RESOLUTION NO. 196-2000

Adopted October 10, 2000

GRANTING A PARKING VARIANCE FOR THE PROPOSED 336 UNIT HOUSING DEVELOPMENT BY RELIANCE ORIENTAL WAREHOUSE LLC, A DELAWARE LIMITED LIABILITY COMPANY, REGARDING THE DEVELOPMENT OF SITE I (ASSESSOR'S BLOCK 3789, LOTS 12, 20 AND 25) TO PERMIT 387 PARKING SPACES FOR THE PROJECT, SUBJECT TO THE CONDITION THAT 7 PARKING SPACES BE IRREVOCABLY DEDICATED TO CERTAIN UNITS AT 301 BRYANT STREET; RINCON POINT-SOUTH BEACH REDEVELOPMENT PROJECT AREA

BASIS OF RESOLUTION

1. Pursuant to a proposed Owner Participation Agreement/Disposition and Development Agreement with the Agency, Reliance Oriental Warehouse, LLC, a Delaware limited liability company (“Developer”) was permitted to construct two project phases (the “Project”), including 356 units in three towers over a parking garage with retail space on the ground floor in a second phase. Access to the parking garage will be from Brannan Street with secondary access onto Colin P. Kelly, Jr. Street. The development at Assessor’s Block 3789, Lots 12, 20, and 25 is collectively referred to as the “Project” located in the Rincon Point-South Beach Redevelopment Project Area (the “Project Area”).

2. A variance to the Design for Development guidelines (“D for D”) for the Project Area is required to accommodate the parking proposed for this project.

3. The D for D allows a maximum of one parking space for every residential unit as well as requiring parking for any commercial space exceeding a total of 5,000 square feet.

4. The first phase of the Project has been completed and consists of the retention, rehabilitation and conversion of the historic Oriental Warehouse into 66 live/work units.

5. The second phase of the project originally required the construction of 356 residential units in three towers with commercial space and the parking spaces of the buildings (the “Second Phase Project”). The first tower of the Second Phase Project (including 394 parking spaces for the entire Second Phase Project as originally designed) was completed in September, 2000. Due to market demand, the Developer reconfigured the floor plans of the remaining towers not yet constructed and reduced the total number of units in the Second Phase Project from 356 to 336.

6. The D for D would allow, a maximum of 336 parking spaces for the reduced residential component and 19 spaces for the commercial space for the Second Phase Project, for a maximum number of 355 parking spaces for the Second Phase Project.
7. The Developer is requesting a variance that would allow 387 car spaces for the Second Phase Project. The Agency staff has determined that the maximum change that would be permitted as a variance is 10%. This would result in a maximum increase of 36 spaces or a total of up to 391 parking spaces.

8. Because it has completed the construction of the 394 space garage, the Developer has requested that the Agency grant a variance from the maximum parking requirement contained in the D for D to permit them to have 387 parking spaces for the Second Phase Project and provide an additional 7 parking spaces for seven affordable housing units at 301 Bryant Street that do not have parking. This would result in a maximum of 394 permitted spaces in the garage.

9. The D for D requires that any reduction in the building program, as occurred in this instance, result in a reduction in the maximum number of parking spaces allowed. However, the revised building program resulting from changing market conditions occurred after the completion of the 394 parking space garage.

10. Staff recommends that a variance be granted to allow the Second Phase Project to have 387 parking spaces, subject to the condition that the remaining 7 parking spaces be dedicated by irrevocable license to the seven affordable units at 301 Bryant Street.

11. Staff has concluded that a strict adherence to the Redevelopment Plan requirements would result in consequences inconsistent with the general purposes of the Redevelopment Plan.

12. The Rincon Point-South Beach Citizens Advisory Committee has endorsed the proposed variance to the D for D related to the parking requirements.

13. Agency staff recommends that the Agency approve the variance to the parking requirements of the D for D for this Project.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that a parking variance is granted to allow 387 spaces for the proposed 336 units housing development by Reliance Oriental Warehouse LLC, a Delaware limited liability company, regarding the development of Site 1 (Assessor’s Block 3789, Lot 12, 20 and 25), subject to the condition that the 7 additional parking spaces be dedicated by an irrevocable license to the Agency for the benefit of seven affordable housing units at 301 Bryant Street.

APPROVED AS TO FORM:

Bertha A. Ontiveros
Agency General Counsel