Schematic Design Amendment: Rincon Center

Laura Shifley
Office of Community Investment and Infrastructure

Project Sponsor
Hudson Pacific Properties

December 1, 2020
Requested Commission Action

Conditionally Approving an Amendment to the Schematic Design for Rincon Center, located at 101 Spear Street, to convert up to 67,442 square feet of ground floor retail use to office use; Rincon Point - South Beach Redevelopment Project Area
OCII Land Use Authority
Redevelopment Plan Expiration

- The Rincon Point-South Beach Redevelopment Plan expires January 5, 2021
- The underlying Planning Code zoning will apply to the Project Area upon Redevelopment Plan expiration.
Rincon Point Sub-Area + Site
Rincon Center Development

1939 – Rincon Annex Building

1988 – Rincon Center Development
Rincon Center Development

- Rincon Towers
- Plaza
- Rincon Annex Building
- Historic Post Office Lobby
- Howard Street
- Mission Street
- Steuart Street
Mid-Block Pedestrian Plaza
Ground Floor Retail-to-Office Conversion

Retail-to-Office Scope of Work

Rincon Annex Project Area

Historic Post Office Lobby

Restaurant / Retail

Mission Street 219.00

Steuart Street

Rincon Annex

121 Spear Street

Spear Street 311.25

Howard Street 239.08
The Redevelopment Plan allows for flexible commercial development to adaptively reuse the historic Rincon Annex. It designates the Rincon Annex as “Commercial” and permits ground-floor office, including “business & professional offices, retail sales & restaurants”

Redevelopment Plan Objectives
- Stimulate and attract private investment...
- Provide for job opportunities through economic development improvements, including neighborhood commercial facilities...

The Design for Development does not prohibit ground floor office use in the Rincon Annex. The project is compliant with the Design for Development standards and urban design guidelines.

The Owner Participation Agreement (OPA) broadly authorizes the adaptive re-use of the historic Rincon Annex building for commercial purposes permitted under the Redevelopment Plan. It does not limit the amount of office use authorized at the ground floor of the Rincon Annex Building, nor does it require retail area at this floor.
## Rincon Annex Program Summary

### Existing Program

<table>
<thead>
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<th>Ground-Floor (GSF)</th>
<th>Level 2 (GSF)</th>
<th>Level 3 (GSF)</th>
<th>Level 4 (GSF)</th>
<th>Level 5 (GSF)</th>
<th>Total (GSF)</th>
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### Proposed Program

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*Approximately 14,500 of which was previously converted to office prior to OCII approval*
Project Team

Melinda Sarjapur | Partner, Reuben, Junius & Rose, LLP

Daniel Frattin | Managing Partner, Reuben, Junius & Rose, LLP

Carl Cade | Vice President of Construction, Hudson Pacific Properties

Joey Feldman | Senior Project Manager, Hudson Pacific Properties

Mark Parry | Director, Hudson Pacific Properties

Ken Brogno | Architect
Existing Rincon Annex Exterior
Existing Rincon Annex Interior
Community Outreach + Engagement

Community Stakeholders

- South Beach | Rincon | Mission Bay Neighborhood Association ("SBRMBNA")
  - Hudson Pacific has committed to provide SBRMBNA with neighborhood access to conference space either within the Project or in a nearby off-site location
- November 24th, 2020, meeting with the East Cut CBD and the Downtown CBD directors
- There is no active Community Advisory Committee (CAC) in the project area

Adjacent Property Owners

- Carmel Properties, Owner of the residential condominium development at the south end of Rincon Center, provided a letter of support for the Project expressing that the proposed ground floor retail-to-office conversion would revitalize this commercial area and draw more foot traffic to support remaining street-facing retail on the south end of the block.
Compliance and Conditions of Approval

- The project complies with all OCII regulatory documents
- The Project Sponsor shall continue to preserve the historic Post Office murals and maintain the historic lobby as a public lobby, pursuant to the City’s Landmark Designation Ordinance No. 10-80

- **Schematic Design Amendment Conditions of Approval:**
  1. The Project Sponsor has voluntarily agreed to comply with
     - OCII’s SBE Program
     - Prevailing wage standards and commitment to work with a union-friendly General Contractor
     - San Francisco’s First Source Hiring Program
  2. Owner shall provide the SBRMBNA with occasional use of a conference room for so long as Owner operates conference facilities in the area that are available to the public or to multiple tenants in common
The Commission’s approval of the Schematic Design Amendment is categorically exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (“CEQA”) because it would authorize minor alterations to the interior of an existing structure, including interior partitions, plumbing and electrical conveyances, that involve no expansion of an existing or a former use.
Staff Recommendation

OCII Staff recommends that the Commission conditionally approve the amendment to the Schematic Design for Rincon Center, to allow for the ground floor retail-to-office conversion.
QUESTIONS
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- When prompted, dial “*” then “3” to be added to the speaker queue.
- Please listen for the prompt indicating that “Your line has been unmuted”.
- This will be your opportunity to speak. You will have 3 minutes. Please speak clearly and slowly.