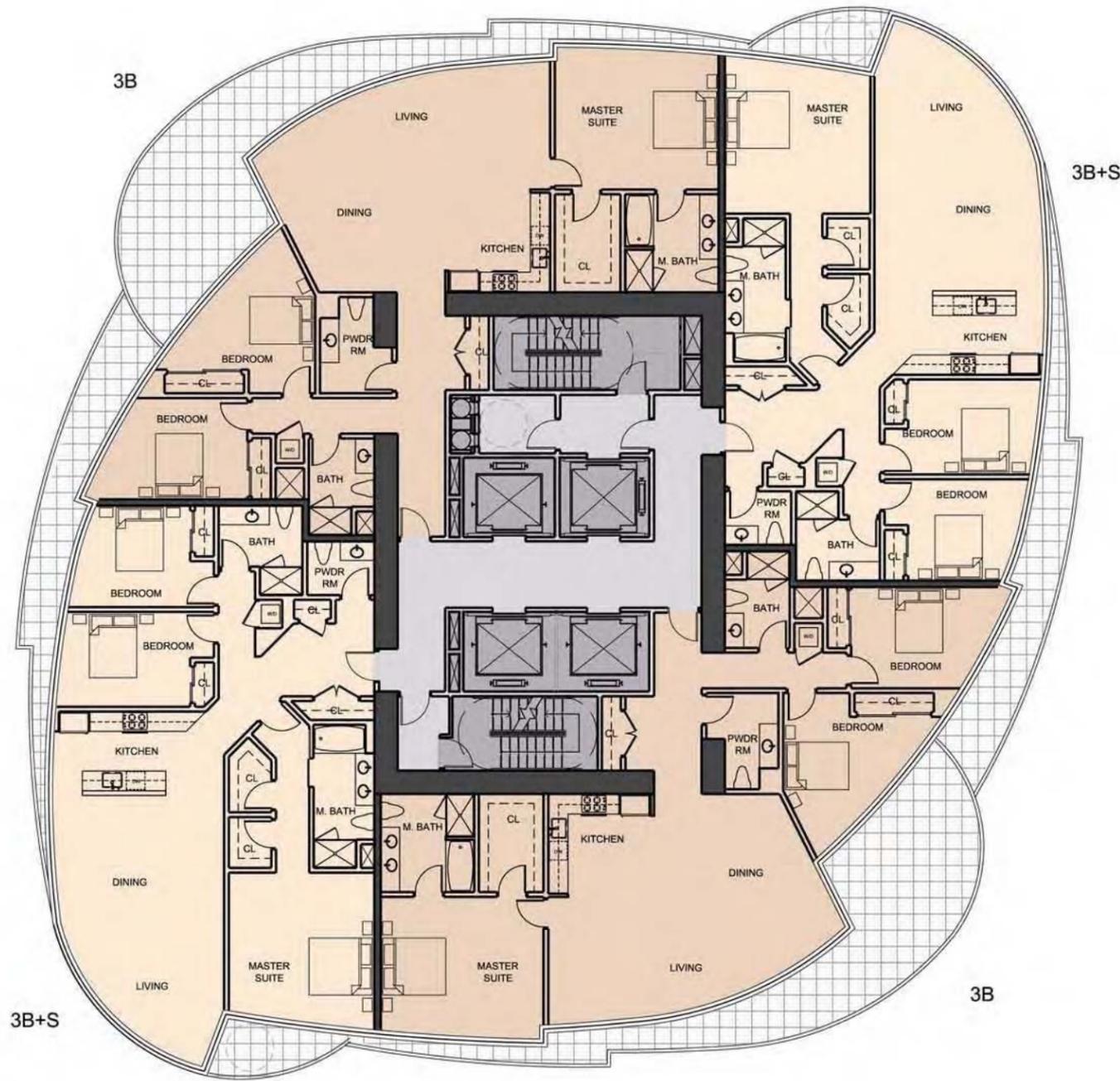
TOWER D LEVEL 25
 GROSS AREA: 11,520 SF
 6 UNITS PER FLOOR



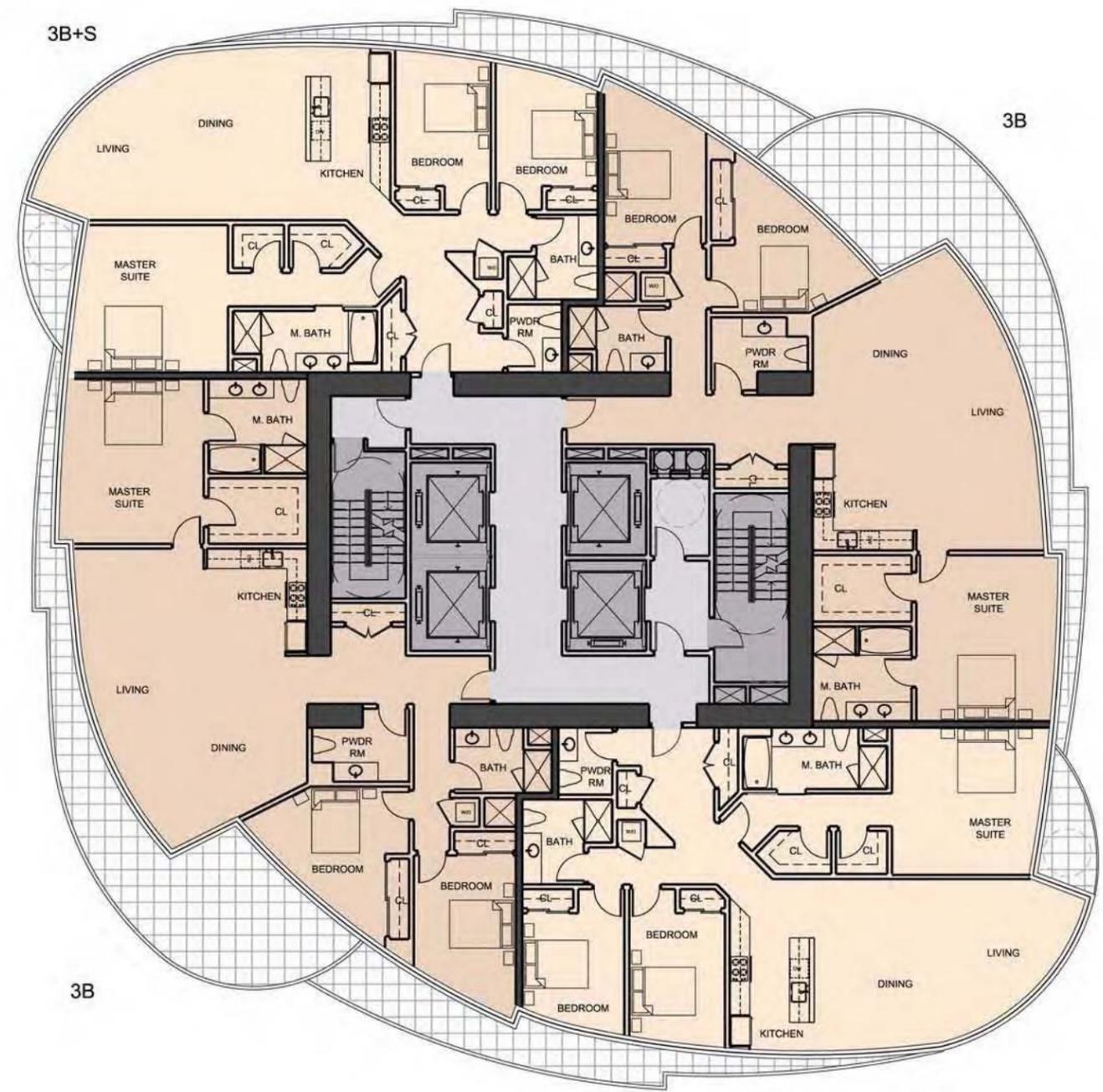
TOWER B LEVELS 29-39
GROSS AREA: 10,230 SF
6 UNITS PER FLOOR



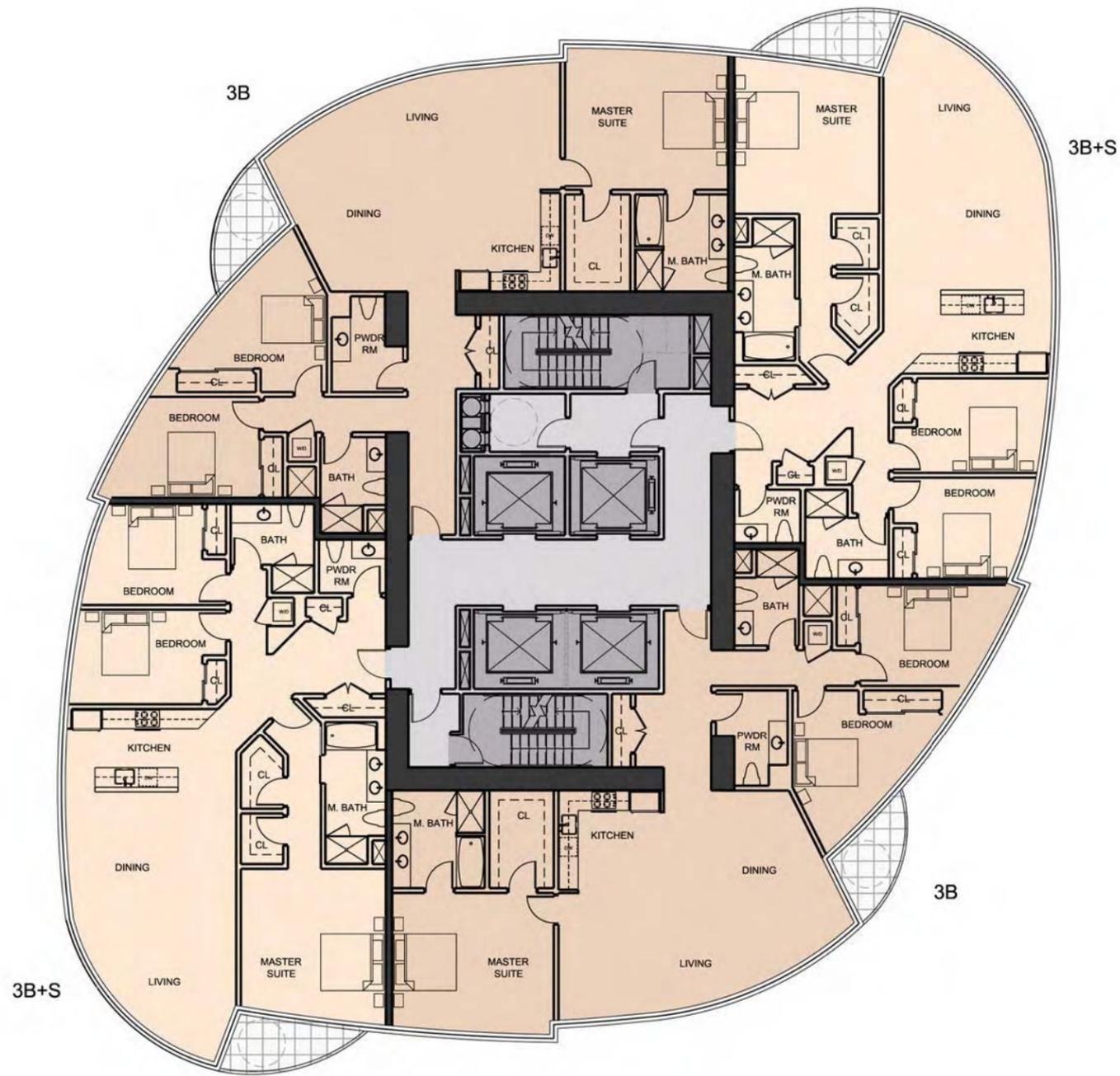
TOWER D LEVELS 26-34
GROSS AREA: 10,230 SF
6 UNITS PER FLOOR



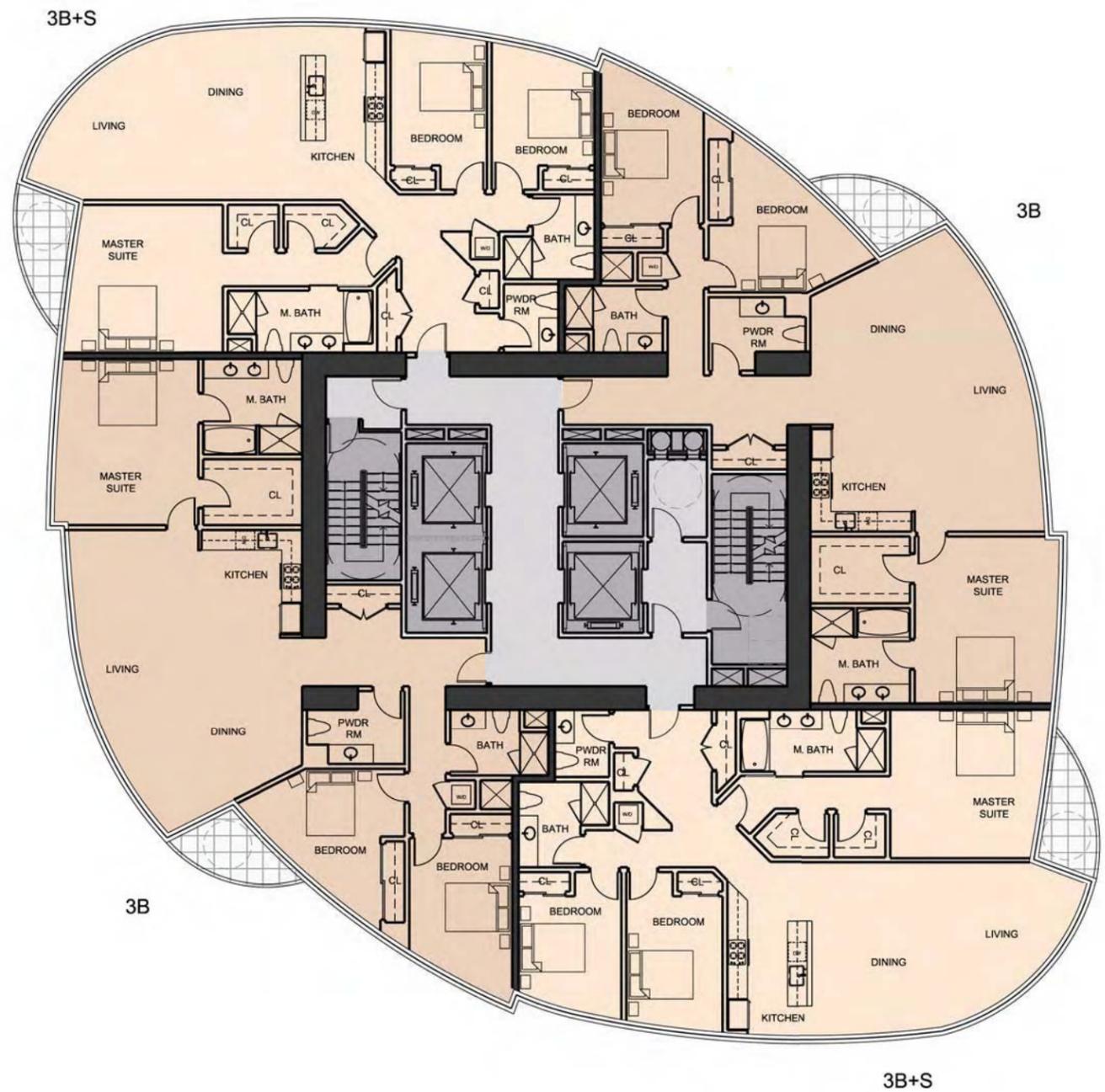
TOWER B LEVEL 40
GROSS AREA: 9,125 SF
4 UNITS PER FLOOR



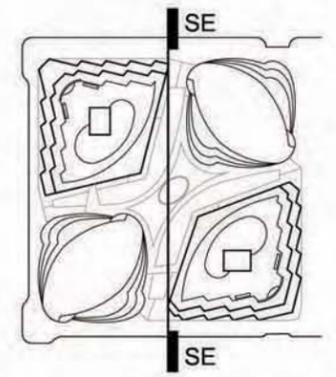
TOWER D LEVEL 35
GROSS AREA: 9,125 SF
4 UNITS PER FLOOR



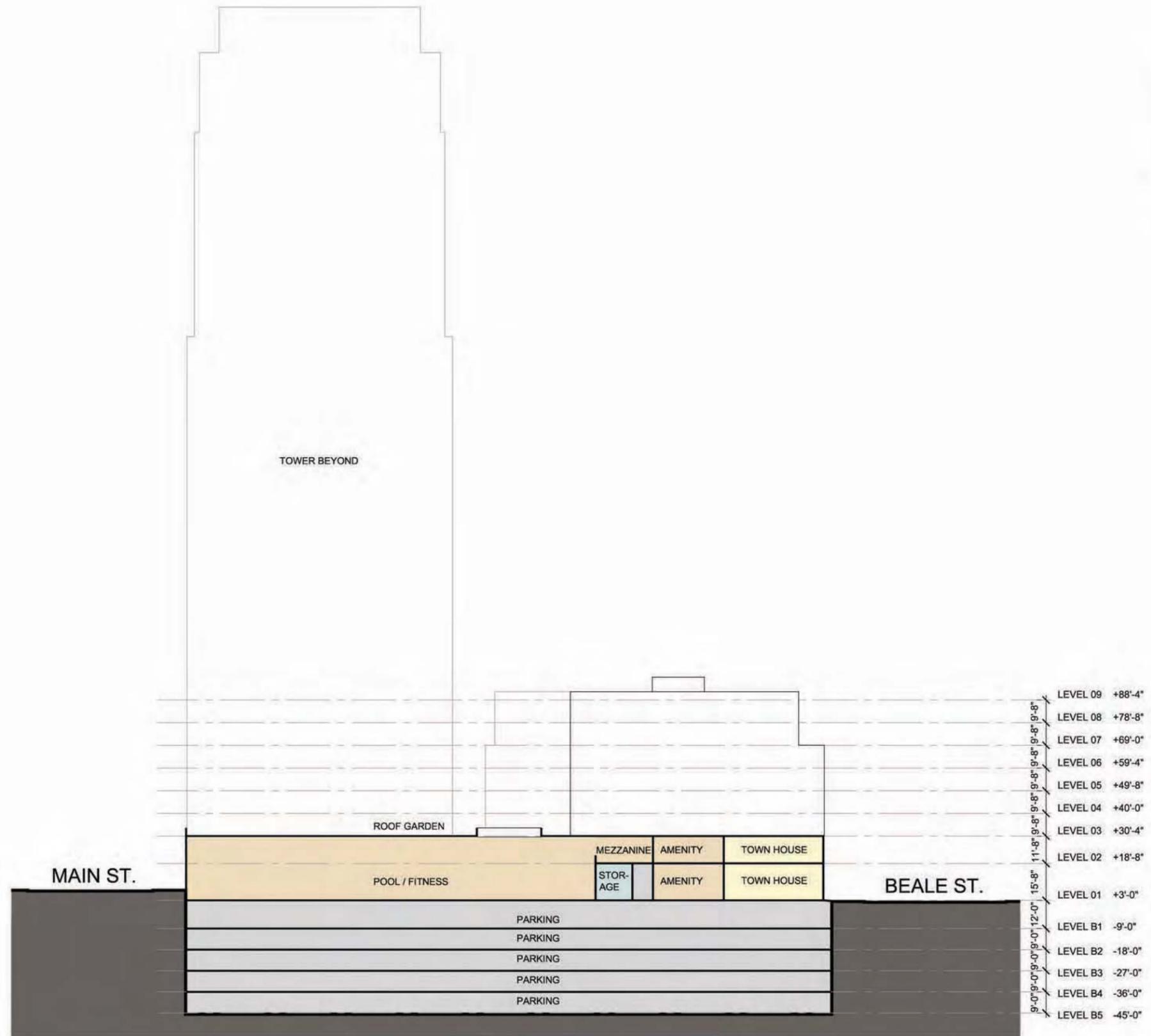
TOWER B LEVEL 36
GROSS AREA: 9,125 SF
4 UNITS PER FLOOR



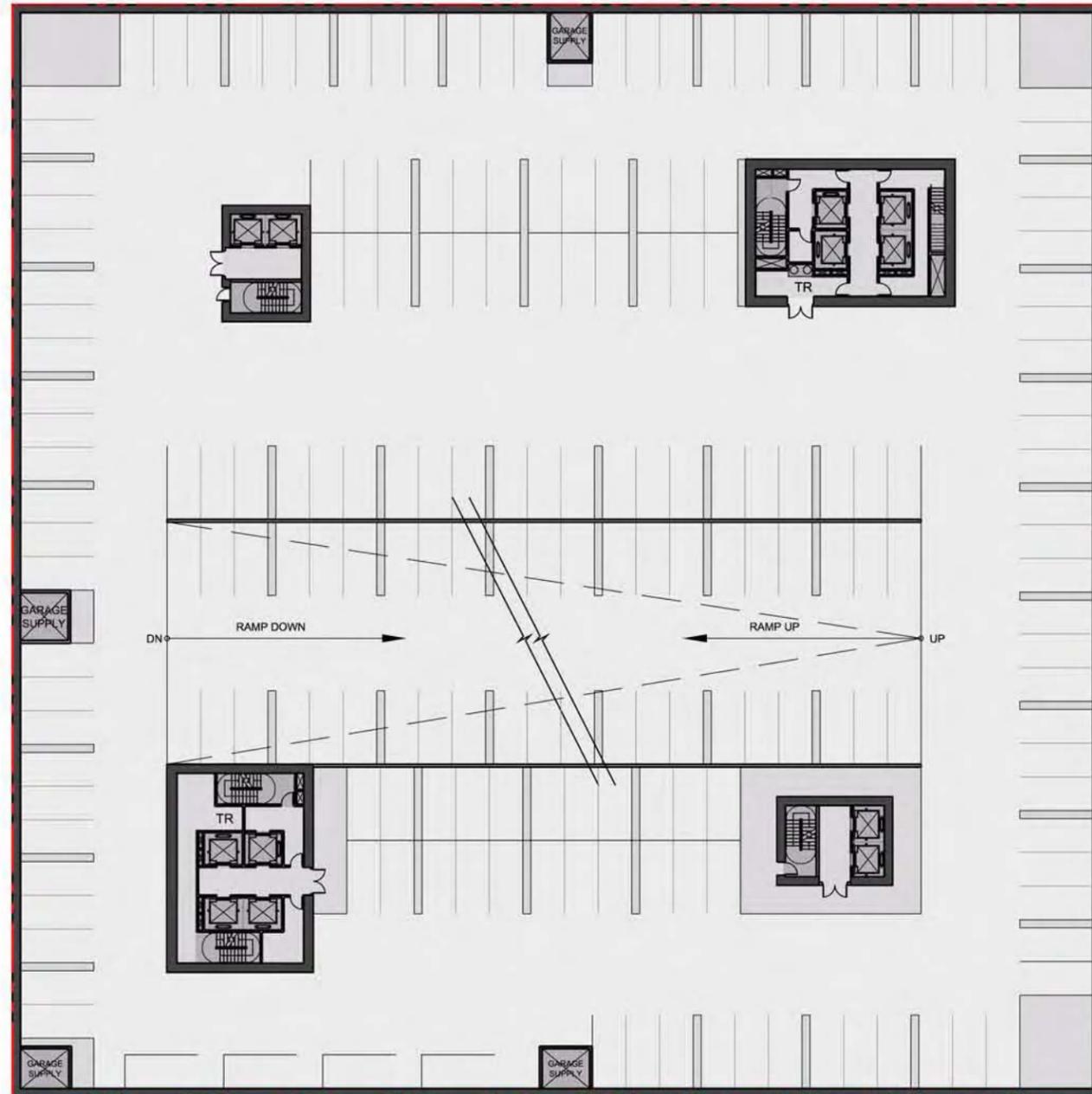
TOWER D LEVEL 41
GROSS AREA: 9,125 SF
4 UNITS PER FLOOR



KEYPLAN







201 FOLSOM

UNIT MATRIX - CONCEPTUAL DESIGN

December 13, 2011

PODIUM A (FOLSOM STREET)									
UNIT TYPE	1	2	3	4	5	6	6	8	
LEVEL	UNITS	Studio	1-BR	1-BR+S	2-BR	2-BR+S	3-BR	3-BR+S	T.H.
8	8		3		2		3		
7	8		3		2		3		
6	10			5	3		2		
5	10			5	3		2		
4	10			5	3		2		
3	10			5	4		1		
2	6		1	3	1	1			
1	0								
	62	0	7	23	18	1	13	0	0

PODIUM C (BEALE STREET)									
UNIT TYPE	1	2	3	4	5	6	7	8	
LEVEL	UNITS	Studio	1-BR	1-BR+S	2-BR	2-BR+S	3-BR	3-BR+S	T.H.
8	9		4	1			4		
7	9		4	1			4		
6	10			6	1		3		
5	10			6	1		3		
4	10			6	1		3		
3	10			5	2	1	2		
2	7		0	6		1			4
1	4								
	69	0	8	31	5	2	19	0	4

GRAND TOTAL									
UNIT TYPE	1	2	3	4	5	6	7	8	
UNITS	Studio	1-BR	1-BR+S	2-BR	2-BR+S	3-BR	3-BR+S	T.H.	
	671	12	134	100	117	212	40	52	4
	100%	2%	20%	15%	17%	32%	6%	7.7%	0.6%

	AMENITIES	RETAIL
ROOF TERRACE	22,435	
LEVEL 3	2,516	
LEVEL 2	9,036	
LEVEL 1	14,470	14,318
	48,457	14,318

TOWER B (BEALE STREET)								
UNIT TYPE	2	2	3	4	5	6	7	
LEVEL	UNITS	ST	1-BR	1-BR+S	2-BR	2-BR+S	3-BR	3-BR+S
41	4						2	2
40	4						2	2
39	6			2	2			2
38	6			2	2			2
37	6			2	2			2
36	6			2	2			2
35	6			2	2			2
34	6			2	2			2
33	6			2	2			2
32	6			2	2			2
31	6			2	2			2
30	6			2	2			2
29	6			2	2			2
28	6			2	2			2
27	8		2		1	5		
26	8		2		1	5		
25	8		2		1	5		
24	8		2		1	5		
23	8		2		1	5		
22	8		2		1	5		
21	8		2		1	5		
20	8		2		1	5		
19	8		2		1	5		
18	8		2		1	5		
17	8		2		1	5		
16	8		2		1	5		
15	8		2		1	5		
14	8		2		1	5		
13	8		2		1	5		
12	8		2		1	5		
11	8		2		1	5		
10	8		2		1	5		
9	9	1	4		1	3		
8	9	1	4		1	3		
7	9	1	4		1	3		
6	9	1	4		1	3		
5	9	1	4		1	3		
4	9	1	4		1	3		
3	5		1		1	3		
2	4			2	2			
	287	6	61	26	51	111	4	28

TOWER D (MAIN STREET)								
UNIT TYPE	1	2	3	4	5	6	7	
LEVEL	UNITS	ST	1-BR	1-BR+S	2-BR	2-BR+S	3-BR	3-BR+S
36	4						2	2
35	4						2	2
34	6			2	2			2
33	6			2	2			2
32	6			2	2			2
31	6			2	2			2
30	6			2	2			2
29	6			2	2			2
28	6			2	2			2
27	6			2	2			2
26	6			2	2			2
25	6			2	2			2
24	8		2		1	5		
23	8		2		1	5		
22	8		2		1	5		
21	8		2		1	5		
20	8		2		1	5		
19	8		2		1	5		
18	8		2		1	5		
17	8		2		1	5		
16	8		2		1	5		
15	8		2		1	5		
14	8		2		1	5		
13	8		2		1	5		
12	8		2		1	5		
11	8		2		1	5		
10	8		2		1	5		
9	9	1	4		1	3		
8	9	1	4		1	3		
7	9	1	4		1	3		
6	9	1	4		1	3		
5	9	1	4		1	3		
4	9	1	4		1	3		
3	8		3		1	4		
2	3		1		1	1		
	253	6	58	20	43	98	4	24

