RESOLUTION NO. 151-2000
Adopted August 22, 2000

GRANTING A VARIANCE TO THE COVERAGE REQUIREMENTS OF THE DESIGN FOR DEVELOPMENT FOR THE PROPOSED 238 UNIT DEVELOPMENT BY LNR-LENNAR BRANNNAN STREET, A CALIFORNIA LIMITED LIABILITY COMPANY, REGARDING THE DEVELOPMENT OF SITE G (ASSSESSOR’S BLOCK 3774, LOTS 18 AND 24); RINCON POINT-SOUTH BEACH REDEVELOPMENT PROJECT AREA

BASIS OF RESOLUTION

1. LNR-Lennar Brannan Street, LLC, a California limited liability company, (“Developer”), proposes to rehabilitate the existing three-story historic warehouse building at Lot 18 to create 49 residential condominium units (including 24 affordable housing units) and 5,000 square feet of storage space. Off-street parking will be available on the ground level, with access from Lot 18, and in the basement parking garage of the adjacent building at Lot 24.

2. In addition, the Developer proposes to demolish the warehouse structures at Lot 24 and replace them with a new five-story residential building containing 189 loft-style residential condominium units (including 27 affordable housing units) over a parking garage and retail space on the ground floor at the corner of Brannan and Delancey Streets.

3. The development at Lots 18 and 24 (“Site G”) are collectively referred to as the “Project.”

4. MBH Architects, the architect for the project presented the Schematic Design for the Project at an Agency’s Commission workshop on May 16, 2000.

5. A variance to the Design for Development (“DFD”) is required to accommodate the coverage proposed for this project.

6. The DFD coverage requirement says that the percentage of land or parking podium that may be covered by residential buildings in the South Beach sub-area shall not exceed 65 percent. The proposed project covers approximately 68 percent of the aggregated parcels.

7. The historic structure at Lot 18 covers almost 100 percent of its existing site. By aggregating Site G the overall coverage exceeds the allowable coverage (68 percent coverage as compared to the allowable coverage of 65 percent).
8. This variance enables the developer to retain and rehabilitate a valuable cultural resource with the rehabilitation of this historic warehouse on Site G and provides 49 residential condominium units (including 24 affordable housing units).

9. Staff has concluded that the Developer’s architects have mitigated the impact of the requested variance request with their project design and that a strict adherence to the Redevelopment Plan requirements would result in consequences inconsistent with the general purposes of the Redevelopment Plan.

10. A variance to allow 68 percent coverage (compared to the allowable coverage of 65 percent) would result in substantial compliance with the intent and purpose of the standards of the Design for Development.

11. The Rincon Point-South Beach Citizens Advisory Committee has endorsed the Schematic Design and the proposed variance to the DFD related to the coverage requirements.

12. Agency staff recommends that the Agency approve the variance to the coverage requirements of the DFD.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that a variance is granted to allow for a maximum building coverage of 68 percent for the project by LNR-Lennar Brannan Street, a California limited liability company regarding the development of Site G (Assessor’s Block 3774, Lots 18 and 24); Rincon Point-South Beach Redevelopment Project Area.

APPROVED AS TO FORM:

Bertha A. Ontiveros
Agency General Counsel