



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: DECEMBER 16, 2010

*Date:* December 9, 2010  
*Case No.:* **2006.0054 C**  
*Project Address:* **2652 HARRISON STREET**  
*Zoning:* UMU (Urban Mixed Use)  
40-X Height and Bulk District  
*Block/Lot:* 3639/002  
*Project Sponsor:* Kerman Morris Architects  
69A Water Street  
San Francisco, CA 94133  
*Staff Contact:* Diego R Sánchez – (415) 575-9082  
[diego.sanchez@sfgov.org](mailto:diego.sanchez@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The Project proposes to demolish an existing, vacant 20 foot high, 7,425 square foot commercial building and to construct a story, 40 foot high multifamily building housing 11 one bedroom units and 9 two bedroom units, for a total of 20 dwelling units, as a replacement structure. 16 off-street parking spaces are proposed at the ground floor garage, in addition to storage area and bicycle parking. The new building is proposed to entirely cover the lot while providing an open area at the rear at the second story and above. Open space is also proposed at the roof deck and at private balconies. The project does not meet the minimum requirements for rear yard or dwelling unit exposure and is seeking Conditional Use authorization to vary from those requirements as an Eastern Neighborhoods Pipeline project.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the west side of Harrison Street, between 22nd and 23rd Streets, Lot 002 in Assessors Block 3639. The lot provides 75 feet of frontage on Harrison Street but is irregularly shaped at the rear, with the northwest corner cut from the lot. The lot is approximately 8,370 square feet in area. A vacant 20 foot high, 7,425 square foot commercial building is currently on site. The property is located within the UMU (Urban Mixed Use) District and a 40-X Height and Bulk District.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located within the Mission District neighborhood, in the southeast sector of San Francisco. The surrounding properties are a mix of single and multifamily dwellings and light industrial buildings. The east side of Harrison Street, opposite the project, is almost exclusively residential. The light industrial uses surrounding the property are located on the west side of Harrison Street as well as

on Treat Street, on the opposite side of Assessors Block 3639. Single and Multifamily dwellings are also found in this area of Treat Street. Immediately adjacent to the subject property is a one story building used for light industrial purposes to the north and a two story building also used for light industrial purposes to the south. Zoning Districts in the vicinity of the Project include the RH-2 (Residential, House, Two Family), the RH-3 (Residential, House, Three Family) and the P (Public Use) Districts.

## **ENVIRONMENTAL REVIEW**

The San Francisco Planning Department adopted the Final Mitigated Negative Declaration for the Project as prepared by the Planning Department in compliance with CEQA, the State CEQA Guidelines and Chapter 31 on November 2, 2010.

## **HEARING NOTIFICATION**

| <b>TYPE</b>        | <b>REQUIRED PERIOD</b> | <b>REQUIRED NOTICE DATE</b> | <b>ACTUAL NOTICE DATE</b> | <b>ACTUAL PERIOD</b> |
|--------------------|------------------------|-----------------------------|---------------------------|----------------------|
| Classified News Ad | 20 days                | November 26, 2010           | November 22, 2010         | 24 days              |
| Posted Notice      | 20 days                | November 26, 2010           | November 22, 2010         | 24 days              |
| Mailed Notice      | 10 days                | December 6, 2010            | November 22, 2010         | 24 days              |

## **PUBLIC COMMENT**

- The Department did not receive any public input regarding this project outside of issues related to an easement dispute at the rear of the subject lot.

## **ISSUES AND OTHER CONSIDERATIONS**

- The Eastern Neighborhoods Zoning Controls, under Planning Code Section 175.6, created a pipeline status for projects based on the date of submission of first development application. Particular Eastern Neighborhoods Controls apply to projects based on their date of submission. The Proposed Project submitted its first development application on January 11, 2006 and is subject to Articles 1, 1.2, 1.5 and 2.5 of the Eastern Neighborhoods Controls. Should a project seek relief from any requirement of those Articles, it must secure Conditional Use authorization to do so. The Proposed Project is seeking relief from the rear yard and dwelling unit exposure requirements under Article 1.2 and is requesting Conditional Use authorization.
- The Project Sponsor is proposing a rear yard that does not meet the requirements under Planning Code Section 134. Section 134 requires a rear yard be provided at every level containing a dwelling unit and that it be 25% of lot depth. The Proposed Project does not provide a rear yard at the ground level, where two dwelling units are located; instead a rear yard is provided at the second level and above and at 22.8% of lot depth. The Proposed Project also fails to provide dwelling unit exposure, as required under Planning Code Section 140, for the 9 units that face directly upon the proposed rear yard. The Project Sponsor is requesting Conditional Use authorization for relief from these requirements. The Planning Department recommends approval of the Proposed Project only if a rear yard at the second floor equal to 25% of lot depth is provided.

- As part of the public comment, the Planning Department was made aware of a disputed easement through the rear 19 feet of the subject lot. The Project Sponsor has designed the Project so that an easement validated by the courts would not affect the essential components of the Project, namely the off street parking, usable open space and residential dwelling units. While units #3, #4 and #5 would lose their private second floor decks counted toward the usable open space requirement, the common roof deck is sufficiently large to meet the Code required usable open space minimum requirements for those units in combination with the remaining units in the building.
- The Proposed Project was presented before the Historic Preservation Commission (HPC) on November 3, 2010 as part of the Eastern Neighborhoods Interim Permit Review Procedures for Historic Resources. The HPC commented that “the Proposed Project would be a fine addition to the neighborhood where there are already other recently constructed multi-story, multi-unit residential projects.” The HPC voted 6-0 in favor of the project.

#### **REQUIRED COMMISSION ACTION**

Authorize Conditional Use under Planning Code Sections 134, 140, 175.6(e)(1), 215(a) and 303(i) to allow new construction of a 4-story, 40-foot tall building containing 20 dwelling units and 16 off-street parking spaces as an Eastern Neighborhoods pipeline project.

#### **BASIS FOR RECOMMENDATION**

The Department believes this project, with a rear yard equal to 25% of lot depth at the second floor and above, is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The Proposed Project provides 20 new dwelling units as an appropriate infill development within an existing urban area that principally permits dwelling units.
- The Proposed Project is an underutilized commercial/industrial area that was rezoned under the Eastern Neighborhoods Program to allow dwelling units as a principal use.
- The Proposed Project provides a contemporary architectural style with quality exterior finish materials while complementing the existing industrial and multifamily context.
- The Proposed Project area is served by a fair amount of public transit and is in walking proximity to the 24<sup>th</sup> Street – Mission Neighborhood Commercial corridor.
- The proposed Project meets all applicable requirements of the Planning Code or is seeking Conditional Use authorization.

|  |
|--|
| <b>RECOMMENDATION:</b> <b>Approval with Conditions</b> |
|--|

**Attachments:**

Block Book Map

Sanborn Map

Aerial Photographs

Environmental Determination

Photographs

Reduced Plans

Attachment Checklist

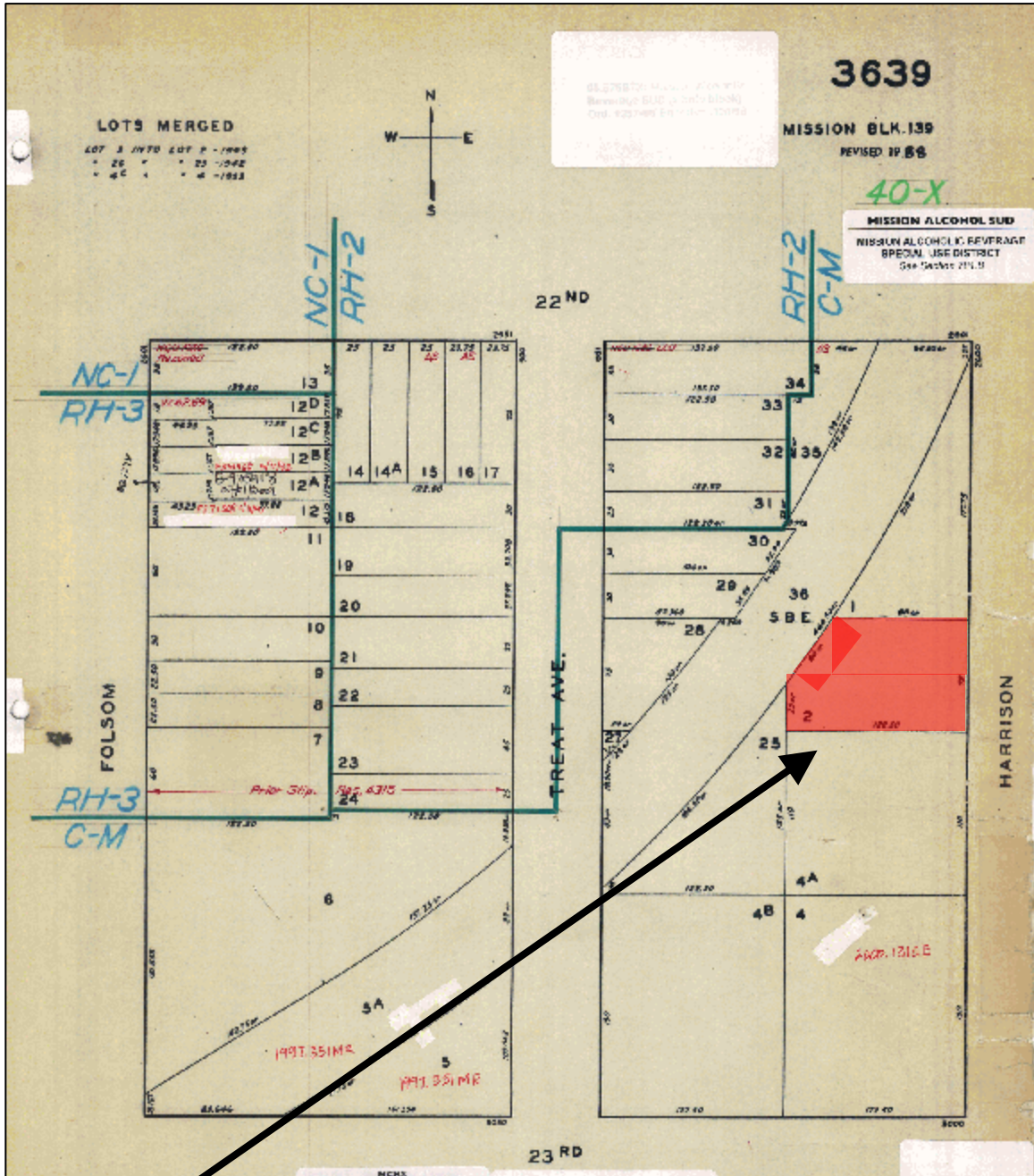
- |  |   |
|--|---|
| <input type="checkbox"/> Executive Summary           | <input type="checkbox"/> Project sponsor submittal        |
| <input type="checkbox"/> Draft Motion                | Drawings: <u>Existing Conditions</u>                      |
| <input type="checkbox"/> Environmental Determination | <input type="checkbox"/> Check for legibility             |
| <input type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>                         |
| <input type="checkbox"/> Height & Bulk Map           | <input type="checkbox"/> Check for legibility             |
| <input type="checkbox"/> Parcel Map                  | <input type="checkbox"/> Health Dept. review of RF levels |
| <input type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> RF Report                        |
| <input type="checkbox"/> Aerial Photo                | <input type="checkbox"/> Community Meeting Notice         |
| <input type="checkbox"/> Context Photos              | <input type="checkbox"/> Environmental Determination      |
| <input type="checkbox"/> Site Photos                 |   |

Exhibits above marked with an "X" are included in this packet

\_\_\_\_\_  
Planner's Initials

*DRS: G:\DOCUMENTS\Conditional Use\2652 Harrison\2652 Harrison Executive Summary.doc*

# Parcel Map



**SUBJECT PROPERTY**

Conditional Use Hearing  
Case Number 2006.0054C  
20 Unit Multifamily Dwelling  
2652 Harrison Street



# Sanborn Map\*



**SUBJECT PROPERTY**

\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing  
Case Number 2006.0054C  
20 Unit Multifamily Dwelling  
2652 Harrison Street

# Aerial Photo



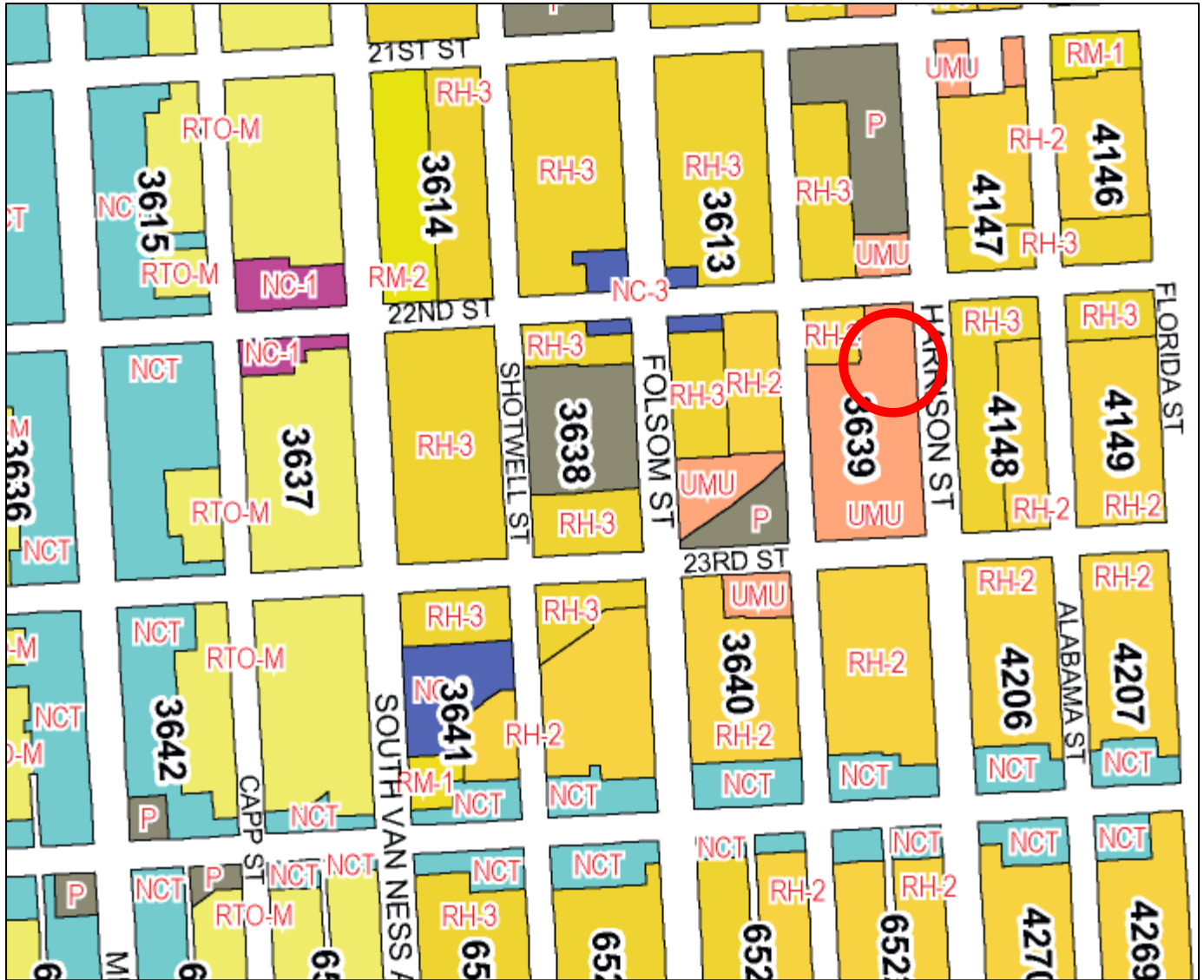
SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2006.0054C  
20 Unit Multifamily Dwelling  
2652 Harrison Street



# Zoning Map



Conditional Use Hearing  
Case Number 2006.0054C  
20 Unit Multifamily Dwelling  
2652 Harrison Street

# Site Photo



Conditional Use Hearing  
Case Number 2006.0054C  
20 Unit Multifamily Dwelling  
2652 Harrison Street



# SAN FRANCISCO PLANNING DEPARTMENT

MEMO

## Affidavit for Planning Code Section 415: Eligibility to Meet Requirements through Alternative to Affordable Housing Fee

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

Reception:  
415.558.6378

Fax:  
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I, John O' Connor do hereby declare as follows:

- a. The subject property is located at (address and block/lot):  
2652 Harrison ST 3639-002
- b. The proposed project at the above address is subject to the Residential Affordable Housing Program, Planning Code Section 415 et seq. and the Interim Controls adopted by the Board of Supervisors in Resolution Number 36-10 on February 11, 2010 (collectively, "Affordable Housing Program") under Planning Case No./Building Permit No. 2006.0054E
- c. Project sponsor acknowledges that, under the Affordable Housing Program, a project sponsor must pay the Affordable Housing Fee unless it qualifies for and chooses to meet the requirements of the Program through an alternative.
- d. The project is eligible to meet the requirements of the Affordable Housing Program because (check one):
  - All affordable housing units at the subject property (or at off-site location) will be sold as ownership units and will remain as ownership units for the life of the project.
  - The project's on- or off-site affordable units are not subject to the Costa-Hawkins Rental Housing Act, California Civil Code Section 1954.50 et seq. because, under Section 1954.52(b), it has entered into an agreement with a public entity in consideration for a direct financial contribution or any other forms of assistance specified in California Government Code Sections 65915 et seq.
  - The project sponsor has entered into a Development Agreement with the City and County of San Francisco under California Government Code Section 65864 et seq. and Chapter 36 of the San Francisco Administrative Code, permitting the project to be eligible for on-site units as an alternative to payment of the Affordable Housing Fee and obligating the project sponsor to provide the affordable units on-site.

- e. Failure to sell the affordable units as ownership units or if at time, the Project Sponsor eliminates the on-site or off-site BMR ownership-only units, then they must fill out a new affidavit, record a new NSR, and pay the Affordable Housing Fee plus applicable interest.
- f. Any Affordable Housing Fee will be calculated using the fee schedule in place at the time that the units are converted from ownership to rental units, plus any applicable interest.
- g. The project sponsor must pay the fee in full sum to the Development Fee Collection Unit at the Department of Building Inspection for use by MOH prior to the issuance of the first construction document, with an option for the project sponsor to defer payment to prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge that would be deposited into the Citywide Affordable Housing Fund in accordance with Section 107A.13.3 of the San Francisco Building Code.
- h. I am a duly authorized officer or owner of the subject property.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on this day in San Francisco (location) December 6<sup>TH</sup>, 2010 (date)

John O' Connor  
Name (Signature)

John O' Connor 285-3036  
Name (Print), Title Contact Phone Number

cc: Mayor's Office of Housing  
Planning Department Case Docket  
Historic File, if applicable  
Assessor's Office, if applicable

# SECTION 415: AFFORDABLE HOUSING PROGRAM DECLARATION OF INTENT

This form must be filed with the Planning Department prior to the first Planning Commission hearing. If principally permitted, the Declaration of Intent must be submitted prior to Planning Department approval of the DBI Site Permit for all projects subject to Planning Code Section 415.

2652 Harrison St San Francisco  
 Project Address Block/Lot(s)  
Diego Sanchez 3439-002  
 Building Permit Application No. Case No. (if applicable) Motion No. (if applicable)  
2006-0054E 12-6-2010  
 Name of Planner (SF Planning Department Contact) Date

| NUMBER OF UNITS IN THE PROPOSED PROJECT: |          |              |              |              |        |
|--|----------|--------------|--------------|--------------|--------|
| TOTAL UNITS:                             | STUDIOS: | ONE-BEDROOM: | TWO-BEDROOM: | THREE-BEDRM: | OTHER: |
| 20                                       |          | 11           | 9            |              |        |

1. This project is exempt from the Affordable Housing Program:

- This Project uses California Debt Limit Allocation Committee (CDLAC) tax-exempt bonds that require 20 percent of the units to be affordable at 50% of Area Median Income (Section 415.3(c)).

2. This project will comply with the Affordable Housing Program by:

- Payment of the Affordable Housing Fee prior to the first site or building permit issuance (the equivalent of 20% of the total number of units). Please contact Mayor's Office of Housing for fee calculation.

3. This project will comply with the Affordable Housing Program through one of the following (if you check one of the three boxes below, you **must fill out** and submit the Affidavit for Planning Code Section 315: Eligibility to Meet Requirements through Alternative to Affordable Housing Fee)

- Alternative to Affordable Housing Fee - Ownership only units. All affordable housing units will be sold as ownership units and will remain as ownership units for the life of the project.

**APPLICANT'S DECLARATION OF INTENT FOR SECTION 415  
COMPLIANCE**

ADDRESS OF PROJECT: 2652 Harrison St, SF

PAGE 3

- Exemption from Costa Hawkins Requirement.<sup>4</sup> The project sponsor has demonstrated to the Department that the affordable units are not subject to the Costa Hawkins Rental Housing Act, California Civil Code Section 1954.50 because it has entered into a contract with a public entity in consideration for a direct financial contribution or any other form of assistance specified in California Government Code Sections 65915 et. seq.
  
- Development Agreement with the City. The project sponsor has entered into a Development Agreement with the City and County of San Francisco pursuant to Chapter 56 of the San Francisco Administrative Code permitting the project to be eligible for an alternative.

**UNIT MIX TABLES**

If you selected option #3 listed above, please fill out the applicable section below:

- On-site Alternative: calculated at <sup>122 S.F. 12-6-10</sup> 15% of the unit total:

| Number of Affordable Units to be Located ON-SITE: |          |              |              |                |
|---|----------|--------------|--------------|----------------|
| TOTAL AFFORDABLE UNITS:                           | STUDIOS: | ONE-BEDROOM: | TWO-BEDROOM: | THREE-BEDROOM: |
| 2   |          | 1            | 1            |                |

- Off-site Alternative: calculated at 20 % of the unit total:

| Number of Affordable Units to be Located OFF-SITE: |          |              |  |                |
|--|----------|--------------|--|----------------|
| TOTAL AFFORDABLE UNITS:                            | STUDIOS: | ONE-BEDROOM: | TWO-BEDROOM:                           | THREE-BEDROOM: |
|  |          |              |  |                |
| AREA OF DWELLINGS IN PRINCIPAL PROJECT:            |          | S.F.         | AREA OF DWELLINGS IN OFF-SITE PROJECT: |                |
|  |          |              |  |                |

Off-Site Project Address (if more than one lot, attach additional sheet)

Off-Site Block/Lot(s)

Building Permit Application No.

Case No. (if applicable)

Motion No. (if applicable)

<sup>4</sup> California Civil Code Section 1954.51(b).

**APPLICANT'S DECLARATION OF INTENT FOR SECTION 415  
COMPLIANCE**

ADDRESS OF PROJECT: 2652 Harrison St, SF

PAGE 4

Number of market-rate units in the off-site project \_\_\_\_\_

**Combination of payment of an fee, on-site affordable units, or off-site affordable units with the following distribution:**

Indicate what percent of each option would be implemented (from 0% to 99%) and the number of on-site and/or off-site BMR units for rent and/or for sale.

1. Fee \_\_\_\_\_% of affordable housing requirement
2. On-Site \_\_\_\_\_% of affordable housing requirement

| Number of Affordable Units to be Located ON-SITE: |          |              |              |                |
|---|----------|--------------|--------------|----------------|
| TOTAL AFFORDABLE UNITS:                           | STUDIOS: | ONE-BEDROOM: | TWO-BEDROOM: | THREE-BEDROOM: |
|   |          |              |              |                |

3. Off-Site \_\_\_\_\_% of affordable housing requirement

| Number of Affordable Units to be Located OFF-SITE: |          |              |  |                |
|--|----------|--------------|--|----------------|
| TOTAL AFFORDABLE UNITS:                            | STUDIOS: | ONE-BEDROOM: | TWO-BEDROOM:                           | THREE-BEDROOM: |
|  |          |              |  |                |
| AREA OF DWELLINGS IN PRINCIPAL PROJECT:            |          | S.F.         | AREA OF DWELLINGS IN OFF-SITE PROJECT: |                |
|  |          |              |  |                |

Off-Site Project Address \_\_\_\_\_

Off-Site Block/Lot(s) \_\_\_\_\_

Building Permit Application No. \_\_\_\_\_

Case No. (if applicable) \_\_\_\_\_

Motion No. (if applicable) \_\_\_\_\_

Number of market-rate units in the off-site project: \_\_\_\_\_

**APPLICANT'S DECLARATION OF INTENT FOR SECTION 415  
COMPLIANCE**

ADDRESS OF PROJECT: 2652 Harrison St, SF.

PAGE 5

| CONTACT INFORMATION AND DECLARATION OF SPONSOR OF PRINCIPAL PROJECT  | CONTACT INFORMATION AND DECLARATION OF SPONSOR OF OFF-SITE PROJECT (IF DIFFERENT)   |
|--|---|
| Print Name<br><u>John O' Connor</u>  | Print Name  |
| Address<br><u>49 Rockaway Ave</u>  | Address   |
| City, State, Zip<br><u>SF CA 94127</u>   | City, State, Zip  |
| Phone <u>415-285-3036</u> Fax <u>415-285-3035</u>  | Phone Fax   |
| E-mail<br><u>joc Connor.riact@stcglobal.net</u>  | E-mail  |
| I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.<br><br><u>John O' Connor</u> | I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to provide off-site BMR housing for the principal project that meets the requirements of Planning Code Section 415 as indicated. |
| (signature)  | (signature)   |

- cc: Mayor's Office of Housing  
 Historic File, Principal Project  
 Historic File, Off-Site Project, if any  
 Case Docket, Principal Project, if any  
 Case Docket, Off-Site Project, if any





# 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: DECEMBER 16, 2010

*Date:* December 9, 2010  
*Case No.:* **2006.0054 C**  
*Project Address:* **2652 HARRISON STREET**  
*Zoning:* UMU (Urban Mixed Use)  
40-X Height and Bulk District  
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*Project Sponsor:* Kerman Morris Architects  
69A Water Street  
San Francisco, CA 94133  
*Staff Contact:* Diego R Sánchez – (415) 575-9082  
[diego.sanchez@sfgov.org](mailto:diego.sanchez@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 134, 140, 175.6(E)(1), 215(A) AND 303 OF THE PLANNING CODE TO ALLOW A MULTIFAMILY DEVELOPMENT PROVIDING 20 DWELLING UNITS AS AN EASTERN NEIGHBORHOODS PIPELINE PROJECT IN THE UMU (URBAN MIXED USE) ZONING DISTRICT, FORMERLY A C-M (HEAVY COMMERCIAL) DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT; AND ADOPTING FINDINGS AND MITIGATION MONITORING AND REPORTING PROGRAM UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On January 11, 2006 Kerman Morris Architects (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section 134, 140, 175.6(E)(1), 215(a) and 303 of the Planning Code to allow multifamily development providing 20 dwelling units within the UMU (Urban Mixed Use) Zoning District, formerly a C-M (Heavy Commercial) District, and a 40-X Height and Bulk District.

On December 16, 2010, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2006.0054C.

On October 13, 2010 Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Project was prepared and published for public review; and

The Draft IS/MND was available for public comment until November 1, 2010; and

On December 16, 2010, the Planning Department/Planning Commission reviewed and considered the Final Mitigated Negative Declaration (FMND) and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31") and

The Planning Department/Planning Commission found the FMND was adequate, accurate and objective, reflected the independent analysis and judgment of the Planning Department and the Planning Commission, and that the summary of comments and responses contained no significant revisions to the Draft IS/MND, and approved the FMND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department, Linda Avery, is the custodian of records, located in the File for Case No. 2006.0054, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting program (MMRP), which material was made available to the public and this Commission for this Commission's review, consideration and action.

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. 2006.0054C, 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 is located on the west side of Harrison Street, between 22nd and 23rd Streets, Lot 002 in Assessors Block 3639. The lot provides 75 feet of frontage on Harrison Street but is irregularly shaped at the rear, with the northwest corner cut from the lot. The lot is approximately 8,370 square feet in area. A vacant 20 foot high, 7,425

square foot commercial building is currently on site. The property is located within the UMU (Urban Mixed Use) District and a 40-X Height and Bulk District.

3. **Surrounding Properties and Neighborhood.** The project site is located within the Mission District neighborhood, in the southeast sector of San Francisco. The surrounding properties are a mix of single and multifamily dwellings and light industrial buildings. The east side of Harrison Street, opposite the project, is almost exclusively residential. The light industrial uses surrounding the property are located on the west side of Harrison Street as well as on Treat Street, on the opposite side of Assessors Block 3639. Single and Multifamily dwellings are also found in this area of Treat Street. Immediately adjacent to the subject property is a one story building used for light industrial purposes to the north and a two story building also used for light industrial purposes to the south. Zoning Districts in the vicinity of the Project include the RH-2 (Residential, House, Two Family), the RH-3 (Residential, House, Three Family) and the P (Public Use) Districts.
4. **Project Description.** The Project proposes to demolish an existing, vacant 20 foot high, 7,425 square foot commercial building and to construct a story, 40 foot high multifamily building housing 11 one bedroom units and 9 two bedroom units, for a total of 20 dwelling units, as a replacement structure. 16 off-street parking spaces are proposed at the ground floor garage, in addition to storage area and bicycle parking. The new building is proposed to entirely cover the lot while providing an open area at the rear at the second story and above. Open space is also proposed at the roof deck and at private balconies. The project does not meet the minimum requirements for rear yard or dwelling unit exposure and is seeking Conditional Use authorization to vary from those requirements as an Eastern Neighborhoods Pipeline project.
5. **Public Comment.** The Department did not receive any public input regarding this project outside of issues related to an easement dispute at the rear of the subject lot. An agent for the owner of an adjacent property has stated that an easement in favor of his client exists through the rear 19 feet of the subject property at 2652 Harrison. The Project Sponsor has designed the ground and upper floors in a manner that if the easement were to be found valid, the project could eliminate any improvement on the easement and continue its proposed program without the need of relief from other sections of the Planning Code.
6. **CEQA Findings.** The Planning Commission finds that the mitigation measures, as attached in Exhibit C, are feasible and would mitigate any potentially significant impacts associated with the possible presence of hazardous materials to a less-than-significant level.
7. **Eastern Neighborhoods Pipeline.** Planning Code Section 175.6 applies Articles 1, 1.2, 1.5 and 2.5, as amended by the Eastern Neighborhoods Controls, and allows complete or partial relief from those requirements through the Conditional Use authorization process to Residential Code Conforming Projects that filed a first development application with the Planning Department prior to April 1, 2006.

*The Project Sponsor filed a first development application with the Planning Department on January 11, 2006, has elected to be subject to the controls under the former zoning district (CM) and is seeking relief*

*from the Rear Yard and Dwelling Unit Exposure requirements under Article 1.2 through the Conditional Use authorization process.*

8. **Eastern Neighborhoods Interim Permit Review Procedures for Historic Resources:** The Eastern Neighborhoods Area Plans formalize and set the policy framework for the historic preservation efforts currently being performed by Planning Department preservation staff for this sub-area. The procedures, as a precautionary measure securing against the loss of potential historic resources, shall ensure extra scrutiny in the period between Plan adoption and adoption of survey findings by the Historic Preservation Commission and the Planning Commission. All proposed new construction within the entire areas covered by the Plans that is equal to or over 55 feet or 10 feet taller than adjacent buildings, built before 1963, shall be forwarded to the Historic Preservation Commission for Review and Comment during a regularly scheduled hearing. The Historic Preservation Commission's comments will be forwarded to the Planning Department for incorporation into the project's final submittal and in advance of any required final hearing before the Planning Commission.

*The Proposed Project was presented before the Historic Preservation Commission (HPC) on November 3, 2010. The HPC voted 6-0 in favor of Motion 0087, approving adoption of the HPC review of the Proposed Project per the Eastern Neighborhoods Area Plan Interim Permit Review Procedures and finding the Proposed Project acceptable.*

9. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Rear Yard.** Planning Code Section 134 states that in UMU Zoning Districts rear yards shall be provided at the lowest story containing a dwelling unit, and at each succeeding level or story of the building.

*The Project proposes ground floor dwelling units without a rear yard at the ground floor. The Project proposes a second story 1,956 square foot rear open space that is smaller than what a code complying rear yard would provide (2,150 square feet). The Project does not provide a code complying rear yard and the Project Sponsor is seeking Conditional Use authorization, in accordance with Planning Code Section 175.6(E)(1), for relief from the rear yard controls as an Eastern Neighborhoods Pipeline project.*

*The Commission finds that the open area at the rear be comparable in area to what a code complying rear yard would provide given that the dwelling units at the ground floor do not have the benefit of a rear yard, an amenity that is standard for most dwelling units in San Francisco. Furthermore, a 25% equivalent open area in lieu of a code complying rear yard would not cause significant design changes.*

- B. **Open Space.** Planning Code Section 135 requires a minimum of 80 square feet of usable open space per dwelling unit when this open space is not publically accessible.

*On average, the Project proposes 217 square feet of usable open space per dwelling unit where 80 square feet is required. The open space is located on the roof and on private decks and is not publically accessible.*

- C. **Dwelling Unit Exposure.** Planning Code Section 140 requires that each dwelling unit face directly on an open area including a public street, a code complying rear yard or an inner court.

*The Project is proposing nine units that open directly upon the rear open area. This rear open area does not meet the code requirements for rear yards and therefore these nine units are not provided the dwelling unit exposure as required under Planning Code Section 140. The Project Sponsor is seeking Conditional Use authorization, in accordance with Planning Code Section 175.6(E)(1), for relief from the dwelling unit exposure controls as an Eastern Neighborhoods Pipeline project. The Commission finds that an equivalent amount of rear yard space suffices for a code complying rear yard and therein justifies relief from the dwelling unit exposure requirement.*

- D. **Street Trees.** Planning Code Section 428 requires the addition of 1 street tree for every 20 feet of street frontage, with any remaining fraction of 10 feet or more of frontage requiring an additional tree, when a project proposes the construction of a new building.

*The Project has 75 feet of frontage on Harrison Street and as such is required to provide 3 new street trees. The Project is proposing 3 new street trees in accordance with Planning Code Section 428.*

- E. **Parking.** Planning Section 151.1 of the Planning Code limits parking in the UMU Zoning District to 0.75 automobiles per dwelling unit unless the dwelling unit is a two bedroom unit with at least 1,000 square feet of occupied floor area, in which case one automobile per dwelling unit is allowed.

*The Project is proposing 16 off-street parking spaces on the ground floor. This figure corresponds to the off-street parking limitations for 3 two bedroom dwelling units with at least 1,000 square feet of occupied floor area and 17 dwelling units.*

- F. **Dwelling Unit Density.** Planning Code Section 215 allows dwellings within the C-M (Heavy Commercial) Zoning District by Conditional Use authorization at a density to not exceed that allowed within an RM-4 (Residential, Mixed, High Density) Zoning District.

*The Project, as an Eastern Neighborhoods Pipeline project, is subject to the use controls under Article 2 of the former zoning district, the C-M (Heavy Commercial). The C-M Zoning District allows dwellings at density to not exceed those under an RM-4 (Residential, Mixed, High Density) Zoning District, which is not less than 200 square feet of lot area per dwelling unit. The Project proposes 20 dwelling units, requiring at least 4,000 square feet of lot area. The lot area is approximately 8,600 square feet, well in excess of the minimum 4,000 square feet and therefore meeting the dwelling unit density requirements.*

- G. **Height.** The Project is within a 40-X Height and Bulk District, restricting height to no greater than 40 feet.

*The Proposed Project is 40 feet in height, meeting the restrictions of the Height District.*

- H. **Affordable Housing Program.** Planning Code Section 4152 (formerly Code Section 315) sets forth the requirements and procedures for the Affordable Housing Program. On February 2, 2010, the Board of Supervisors adopted Interim Controls contained in Board of Supervisors' Resolution No. 36-10 (BOS File No.100047) entitled "Planning Code – Interim Controls Related to Affordable Housing Requirements" (the "Affordable Housing Ordinance"), the requirements of the Interim Controls apply to this Project. Under Planning Code Section 415.3 (formerly Code Section 315.3), these requirements would apply to projects that consist of ten or more units, where the first application (EE or BPA) was applied for before July 18, 2006. Pursuant to Planning Code Section 415.5 (formerly Code Section 315.6), the Project is required to provide 12% of the proposed dwelling units as affordable if the Project is eligible for and selects the on-site alternative.

*The Project Sponsor has demonstrated that it is eligible for the on-site alternative under Planning Code Section 415.5 (formerly Code Section 315.6), and has submitted a Declaration of Intent to satisfy the requirements of the Affordable Housing Ordinance by providing the affordable housing on-site instead of payment of the Affordable Housing Fee. In order for the project sponsor to be eligible for the on-site option under the Interim Controls, the project sponsor must submit an 'Affidavit to Establish Eligibility for Alternative to Affordable Housing Fee' to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project. The project sponsor submitted such Affidavit on December 6, 2010. The EE application was submitted on January 11, 2006. Two units (1 two-bedroom, and 1 one-bedroom) of the 20 units provided will be affordable units. If the Project becomes ineligible to meet its Affordable Housing Program obligation on-site, it must pay the Affordable Housing Fee with interest, if applicable.*

10. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Section 83.4(m) of the Administrative Code), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

*The Project Sponsor executed a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.*

11. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project 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 Proposed Project is necessary, desirable and compatible with the neighborhood and community. The Project meets the height and bulk requirements outlined by the existing district and is of comparable height with its surroundings. At the corner of 23<sup>rd</sup> and Harrison Streets there exists a similar four story multifamily building, at the corner of 22<sup>nd</sup> and Harrison there exists a large three story multifamily building and on the east side of Harrison Street, opposite the Proposed Project, there are numerous multifamily buildings, many of two and three story heights. The number of dwelling units proposed, 20, is less than half of the allowable residential density and within its context, the Proposed Project would provide a similar number of units as those projects on the corners of 22<sup>nd</sup> and Harrison and 23<sup>rd</sup> and Harrison Streets.*

- 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 height and bulk of the existing building will be in line with the newer developments in the area, including those at the corner of 23<sup>rd</sup> and Harrison and the corner of 22<sup>nd</sup> and Harrison. The proposed bulk at the rear is also in line with the overall context, where there is little if any midblock open space.*

- 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 Proposed Project is within the off street parking maximums as established by the UMU Zoning District. The Planning Code does not require loading for a residential project of 20 units.*

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

*It is not anticipated that the proposed use, 20 dwelling units, will produce noxious or offensive emissions. The Proposed Project will be required to provide mechanical systems that meet the Building Code, thereby helping to prevent the emission of noxious odors.*

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

*The Proposed Project will screen the off street parking, recessing it approximately 40 feet away from the front property line and behind ground floor residential units. The design at the ground floor allows for landscaped areas between the ground floor fenestration.*

- 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 Project complies with all relevant requirements and standards of the Planning Code or is seeking Conditional Use authorization and is consistent with objectives and policies of the General Plan as detailed below.*

12. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

## HOUSING

### Objectives and Policies

#### OBJECTIVE 1:

TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

#### Policy 1.1:

Encourage higher residential density in areas adjacent to downtown, in underutilized commercial and industrial areas proposed for conversion to housing, and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are affordable to lower income households.

#### Policy 1.3:

Identify opportunities for housing and mixed-use districts near downtown and former industrial portions of the City.

*The Proposed Project is an underutilized commercial/industrial area that was rezoned under the Eastern Neighborhoods Program to allow dwelling units as a principal use. The proposed density is generally higher than many of the adjacent buildings in the area, but is not an anomaly as there are other multifamily buildings with the same approximate residential density.*

#### OBJECTIVE 4:

SUPPORT AFFORDABLE HOUSING PRODUCTION BY INCREASING SITE AVAILABILITY AND CAPACITY.



**Policy 4.2:**

Include affordable units in larger housing projects.

*The Proposed Project seeks to develop 20 dwelling units. The Project Sponsor is proposing 2 of the 20 units be affordable units, in accordance with the requirements under Planning Code Section 415.*

**OBJECTIVE 8:**

ENSURE EQUAL ACCESS TO HOUSING OPPORTUNITIES.

**Policy 8.4:**

Encourage greater economic integration within housing projects and throughout San Francisco.

*The Proposed Project seeks to develop 20 dwelling units. The Project Sponsor is proposing 2 of the 20 units be affordable units, in accordance with the requirements under Planning Code Section 415.*

**Housing Density, Design and Quality of Life**

**OBJECTIVE 11:**

IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

**Policy 11.2:**

Ensure housing is provided with adequate public improvements, services and amenities.

*The Proposed Project is in the vicinity of the Parque Niños Unidos, four Muni bus lines and the 24<sup>th</sup> Street BART station. The Project itself will provide a generous amount of open space, particularly on roof decks.*

**RECREATION AND OPEN SPACE**

**Objectives and Policies**

**OBJECTIVE 4:**

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

**Policy 4.5:**

Require private usable outdoor open space in new residential development.

*The Proposed Project will provide private usable outdoor open space in the form of private roof decks or balconies for 13 of 20 units.*

**TRANSPORTATION**

**Objectives and Policies**

**OBJECTIVE 24:**

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

Maintain and expand the planting of street trees and the infrastructure to support them.

*The Proposed Project includes the addition of three street trees along Harrison Street.*

**OBJECTIVE 34:**

RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

Policy 34.4:

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

Policy 34.3:

Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

*The Proposed Project will provide 16 off-street parking spaces, or a ratio of 4:5 parking spaces to dwelling units, which complies with the parking maximums under the Eastern Neighborhoods controls. The Proposed Project is within reasonable walking distance to the 24<sup>th</sup> Street – Mission neighborhood commercial corridor, an area that is economically vital and provides an array of goods and services for the surrounding populations.*

**URBAN DESIGN**

**Objectives and Policies**

**OBJECTIVE 3:**

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1:

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.2

Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.

Policy 3.3

Promote efforts to achieve high quality of design for buildings to be constructed at prominent locations.

*The surrounding neighborhood is an urban area with an assortment of uses and building types and heights. Major streets, such as Harrison, 22<sup>nd</sup> and 23<sup>rd</sup> Streets, are lined with commercial/industrial, residential and mixed use developments of varying heights and architectural styles. Along Harrison Street the buildings are generally industrial in style, with one four story residential/commercial building at the end of the block. Immediately across the Proposed Project on Harrison Street the buildings are all residential, of mixed architectural styles. The Proposed Project blends well with this immediate area as it is of comparable height, use and displays a contemporary architectural style.*

## **MISSION AREA PLAN**

### **Land Use**

#### **Objectives and Policies**

##### **OBJECTIVE 1.2**

IN AREAS OF THE MISSION WHERE HOUSING AND MIXED-USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

##### Policy 1.2.1:

Ensure that in-fill housing development is compatible with its surroundings.

*The Proposed Project is designed to fit within the existing context of residential and commercial/industrial buildings. The Project proposes to meet the height limit and provides a fair amount of residential density while not compromising amenities that contribute to the quality of life for the dwelling units, including usable open space. The Proposed Project features a contemporary architectural style that respects its surroundings while providing some distinction and is an appropriate infill development.*

### **Housing**

#### **OBJECTIVE 2.1**

ENSURE THAT A SIGNIFICANT PERCENTAGE OF NEW HOUSING CREATED IN THE MISSION IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES.

##### Policy 2.1.3:

Provide units that are affordable to households at moderate and “middle incomes” – working households earning above traditional below-market-rate thresholds but still well below what is needed to buy a market-priced home, with restrictions to ensure affordability continues.

*The Proposed Project will provide two units affordable to households at moderate and “middle incomes” in accordance with the requirements governing the provision of affordable housing. Those units will be monitored by the Mayors Office to ensure affordability continues.*

#### **OBJECTIVE 2.5**

PROMOTE HEALTH THROUGH RESIDENTIAL DEVELOPMENT DESIGN AND LOCATION

##### Policy 2.5.3:

Require new development to meet minimum levels of “green” construction.

*The Proposed Project will be required to meet the standards for new construction as required by the Green Building Ordinance, the mechanism which the City of San Francisco uses to ensure "green" construction.*

**Built Form**

**OBJECTIVE 3.1**

PROMOTE AN URBAN FORM THAT REINFORCES THE MISSION'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER

Policy 3.1.6

New buildings should epitomize the best in contemporary architecture, but should do so with full awareness of, and respect for, the height, mass, articulation and materials of the best of the older buildings that surrounds them.

Policy 3.1.8

New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have greater flexibility as to where open space can be located.

*The Proposed Project features a contemporary architectural style that respects its surroundings while providing some distinction. The proposed height and massing of the Project blend well with the surrounding context of multistoried buildings. The exterior finish materials are of good quality. There is no strong mid block open space pattern on the block. The Project proposes an open area at the rear of the lot, but beginning on the second floor. Staff is in agreement with this location given the pending easement dispute, but recommends that the Project provide a rear open area comparable to what would be provided by a code complying rear yard.*

**OBJECTIVE 3.2**

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM.

POLICY 3.2.3

Minimize the visual impact of parking.

POLICY 3.2.4

Strengthen the relationship between a building and its fronting sidewalk.

*The proposed off street parking is setback from the front building wall in excess of 40 feet, behind ground floor residential units. The automobile entry is 9 feet wide, further de-emphasizing the presence of automobiles at the site. The ground floor is free of blank walls and ground floor units are accessed from the public right of way. Entries to the ground floor units are setback 4 feet from the property line, offering an adequate buffer between public and private spaces. Spaces for landscaping are provided in between ground floor fenestration.*

**Streets and Open Space**

**OBJECTIVE 5.2**

ENSURE THAT NEW DEVELOPMENT INCLUDES HIGH QUALITY, PRIVATE OPEN SPACE

Policy 5.2.1

Require new residential and mixed-use residential development to provide on-site, private open space designed to meet the needs of residents.

Policy 5.2.3

Encourage private open space to be provided as common spaces for residents and workers of the building wherever possible

*The Proposed Project satisfies its usable open space requirement through the provision of on site private open space on balconies, decks and roof decks as well as through a common roof deck. This common roof deck is in excess of 1,100 square feet, providing an ample area for the residents of the building and their guests to socialize and recreate.*

13. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*The proposal would enhance existing neighborhood serving retail by providing an additional 20 new households that could become regular patrons of the those retail establishments.*

B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*The Proposed Project will conserve the existing multi-family character of the immediate community as it is also a multifamily building. The addition of the proposed 20 units will add households that will preserve economic diversity within the neighborhood.*

C. That the City's supply of affordable housing be preserved and enhanced,

*The City's affordable housing supply will be enhanced by the Proposed Project as it is required to provide two new affordable units to satisfy the requirements under Planning Code Section 415.*

D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The Proposed Project is providing off-street parking for the majority of units, thereby mitigating any burdens upon neighborhood parking. The site is within two blocks of 24<sup>th</sup> Street, a corridor served by*

*multiple MUNI bus lines, including the 12, 27, 48 and 67 Further to the west, approximately 8 blocks, is the 24<sup>th</sup> Street BART Station, providing a link to the greater Bay Area.*

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*Displacement of industrial or service sector employment will not occur as a result of commercial office development from the Proposed Project.*

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*A landmark or historic building does not occupy the Project site.*

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

*The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.*

14. The Project 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.
15. The Commission hereby finds that approval of the Conditional Use authorization 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. 2006.0054C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans filed with the Application as received on January 11, 2006 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission has reviewed and considered the IS/MND and the record as a whole and finds that there is no substantial evidence that the Project will have a significant effect on the environment with the adoption of the mitigation measures contained in the MMRP to avoid potentially significant environmental effects associated with the Project, and hereby adopts the FMND.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Resolution/Motion by this reference thereto. All required mitigation measures identified in the IS/MND and contained in the MMRP are included as conditions of approval.

**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 December 16, 2010.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 16, 2010

# Exhibit A

## Conditions of Approval

### General Conditions

1. This authorization is for a Conditional Use Authorization under Planning Code Sections 134, 140, 175(E)(1), 215(a) and 303 of the Planning Code to allow new construction of a 4-story, 40-foot tall building containing 20 dwelling units and 16 off-street parking spaces as an Eastern Neighborhoods pipeline project at 2652 Harrison Street within the UMU (Urban Mixed Use) District, formerly a C-M (Heavy Commercial) Zoning District, and a 40-X Height and Bulk District, in general conformance with plans filed with the Application as received on January 11, 2006 and stamped "EXHIBIT B" included in the docket for **Case No. 2006.0054C**, reviewed and approved by the Commission on December 16, 2010.
2. Covenants, conditions and restrictions approved by the Planning Department shall be imposed upon the project units to restrict use to occupancy for permanent residents and to preclude time-share ownership or occupancy. No residential units shall be used as hotel units, as defined in Section 203.8 of the San Francisco Housing Code.
3. The Project Sponsor shall ensure that initial sales of more than two dwelling units to any one entity if not for owner occupancy, will be for residential rental purposes for rental periods of not less than one month.
4. The Project is subject to the requirements of the First Source Hiring Program (Chapter 83 of the Administrative Code) and the Project Sponsor shall comply with the requirements of this Program.

### Design

5. The final plans shall meet the standards of the Planning Code and be in general conformity with the plans approved by the Commission on December 16, 2010.
6. The Project shall comply with the provision of street trees as required by Planning Code Section 428.

### Below Market Rate Units (BMR Units)

7. Number of Required Units. Pursuant to Planning Code Section 415.5 (formerly Code Section 315.6), the Project is required to provide 12% of the proposed dwelling units as affordable to qualifying households ("BMR Units"). The Project contains 20 units; therefore, 2 BMR units are required. The Project Sponsor will fulfill this requirement by providing the 2 BMR units on-site. If the number of market-rate units change, the number of required BMR units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing.
8. Unit Mix. The Project contains 11 one-bedroom and 9 two-bedroom units; therefore, the required BMR unit mix is 1 one-bedroom and 1 two-bedroom units. If the market-rate unit mix changes, the



BMR unit mix will be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing.

9. Unit Location. The BMR units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first site or building permit.
10. Phasing. If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than twelve percent (12%) of the each phase's total number of dwelling units as on-site BMR units.
11. Duration. Under Planning Code Section 415.8 (formerly Code Section 315.7), all units constructed pursuant to Section 415.5 (formerly Code Section 315.6) must remain affordable to qualifying households for the life of the project
12. Other Conditions. The Project is subject to the requirements of the Affordable Housing Program under Section 415 et seq. of the Planning Code (formerly Code Section 315) including the Interim Controls contained in Board of Supervisors' Resolution No. 36-10 (BOS File No. 100047) entitled "Planning Code – Interim Controls Related to Affordable Housing Requirements" adopted on February 2, 2010 and the terms of the Residential Affordable Housing Monitoring and Procedures Manual (hereinafter "Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415 (formerly Code Section 315) (collectively the "Affordable Housing Ordinance"). Terms used in these Conditions of Approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the Mayor's Office of Housing at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>. As provided in the Affordable Housing Ordinance, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.
  - a. The BMR unit(s) shall be designated on the building plans prior to the issuance of the first site or building permit by the Department of Building Inspection (DBI). The BMR unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) shall be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) shall be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. Other specific standards for on-site units are outlined in the Procedures Manual.
  - b. If the units in the building are offered for sale, the BMR unit(s) shall be sold to first time home buyer households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average of one hundred (100) percent of the median income for the City and County of San Francisco as defined in the Affordable Housing Ordinance, Section 401 (formerly Code Section 315.1), an amount that translates to ninety (90) percent of Area Median Income under the income table called "Maximum Income by Household Size" derived from the Unadjusted Area Median Income for HUD Metro Fair

- Market Rent Area that contains San Francisco. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) marketing; (ii) renting; (iii) recouping capital improvements and (iv) procedures for inheritance apply and are set forth in the Affordable Housing Ordinance and the Procedures Manual.
- c. If the Project Sponsor has entered into an agreement with the City permitting the on-site units to be rental units, the BMR unit(s) shall be rented to a household of low income, as defined in the Affordable Housing Ordinance and as further defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed sixty (60) percent of the median income for the City and County of San Francisco as defined in the Affordable Housing Ordinance, Section 401 (formerly Code Section 315.1), an amount that translates to fifty-five (55) percent of Area Median Income under the income table called Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco. The qualifying household income limits and maximum monthly rent for BMR units shall be calculated by Mayor's Office of Housing.
  - d. The Applicant is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. The Mayor's Office of Housing shall be responsible for overseeing and monitoring the marketing of affordable units.
  - e. Required parking spaces shall be made available to initial buyers or renters of BMR units according to the Procedures Manual.
  - f. Prior to the issuance of the first site or building permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the BMR units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to the Mayor's Office of Housing or its successor.
  - g. The Project Sponsor has demonstrated that it is eligible for the on-site alternative under Planning Code Section 415.5 (formerly Code Section 315.6) instead of payment of the Affordable Housing Fee, and has submitted the Affidavit to Establish Eligibility for Alternative to Affordable Housing Fee to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the Project.
  - h. If project applicant fails to comply with the Affordable Housing requirement, the Director of Building Inspection shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A project applicant's failure to comply with the requirements of Planning Code Section 415 et seq. (formerly Code Section 315) shall constitute cause for the City to record a lien against the development project.

- i. If the Project becomes ineligible at any time for the on-site alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first site or building permit or may seek a fee deferral as permitted under Ordinances 0107-10 and 0108-10. If the Project becomes ineligible after issuance of its first site or building permit, the Project Sponsor shall pay interest on the Affordable Housing Fee at a rate equal to the Development Fee Deferral Surcharge Rate in Section 107A.13.3.2 of the San Francisco Building Code (as amended by Ordinance No. 0107-10.)
- j. Future Applicable Controls: If the Interim Controls contained in Board of Supervisors Resolution No. 36-10 (BOS File No. 100047) entitled "Planning Code – Interim Controls Related to Affordable Housing Requirements" or permanent controls in substantially similar form to those contained in BOS File No. 100046 entitled "Planning Code – Amending Inclusionary Housing Ordinance" proposing amendments to Planning Code Section 415 et seq. (formerly Code Section 315) (collectively "applicable future controls") are approved by the Board of Supervisors prior to issuance of the first certificate of occupancy for the Project, the Project shall be subject to the applicable future controls and not the current provisions of Planning Code Section 415 et seq. (formerly Code Section 315).

### **Parking**

13. Prior 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 units. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space.
14. The parking spaces must be marketed and sold or leases as an addition to, not a subtraction from, the base purchase or rental price of a dwelling unit, and units may not be marketed or offered as a bundled package that includes parking without clear accompanying language that the parking is available only at an additional cost. No conditions may be placed on the purchase of rental of dwelling units, nor may homeowner's rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

### **Performance**

15. Prior to the issuance of the Building Permit 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 premises (Assessor's Block 3639, Lot 002), which notice shall state that construction has been authorized by and is subject to the conditions of this Motion.
16. The property owner shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at a minimum, daily litter pickup and disposal, and washing or steam cleaning of the main entrance and abutting sidewalks at least once each week.
17. The Project shall appoint a Community Liaison Officer to address issues of concern to neighbors related to the operation of this Project. The Project Sponsor shall report the name and telephone

number of this Officer to the Zoning Administrator and the neighborhood for reference. The Applicant will keep the above parties apprised should a different staff liaison be designated.

18. An enclosed garbage area shall be provided within the establishment. All garbage containers shall be kept within the building until pick-up by the disposal company

#### **Monitoring and Violation**

19. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$250 a day in accordance with Planning Code Section 176.
20. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
21. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a city, state, or federal agency or by appeal of the issuance of such permit.

#### **Mitigation Measures**

22. Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval

#### **Mitigation Measures and Improvement Measures**

23. Mitigation Measure M-CP-2: Archeology (Accidental Discovery)

The project sponsor shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.

Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.

If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains

sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.

Measures might include: preservation in situ of the archeological resource; an archeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.

The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

24. Mitigation Measure M-NO-1a: Siting of Noise-Sensitive Uses

To reduce potential conflicts between existing noise-generating uses and new sensitive receptors, for new development including noise-sensitive uses, the Planning Department shall require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within 900 feet of, and that have a direct line-of-sight to, the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first project approval action. The analysis shall be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity. Should such concerns be present, the Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained.

25. Mitigation Measure M-NO-1b: Open Space in Noisy Environments

To minimize effects on development in noisy areas, for new development including noise-sensitive uses, the Planning Department shall, through its building permit review process, in conjunction with noise analysis required pursuant to Mitigation Measure F-4 as detailed in the Eastern Neighborhoods EIR, require that open space required under the Planning Code for such uses be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings, and implementation would also be undertaken consistent with other principles of urban design.

26. Mitigation Measure M-HZ-3a: Hazardous Materials (Handling, Hauling, and Disposal of Contaminated Soils)

**Specific Work Practices:** In conformity with the requirements outlined by EHS-HWU in the approved site mitigation plan, the project sponsor shall remove from the project site all lead-impacted fill soil to the depth of excavation required to accommodate the proposed building foundation. Thus, approximately 100 cubic feet of lead-impacted soil would be removed from the site. This quantity is consistent with the extent of identified lead-impacted fill soil (five percent) within the quantity of soil proposed for excavation at a depth of two feet bgs (2,000 cubic yards). In addition, the construction contractor shall be alert for the potential presence of other contaminated soils during excavation and other construction activities on the site (detected through soil odor, color, and texture and results of on-site soil testing), and shall be prepared to handle, profile (i.e., characterize), and dispose of such soils appropriately (i.e., as dictated by local, state, and federal regulations, including OSHA work practices) when such soils are encountered on the site.

**Dust Suppression:** Soils exposed during excavation for site preparation and project construction activities shall be kept moist throughout the time they are exposed, both during and after work hours.

**Surface Water Runoff Control:** Where soils are stockpiled, visqueen shall be used to create an impermeable liner, both beneath and on top of the soils, with a berm to contain any potential surface water runoff from the soil stockpiles during inclement weather.

**Soils Replacement:** If necessary, clean fill or other suitable material(s) shall be used to bring portions of the project site, where lead-contaminated soils have been excavated and removed, up to construction grade.

**Hauling and Disposal:** Contaminated soils shall be hauled off the project site by waste hauling trucks appropriately certified with the State of California and adequately covered to prevent dispersion of the soils during transit, and shall be disposed of at the permitted hazardous waste disposal facility registered with the State of California.

**Preparation of Closure/Certification Report**

After excavation and foundation construction activities are completed, the project sponsor shall prepare and submit a closure/certification report to DPH for review and approval. The

closure/certification report shall include the mitigation measures in the SMP for handling and removing lead-contaminated soils from the project site, whether the construction contractor modified any of these mitigation measures, and how and why the construction contractor modified those mitigation measures.

27. Mitigation Measure M-HZ-3b: Hazardous Materials (Decontamination of Vehicles)

If the San Francisco Department of Public Health (DPH) determines that the soils on the project site are contaminated with contaminants at or above potentially hazardous levels, all trucks and excavation and soil handling equipment shall be decontaminated following use and prior to removal from the site. Gross contamination shall be first removed through brushing, wiping, or dry brooming. The vehicle or equipment shall then be washed clean (including tires). Prior to removal from the work site, all vehicles and equipment shall be inspected to ensure that contamination has been removed.

28. Mitigation Measure M-HZ-3c: Hazardous Materials (PCBs and Mercury)

The project sponsor shall ensure that building and site surveys for PCB- and mercury-containing equipment, hydraulic oils, waste oil collection drums, and fluorescent lights are performed prior to the start of demolition. Any hazardous materials so discovered would be abated according to federal, state, and local laws and regulations.

29. Improvement Measure I-TR-1: Construction

Construction traffic occurring between 7:00 and 9:00 AM or between 3:30 and 6:00 PM would coincide with peak hour traffic and could temporarily impede traffic and transit flow, although it would not be considered a significant impact. The project sponsor would require the construction contractor to limit truck movements to the hours between 9:00 AM and 3:30 PM (or other times, if approved by the San Francisco Municipal Transportation Authority) in order to minimize the disruption of the general traffic flow on adjacent streets during the AM and PM peak periods.

The project sponsor and construction contractor will meet with the Traffic Engineering Division of the SFMTA, the Fire Department, MUNI, the Planning Department and other City agencies to determine feasible measures to reduce traffic congestion and other potential transit and pedestrian circulation effects during construction of the proposed project.

# EXHIBIT 1

## MITIGATION MONITORING AND REPORTING PROGRAM

Case File No.: 2006.1348E  
Project Title: 2652 Harrison St.

Motion No.:  
Page 1

| Mitigation Measures Agreed to by Project Sponsor  | Responsibility for Implementation                        | Mitigation Schedule                             | Monitoring and Reporting Actions and Responsibility   | Monitoring Schedule   | Status / Date Completed |
|---|--|---|---|---|-------------------------|
| <p><b>MITIGATION MEASURE M-CP-2</b><br/><b>Archeological Resources (Accidental Discovery)</b></p>   |  |   |   |   |                         |
| <p>The following mitigation measure is required to avoid any potential adverse effect from the project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c). The project sponsor shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractors), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.</p> | <p>Project Sponsor, Contractor(s), and Archeologist.</p> | <p>Prior to any soil-disturbing activities.</p> | <p>Project Sponsor to provide affidavit to the ERO confirming that all field personnel have received copies of the "ALERT" Sheet.</p> | <p>Considered complete upon ERO receipt of affidavit.</p>   |                         |
| <p>Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.</p> <p>If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of a qualified</p>  |  | <p>During soil-disturbing activities.</p>       | <p>Consultant to prepare memorandum to file indicating results of consultation with archeologist.</p>                                 | <p>Considered complete upon later of ERO's drafting of memo or ERO's direction to implement further measures.</p> |                         |



# EXHIBIT 1 MITIGATION MONITORING AND REPORTING PROGRAM

Case File No.: 2006.1348E  
Project Title: 2652 Harrison St.

Motion No.:  
Page 2

| Mitigation Measures Agreed to by Project Sponsor  | Responsibility for Implementation             | Mitigation Schedule                                      | Monitoring and Reporting Actions and Responsibility | Monitoring Schedule                                  | Status / Date Completed |
|---|---|--|---|--|-------------------------|
| <p><b>Archeological Resources (cont'd)</b></p> <p>archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.</p> | (see above)                                   | (see above)  | (see above)   | (see above)  |                         |
| <p>Measures might include: preservation in situ of the archeological resource; an archeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.</p>  | Project sponsor and Archeological Consultant. | Following completion of any archeological field program. | ERO to review Draft FARR.                           | Considered complete upon ERO approval of Draft FARR. |                         |
| <p>The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p>  |   |  |   |  |                         |

# EXHIBIT 1 MITIGATION MONITORING AND REPORTING PROGRAM

Case File No.: 2006.1348E  
Project Title: 2652 Harrison St.  
Motion No.:  
Page 3

| Mitigation Measures Agreed to by Project Sponsor   | Responsibility for Implementation           | Mitigation Schedule                    | Monitoring and Reporting Actions and Responsibility   | Monitoring Schedule  | Status / Date Completed   |
|--|---|--|---|--|---|
| <p><b>Archaeological Resources (cont'd)</b></p> <p>Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.</p> | Project Sponsor.                            | Upon ERO approval of Draft FARR.       | Project Sponsor to provide ERO with copies of transmittals of FARR distribution.  | Considered complete upon receipt by ERO of evidence of distribution. |   |
| <p><b>MITIGATION MEASURE M-NO-1a</b></p> <p><b>Siting of Noise-Sensitive Uses</b></p> <p>To reduce potential conflicts between existing noise-generating uses and new sensitive receptors, for new development including noise-sensitive uses, the Planning Department shall require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within 900 feet of, and that have a direct line-of-sight to, the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first project approval action. The analysis shall be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there</p>    |   |  |   |  |   |
|  | Project sponsor and noise consultant expert | Prior to publication of Initial Study. | Project sponsor and noise consultant expert to provide MEA with 24-hour noise measurements, analysis, conclusions, and recommendations. |  | -Completed -- Satisfied as a study/report cited within the published Initial Study. |

# EXHIBIT 1 MITIGATION MONITORING AND REPORTING PROGRAM

Case File No.: 2006.1348E  
Project Title: 2652 Harrison St.

Motion No.:  
Page 4

| Mitigation Measures Agreed to by Project Sponsor  | Responsibility for Implementation                                      | Mitigation Schedule                                   | Monitoring and Reporting Actions and Responsibility   | Monitoring Schedule  | Status / Date Completed |
|---|--|---|---|--|-------------------------|
| <p><b>Noise (cont'd.)</b></p> <p>are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity. Should such concerns be present, the Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained.</p>  |  |   |   |  |                         |
| <p><b>MITIGATION MEASURE M-NO-1b</b></p> <p><b>Open Space in Noisy Environments</b></p>   |  |   |   |  |                         |
| <p>To minimize effects on development in noisy areas, for new development including noise-sensitive uses, the Planning Department shall, through its building permit review process, in conjunction with noise analysis required pursuant to Mitigation Measure F-4 as detailed in the Eastern Neighborhoods EIR, require that open space required under the Planning Code for such uses be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings, and implementation would also be undertaken consistent with other principles of urban design.</p> | <p>Project Sponsor, Project Architect, and Construction Contractor</p> | <p>Prior to granting of Certificate of Occupancy.</p> | <p>To the extent practicable, the issue of excess noise within project open areas shall be addressed within site planning and architectural design elements so as to allow the site permit review process and Planning Department Neighborhood Planning Staff to inform proposed solutions.</p> | <p>Considered complete upon DBI and/or SF DPH inspection and approval.</p> |                         |

# EXHIBIT 1 MITIGATION MONITORING AND REPORTING PROGRAM

Case File No.: 2006.1348E  
Project Title: 2652 Harrison St.  
Motion No.:  
Page 5

| Mitigation Measures Agreed to by Project Sponsor  | Responsibility for Implementation                  | Mitigation Schedule  | Monitoring and Reporting Actions and Responsibility | Monitoring Schedule  | Status / Date Completed |
|---|--|--|---|--|-------------------------|
| <p><b>MITIGATION MEASURE M-HZ-3a</b></p> <p><b>Hazardous Materials (Handling, Hauling, and Disposal of Contaminated Soils)</b></p> <p>Permits from the San Francisco DPH Hazardous Materials Unified Program Agency (HMUPA), Fire Department (SFFD), and Municipal Transportation Agency (MTA; Streets and Sidewalks) shall be obtained for removal of any undiscovered or remaining underground storage tanks (USTs) (and related piping). HMUPA, SFFD (and possibly MTA) will make inspections prior to removal and only upon approval of the inspector may the USTs and related piping be removed from the ground. Appropriate soil and, if necessary, groundwater samples shall be taken at the direction of the HMUPA inspector and analyzed. Appropriate transportation and disposal of the UST shall be arranged.</p> <p>Because the project site is under the regulatory authority of the SFDPH-Environmental Health Section-Local Oversight Program (LOP) for the investigation and clean up of leaking underground storage tanks, all analytical data will be forwarded to the LOP. A "Notice of Completion" will not be issued for any area of the project.</p> <p><b>Hazards and Hazardous Materials (cont'd.)</b></p> <p>site where soils contamination is documented. Rather, a "Remedial Action Completion Certification" (aka "certificate of closure" or "case closure") will be issued upon the site being remediated to the satisfaction of the LOP with the concurrence of the Regional Water Quality Control Board. If the HMUPA inspector requires that an Unauthorized Release (Leak) Report submitted to LOP due to holes in previously undiscovered USTs or because of evident odor or visual contamination, or if analytical results indicate there are elevated levels of contamination, then site</p> | <p>Project Sponsor and Construction Contractor</p> | <p>Prior to soil disturbance (if required due to presence of USTs)</p> | <p>HMUPA/SFFD/MTA staff</p>                         | <p>If applicable, considered complete upon HMUPA/SFFD/MTA staff issuance of "case closure"</p> |                         |

**EXHIBIT 1  
MITIGATION MONITORING  
AND REPORTING PROGRAM**

Case File No.: 2006.1348E  
Project Title: 2652 Harrison St.

Motion No.:  
Page 6

| Mitigation Measures Agreed to by Project Sponsor  | Responsibility for Implementation                  | Mitigation Schedule        | Monitoring and Reporting Actions and Responsibility  | Monitoring Schedule  | Status / Date Completed |
|---|--|----------------------------|--|--|-------------------------|
| <p>remediation may involve additional investigation and cleanup of the soil and groundwater as directed by the LOP. In order to receive a case closure for this site from the LOP, all pertinent investigation and remediation must be completed to the satisfaction of the LOP that any residual petroleum hydrocarbon contamination in the soil and/or groundwater will not pose a threat to the public health and safety, or the environment, including groundwater, as determined by the LOP and the Regional Water Quality Control Board. In addition for future site development, the site may be required to meet residential land use Environmental Screening Levels for soil and groundwater (Regional Water Quality Control Board, Region 2), and may require vapor sampling to ensure that residences will not be exposed to elevated vapor levels as to be determined by the LOP. The building permit cannot be issued until the project receives either case closure or the LOP allows conditional development of the site with ongoing investigation/remedial activities.</p> |  |                            |  |  |                         |
| <p><b>MITIGATION MEASURE M-HZ-3a</b><br/><b>Hazardous Materials (Handling, Hauling, and Disposal of Contaminated Soils)</b></p>   |  |                            |  |  |                         |
| <p>Specific Work Practices: The construction contractor shall be alert for the presence of contaminated soils during excavation and other construction activities on the site (detected through soil odor, color, and texture and results of on-site soil testing), and shall be prepared to handle, profile (i.e., characterize), and dispose of such soils appropriately (i.e., as dictated by local, state, and federal regulations, including OSHA work practices) when such soils are encountered on the site.</p> <p>Dust Suppression: Soils exposed during excavation for site preparation and project construction activities shall</p>   | <p>Project Sponsor and Construction Contractor</p> | <p>During construction</p> | <p>Project Sponsor to provide DPH with monitoring report following soil-disturbing construction period and final monitoring report at conclusion of building construction. Copies of reports to be provided to DBI</p> | <p>Considered complete upon receipt of monitoring report</p> |                         |

# EXHIBIT 1 MITIGATION MONITORING AND REPORTING PROGRAM

Case File No.: 2006.1348E  
Project Title: 2652 Harrison St.

Motion No.:  
Page 7

| Mitigation Measures Agreed to by Project Sponsor   | Responsibility for Implementation                  | Mitigation Schedule                | Monitoring and Reporting Actions and Responsibility   | Monitoring Schedule   | Status / Date Completed |
|--|--|------------------------------------|---|---|-------------------------|
| <p><b>Hazards and Hazardous Materials (cont'd.)</b></p> <p>be kept moist throughout the time they are exposed, both during and after work hours.</p> <p><b>Surface Water Runoff Control:</b> Where soils are stockpiled, visqueen shall be used to create an impermeable liner, both beneath and on top of the soils, with a berm to contain any potential surface water runoff from the soil stockpiles during inclement weather.</p> <p><b>Soils Replacement:</b> If necessary, clean fill or other suitable material(s) shall be used to bring portions of the project site, where lead-contaminated soils have been excavated and removed, up to construction grade.</p> <p><b>Hauling and Disposal:</b> Contaminated soils shall be hauled off the project site by waste hauling trucks appropriately certified with the State of California and adequately covered to prevent dispersion of the soils during transit, and shall be disposed of at the permitted hazardous waste disposal facility registered with the State of California.</p> |  |                                    | <p>Monitoring and Reporting Actions and Responsibility</p> <p>and ERO</p>                       |   |                         |
| <p><b>Preparation of Closure/Certification Report</b></p> <p>After excavation and foundation construction activities are completed, the project sponsor shall prepare and submit a closure/certification report to DPH for review and approval. The closure/certification report shall include the mitigation measures in the SMP for handling and removing lead-contaminated soils from the project site, whether the construction contractor modified any of these mitigation measures, and how and why the construction contractor modified those mitigation measures.</p>  | <p>Project Sponsor and Construction Contractor</p> | <p>At completion of foundation</p> | <p>Project sponsor to provide closure/certification report to DPH, with copy to DBI and ERO</p> | <p>Considered complete upon receipt of monitoring report.</p> |                         |

**EXHIBIT 1**  
**MITIGATION MONITORING**  
**AND REPORTING PROGRAM**

Case File No.: 2006.1348E  
 Project Title: 2652 Harrison St.

Motion No.:  
 Page 8

| Mitigation Measures Agreed to by Project Sponsor   | Responsibility for Implementation                  | Mitigation Schedule   | Monitoring and Reporting Actions and Responsibility   | Monitoring Schedule  | Status / Date Completed |
|--|--|---|---|--|-------------------------|
| <p><b>Hazards and Hazardous Materials (cont'd.)</b></p> <p><b>MITIGATION MEASURE M-HZ-3b</b></p> <p><b>Hazardous Materials (Decontamination of Vehicles)</b></p> <p>If the San Francisco Department of Public Health (DPH) determines that the soils on the project site are contaminated with contaminants at or above potentially hazardous levels, all trucks and excavation and soil handling equipment shall be decontaminated following use and prior to removal from the site. Gross contamination shall be first removed through brushing, wiping, or dry brooming. The vehicle or equipment shall then be washed clean (including tires). Prior to removal from the work site, all vehicles and equipment shall be inspected to ensure that contamination has been removed.</p> | <p>Project Sponsor and Construction Contractor</p> | <p>During construction phase, prior to removal of trucks and excavation and soil handling equipment from site</p> | <p>Project sponsor and construction contractor to provide report to DPH, with copy to ERO</p> | <p>Considered complete upon receipt of monitoring report</p> |                         |
| <p><b>MITIGATION MEASURE M-HZ-3c</b></p> <p><b>Hazardous Materials (PCBs and Mercury)</b></p>  |  |   |   |  |                         |
| <p>The project sponsor shall ensure that building and site surveys for PCB-containing equipment, hydraulic oils, waste oil collection drums, and fluorescent lights are performed prior to the start of demolition. Any hazardous materials so discovered would be abated according to federal, state, and local laws and regulations.</p>   | <p>Project Sponsor and Demolition Contractor</p>   | <p>Prior to start of demolition</p>   | <p>Project sponsor and construction contractor to provide report to DPH, with copy to ERO</p> | <p>Considered complete upon receipt of monitoring report</p> |                         |

# EXHIBIT 1 MITIGATION MONITORING AND REPORTING PROGRAM

Case File No.: 2006.1348E  
Project Title: 2652 Harrison St.

Motion No.:  
Page 9

|  |                        |   |  |   |  |
|--|------------------------|---|--|---|--|
| <p><b>IMPROVEMENT MEASURE I-TR-1<br/>Construction Traffic</b></p>  |                        |   |  |   |  |
| <p>Construction traffic occurring between 7:00 and 9:00 AM or between 3:30 and 6:00 PM would coincide with peak hour traffic and could temporarily impede traffic and transit flow, although it would not be considered a significant impact. The project sponsor would require the construction contractor to limit truck movements to the hours between 9:00 AM and 3:30 PM (or other times, if approved by the San Francisco Municipal Transportation Authority) in order to minimize the disruption of the general traffic flow on adjacent streets during the AM and PM peak periods.</p> | <p>Project sponsor</p> | <p>Prior to the start of construction activities.</p> | <p>Project sponsor to require the contractor to limit truck movements to the hours between 9:00 AM and 3:30 PM.</p>                        | <p>Prior to the start of construction activities.</p> |  |
| <p>The project sponsor and construction contractor will meet with the Traffic Engineering Division of the SFMTA, the Fire Department, MUNI, the Planning Department and other City agencies to determine feasible measures to reduce traffic congestion and other potential transit and pedestrian circulation effects during construction of the proposed project. The temporary parking demand by construction workers would need to be met on-street or within available off-street parking facilities.</p>   | <p>Project sponsor</p> | <p>Prior to the start of construction activities.</p> | <p>Project Sponsor to meet with City agencies to determine feasible measures to reduce traffic congestion during project construction.</p> | <p>Prior to the start of construction activities.</p> |  |





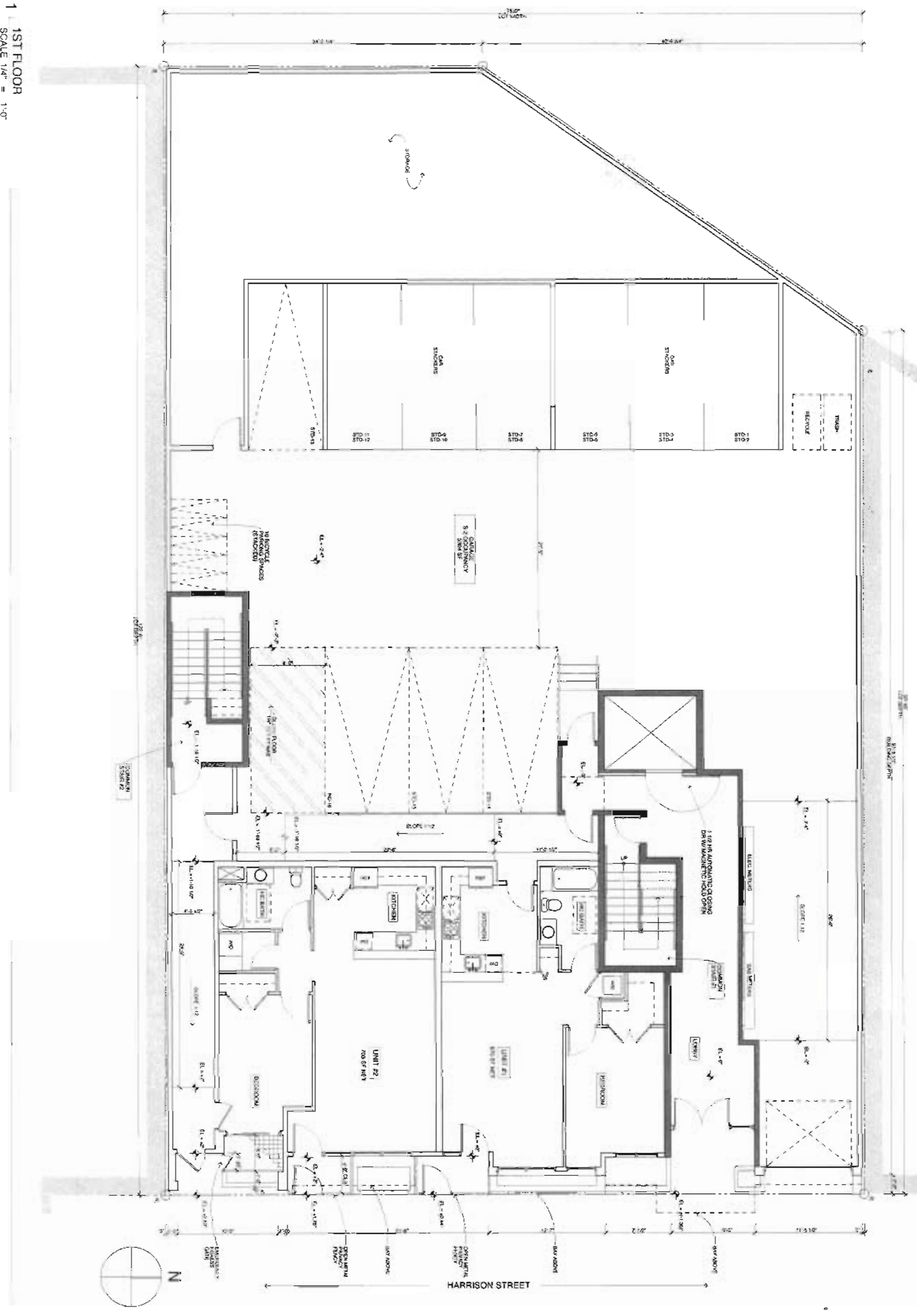


|                   |                   |
|-------------------|-------------------|
| Project           | 2552 Harrison St  |
| Client            | REEMAN ARCHITECTS |
| Architect         | REEMAN ARCHITECTS |
| Contractor        |                   |
| Engineer          |                   |
| Interior Designer |                   |
| Photographer      |                   |
| Model Maker       |                   |
| Printer           |                   |

**2552 HARRISON ST**  
 NEW CONSTRUCTION,  
 20 UNIT RESIDENTIAL  
 BLOCK 1887 DT 022

**FIRST FLOOR PLAN**

**NOTES:**  
 1. THIS DRAWING IS A PART OF A SET OF ARCHITECTURAL DRAWINGS FOR THE PROJECT IDENTIFIED ABOVE.  
 2. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH THE OTHER DRAWINGS IN THE SET.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULES AND TIMELINES.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SPECIFICATIONS AND DETAILS.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS AND AGREEMENTS.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



**1 1ST FLOOR**  
 SCALE 1/4" = 1'-0"

|          |                   |
|----------|-------------------|
| PROJECT  | 3632 HARRISON ST. |
| DATE     | 10/1/20           |
| DESIGNER | J.A.              |
| CHECKER  | T.M.              |
| SCALE    | AS SHOWN          |
| DRAWING  | 0516              |

**NOTES**

1. This drawing shall be read in conjunction with the project description and the approved site plan. All dimensions shall be taken from the approved site plan unless otherwise noted.

2. The Contractor shall verify all dimensions and conditions of the site prior to construction. All dimensions shall be taken from the approved site plan unless otherwise noted.

3. The Contractor shall verify all dimensions and conditions of the site prior to construction. All dimensions shall be taken from the approved site plan unless otherwise noted.

4. The Contractor shall verify all dimensions and conditions of the site prior to construction. All dimensions shall be taken from the approved site plan unless otherwise noted.

5. The Contractor shall verify all dimensions and conditions of the site prior to construction. All dimensions shall be taken from the approved site plan unless otherwise noted.

3632 HARRISON ST.  
NEW CONSTRUCTION  
20-UNIT RESIDENTIAL  
BLOCK 808, LOT 002

SECOND FLOOR PLAN

DATE: 10/1/20  
SCALE: 1/4" = 1'-0"

PROJECT: 3632 HARRISON ST.

CHECKER: T.M.

SCALE: AS SHOWN

DRAWING: 0516

DATE: 10/1/20

PROJECT: 3632 HARRISON ST.

DATE: 10/1/20

SCALE: 1/4" = 1'-0"

PROJECT: 3632 HARRISON ST.

DATE: 10/1/20

SCALE: 1/4" = 1'-0"

PROJECT: 3632 HARRISON ST.

DATE: 10/1/20

SCALE: 1/4" = 1'-0"

PROJECT: 3632 HARRISON ST.

DATE: 10/1/20

SCALE: 1/4" = 1'-0"

PROJECT: 3632 HARRISON ST.

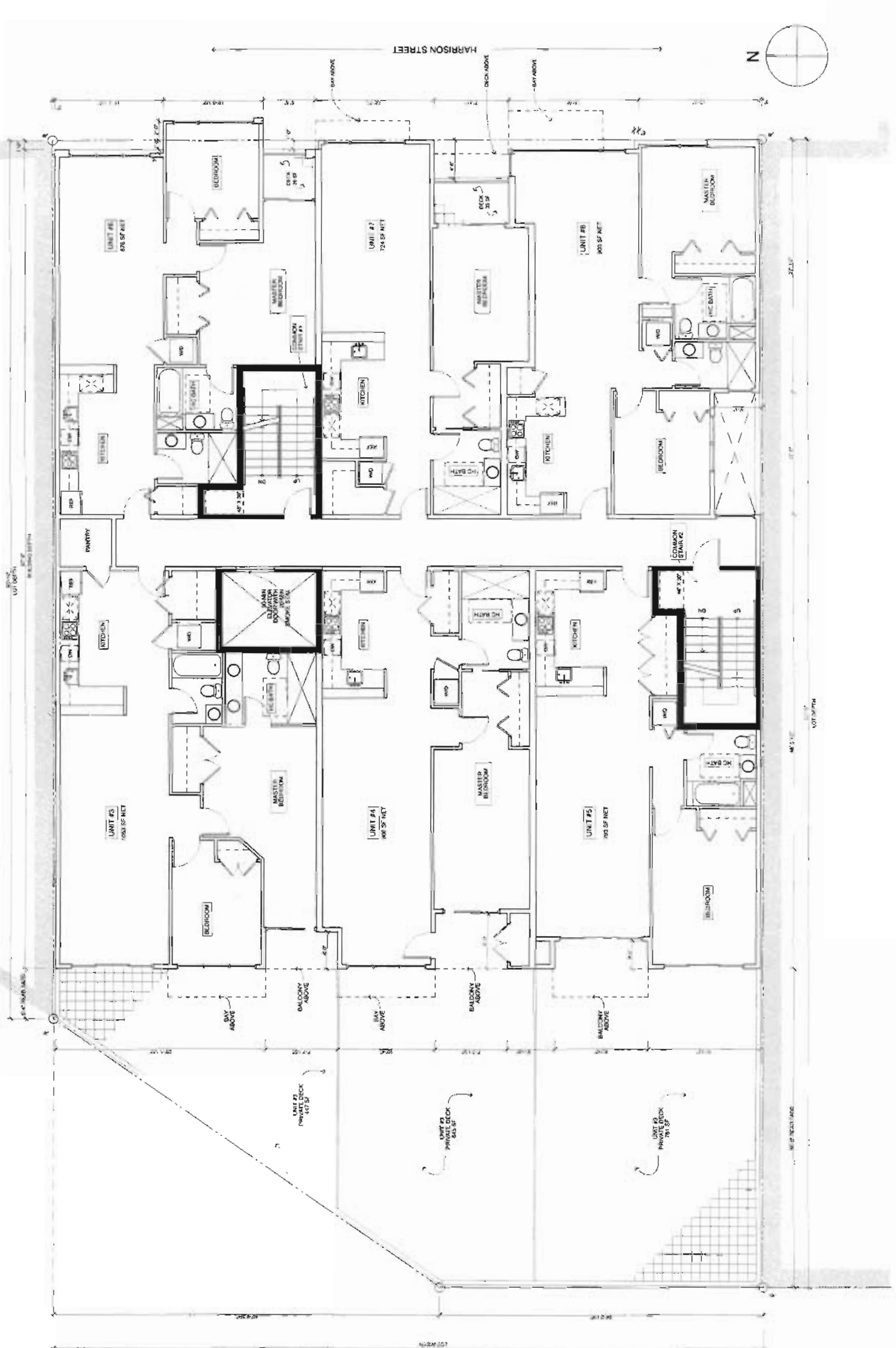
DATE: 10/1/20

SCALE: 1/4" = 1'-0"

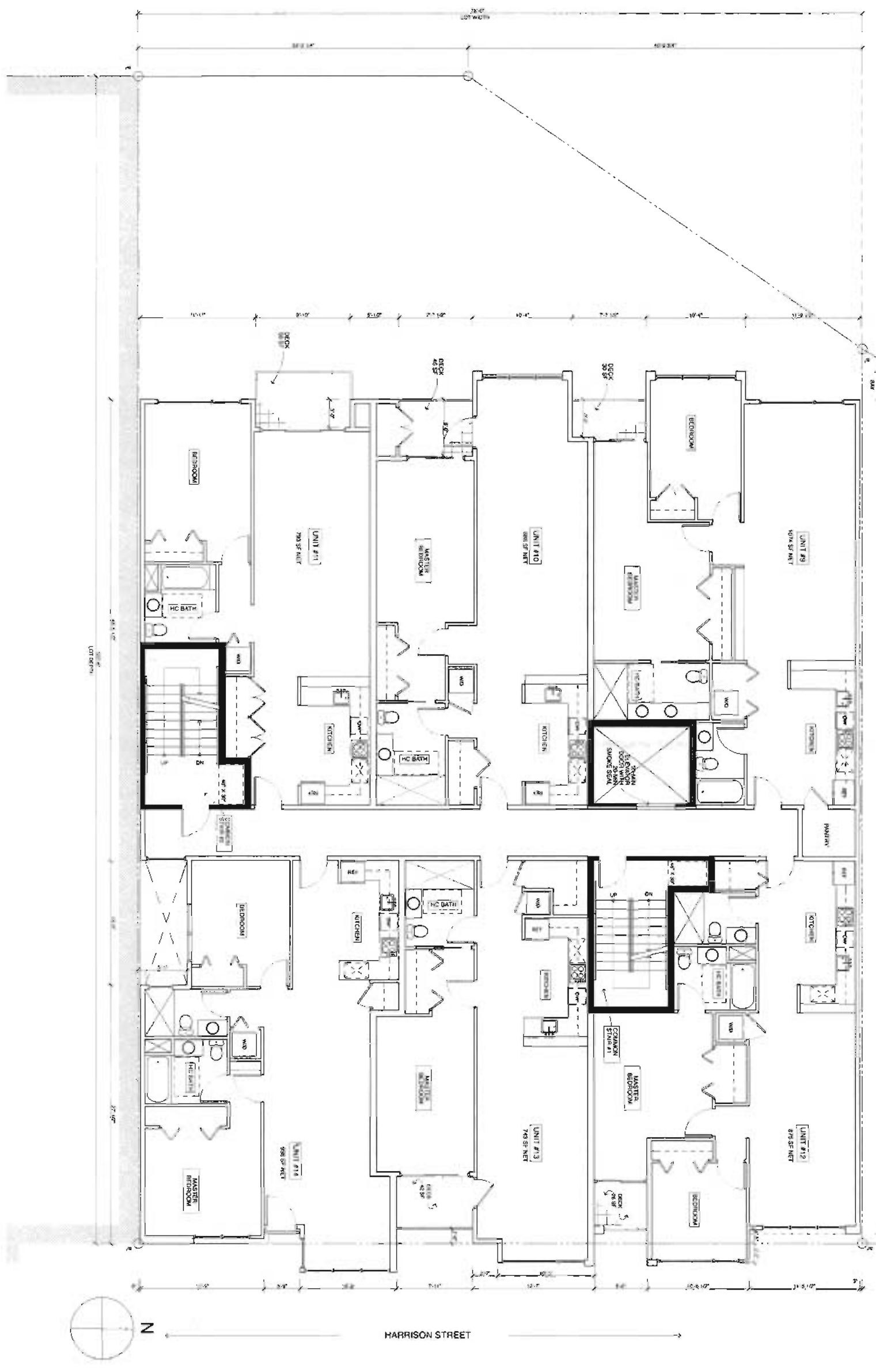
PROJECT: 3632 HARRISON ST.

DATE: 10/1/20

SCALE: 1/4" = 1'-0"



**1** 2ND FLOOR  
SCALE 1/4" = 1'-0"



1  
3RD FLOOR  
SCALE 1/4" = 1'-0"

2602 HARRISON ST  
NEW CONSTRUCTION  
20 UNIT RESIDENTIAL  
BLOCK 35801 01 002  
THIRD FLOOR PLAN

DATE: 11/17/17  
DRAWN BY: AI  
CHECKED BY: N  
DATE: 05/18

0-1000.1  
A-1.3  
1 of 11 SHEETS

**NOTES:**

1. THESE SHEETS AND SPECIFICATIONS SHALL BE READ IN CONJUNCTION WITH THE GENERAL NOTES AND SPECIFICATIONS TO THE ARCHITECTURAL CONTRACT AND THE SUPPLEMENTAL SPECIFICATIONS TO THE GENERAL NOTES AND SPECIFICATIONS TO THE ARCHITECTURAL CONTRACT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURE AND SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF ALL EXISTING STRUCTURE DAMAGED BY THE CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF ALL EXISTING LANDSCAPE DAMAGED BY THE CONSTRUCTION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF ALL EXISTING TREES DAMAGED BY THE CONSTRUCTION.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC STRUCTURE AND SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF ALL EXISTING HISTORIC STRUCTURE DAMAGED BY THE CONSTRUCTION.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC LANDSCAPE AND SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF ALL EXISTING HISTORIC LANDSCAPE DAMAGED BY THE CONSTRUCTION.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC TREES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF ALL EXISTING HISTORIC TREES DAMAGED BY THE CONSTRUCTION.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC STRUCTURE AND LANDSCAPE AND SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF ALL EXISTING HISTORIC STRUCTURE AND LANDSCAPE DAMAGED BY THE CONSTRUCTION.

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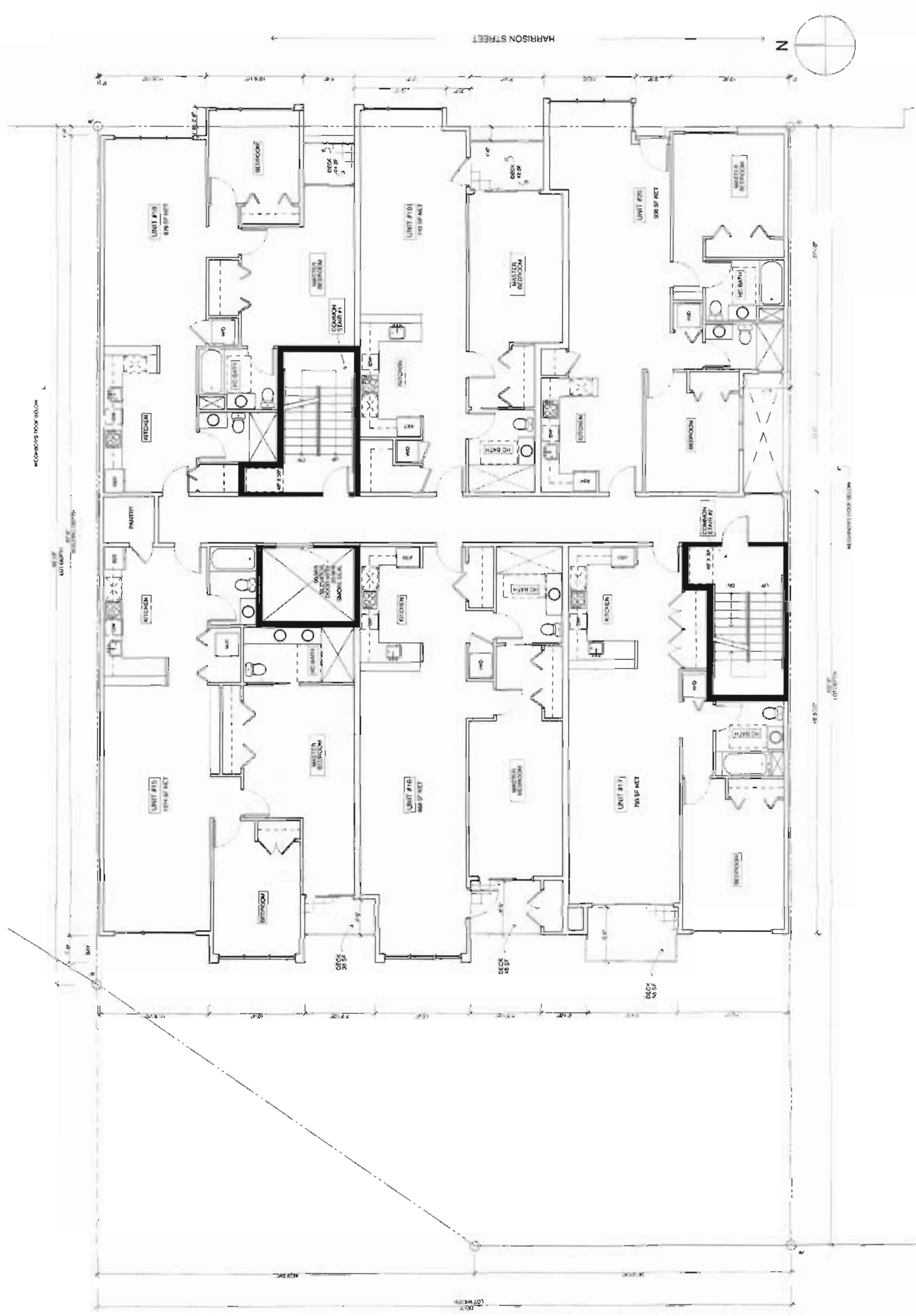
REVISIONS:

482 HARRISON ST  
NEW CONSTRUCTION  
20 UNIT RESIDUAL

BLOCK 3029 LOT 002  
FOURTH FLOOR PLAN

**NOTICE**  
These drawings are prepared by the Architect and shall be used only for the purposes intended. They shall not be used for any other purpose without the written consent of the Architect. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary insurance and bonding. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

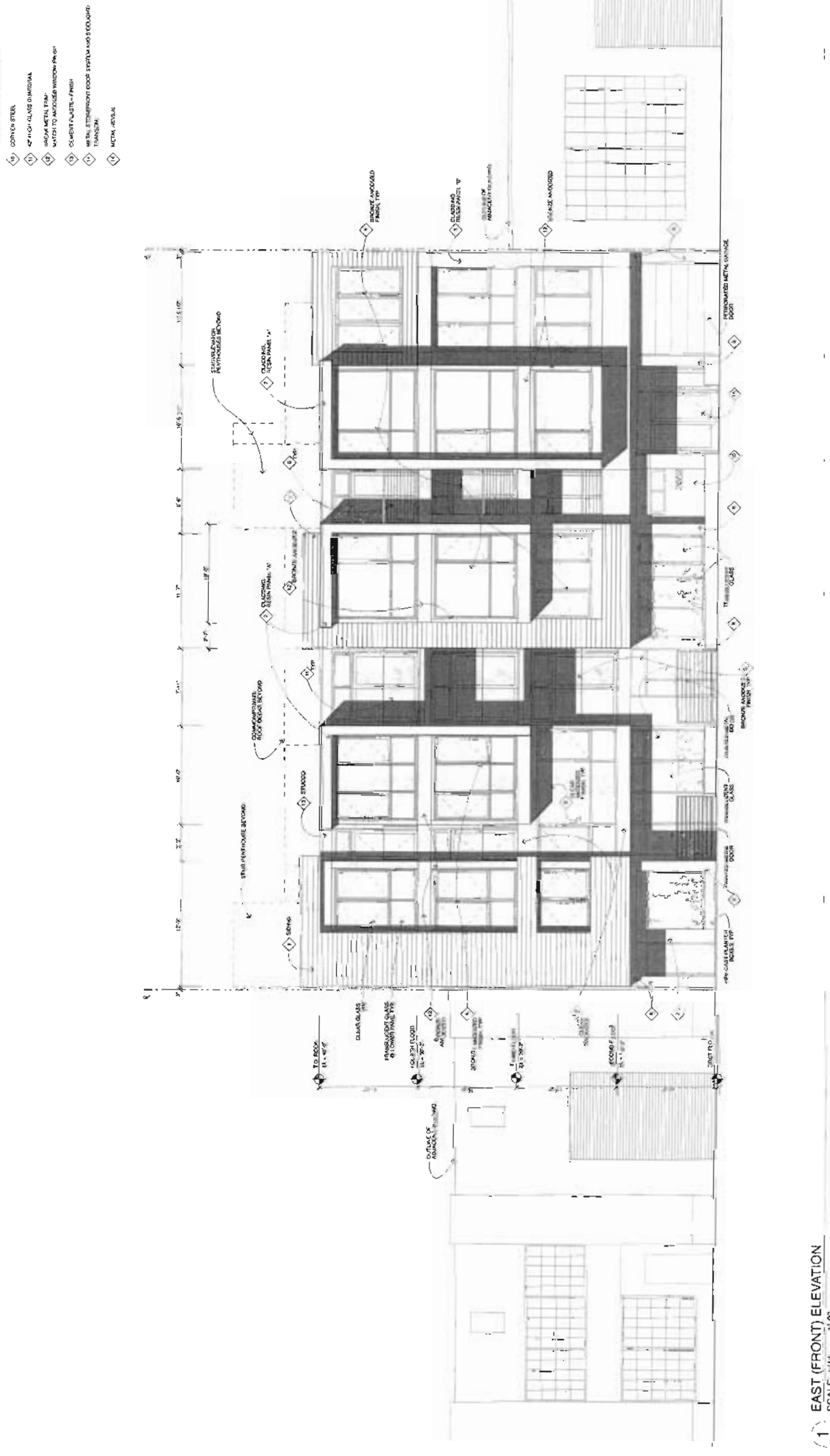
|            |                 |
|------------|-----------------|
| DATE       | 10/10/09        |
| PROJECT    | 482 HARRISON ST |
| DRAWN BY   | JL              |
| CHECKED BY |                 |
| DATE       | 10/10/09        |
| SCALE      | AS SHOWN        |
| DRAWING    | 0815            |



1 4TH FLOOR  
SCALE: 1/4" = 1'-0"



- ELEVATION KEY NOTES**
- 1 FINISH TO ELEMENTS AS SHOWN - HORIZONTAL LAP
  - 2 CLADDING: 1/2" X 1/2" X 1/2" TYP.
  - 3 CLADDING: 1/2" X 1/2" X 1/2" TYP.
  - 4 DUAL GLAZED ALUMINUM WINDOWS/DOORS (TYP.) BRONZE ANODIZED FINISH
  - 5 DUAL GLAZED ALUMINUM WINDOWS/DOORS (TYP.) CLEAR ANODIZED FINISH
  - 6 OPENING: 1/2" X 1/2" X 1/2" MAX. CORNER: 1/2" FINISH (TYP.)
  - 7 1/2" X 1/2" X 1/2" HIGH GARDENIA WALL
  - 8 PORCELAIN TILE ON STONE TILE BASE
  - 9 TYP. REINFORCED CONCRETE FLOORING TO BE PROVIDED BY OTHER CONTRACTOR. PROVIDE 1/2" REINFORCED CONCRETE OVER 1/2" X 1/2" X 1/2" EXPOSED REBAR (TYP.)
  - 10 CORNER STUD
  - 11 1/2" HIGH GLASS DIMENSIONAL
  - 12 1/2" HIGH GLASS DIMENSIONAL
  - 13 1/2" HIGH GLASS DIMENSIONAL
  - 14 1/2" HIGH GLASS DIMENSIONAL
  - 15 1/2" HIGH GLASS DIMENSIONAL
  - 16 1/2" HIGH GLASS DIMENSIONAL
  - 17 1/2" HIGH GLASS DIMENSIONAL
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  - 100 1/2" HIGH GLASS DIMENSIONAL



(1) EAST (FRONT) ELEVATION  
SCALE: 1/8" = 1'-0"



|     |          |                    |
|-----|----------|--------------------|
| NO. | DATE     | DESCRIPTION        |
| 1   | 10/15/20 | ISSUED FOR PERMITS |
| 2   | 11/10/20 | ISSUED FOR PERMITS |
| 3   | 12/15/20 | ISSUED FOR PERMITS |
| 4   | 01/15/21 | ISSUED FOR PERMITS |
| 5   | 02/15/21 | ISSUED FOR PERMITS |
| 6   | 03/15/21 | ISSUED FOR PERMITS |
| 7   | 04/15/21 | ISSUED FOR PERMITS |
| 8   | 05/15/21 | ISSUED FOR PERMITS |
| 9   | 06/15/21 | ISSUED FOR PERMITS |
| 10  | 07/15/21 | ISSUED FOR PERMITS |
| 11  | 08/15/21 | ISSUED FOR PERMITS |
| 12  | 09/15/21 | ISSUED FOR PERMITS |
| 13  | 10/15/21 | ISSUED FOR PERMITS |
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| 88  | 01/15/28 | ISSUED FOR PERMITS |
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| 90  | 03/15/28 | ISSUED FOR PERMITS |
| 91  | 04/15/28 | ISSUED FOR PERMITS |
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| 96  | 09/15/28 | ISSUED FOR PERMITS |
| 97  | 10/15/28 | ISSUED FOR PERMITS |
| 98  | 11/15/28 | ISSUED FOR PERMITS |
| 99  | 12/15/28 | ISSUED FOR PERMITS |
| 100 | 01/15/29 | ISSUED FOR PERMITS |

- REVISIONS:
- 1) PERMITS SUBMITTED TO SEBING INDUSTRIES
  - 2) GLAZING SYSTEM PANEL UP
  - 3) GLAZING SYSTEM PANEL UP
  - 4) PANEL GLAZED MATERIALS WINDOWS/DOORS (TYP) FROM ANOTHER FINISH
  - 5) GLAZING SYSTEM MATERIALS WINDOWS/DOORS (TYP) FROM ANOTHER FINISH
  - 6) PANEL UP MATERIALS WINDOWS/DOORS (TYP) FROM ANOTHER FINISH
  - 7) PANEL UP MATERIALS WINDOWS/DOORS (TYP) FROM ANOTHER FINISH
  - 8) PANEL UP MATERIALS WINDOWS/DOORS (TYP) FROM ANOTHER FINISH
  - 9) PANEL UP MATERIALS WINDOWS/DOORS (TYP) FROM ANOTHER FINISH
  - 10) CORRECT STEPS
  - 11) 4" NON-GLASS QUARTER
  - 12) BRICK WITH TIE
  - 13) BRICK TO MATCH EX. ROOM FINISH
  - 14) METAL STRONGFLOOR SYSTEM AND SPOOLS/FINISH
  - 15) METAL STRONGFLOOR SYSTEM AND SPOOLS/FINISH



2 WEST (REAR) ELEVATION  
SCALE 1/4" = 1'-0"

|      |             |
|------|-------------|
| DATE | DESCRIPTION |
|      |             |
|      |             |
|      |             |
|      |             |

2822 HARRISON ST.  
NEW CONSTRUCTION  
28-UNIT RESIDENTIAL  
BLOCK 3822 LOT 000  
SOUTH ELEVATION

**NOTES**

1. These drawings are prepared in accordance with the Michigan State Board of Architecture and Engineering Act of 1977, and the Michigan State Board of Architecture and Engineering Rules and Regulations, and are intended to be used in conjunction with the contract documents for the project.

2. The Contractor shall verify all dimensions and conditions of the site prior to construction. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

3. These drawings are not intended to be used for any other purpose without the written consent of Kerman Architects.

4. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

5. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

6. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

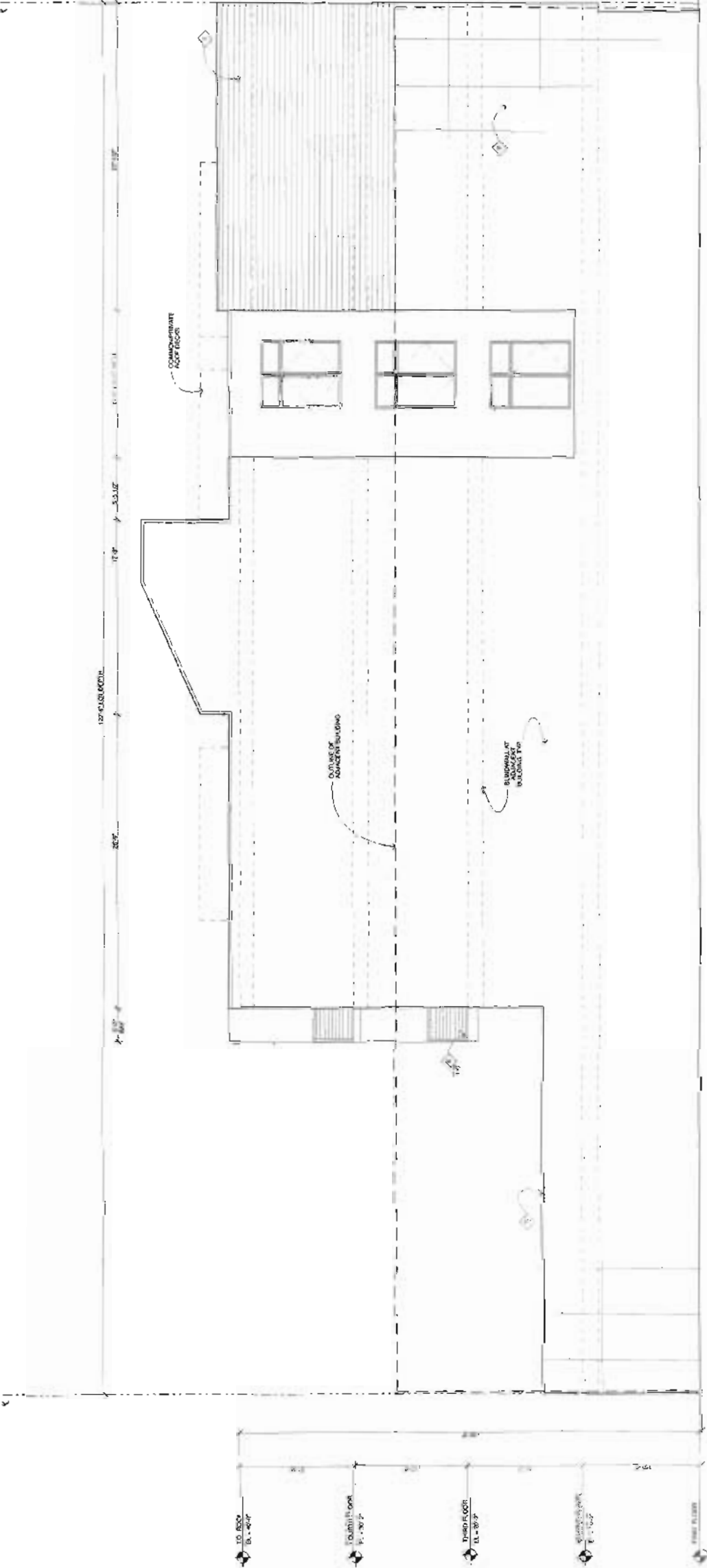
7. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

8. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

9. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

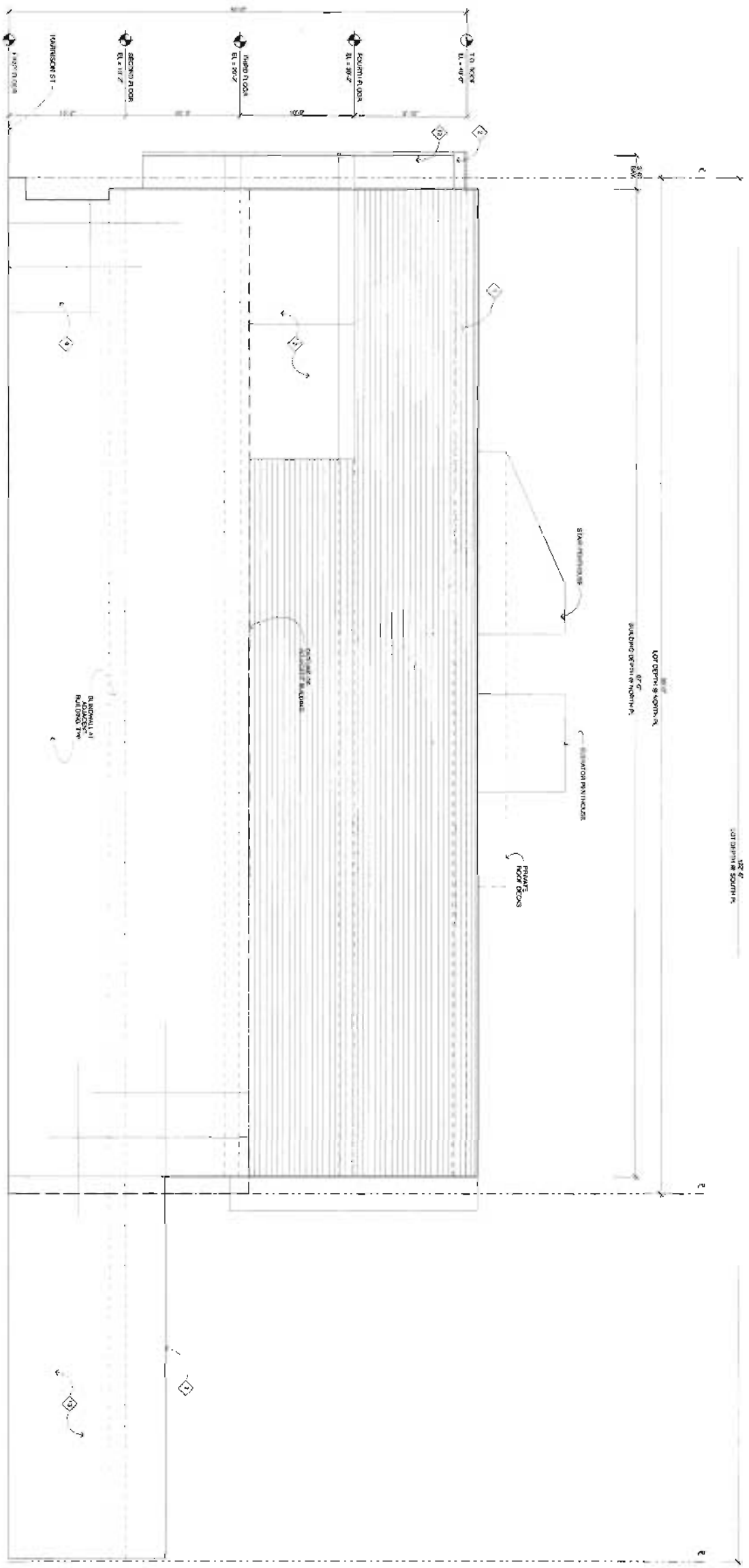
10. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

- 1. UNFINISHED INTERIOR WALLS
- 2. PAINTED CERAMIC TILE EXPOSED HORIZONTAL SHIP LAP CLADDING RESIN PANEL 1/2"
- 3. CLADDING RESIN PANEL 1/2"
- 4. DUAL GLAZED ALUMINUM WINDOWS DOUBLE (DYP) BRONZE ANODIZED FINISH
- 5. DUAL GLAZED ALUMINUM WINDOWS DOUBLE (DYP) CLEAR ANODIZED FINISH
- 6. OPEN METAL CLADDING W/ 1" MAX OFFSETS, 4" HIGH (DYP)
- 7. 1/2" OAK GRADED 4" HIGH 0.5" METAL WALL
- 8. PORCELAIN TILE OR STONE TILE BANK
- 9. FFP-REINFORCED CONCRETE WALLS 12" AND 8" CONCRETE FLOORS 4" AND 6" CONCRETE SLABS WITH 4" REINFORCEMENT AND 1/2" EPS INSULATION (DYP)
- 10. CEILING TREES
- 11. 4" HIGH CLASS OPERATIONAL
- 12. GREEN METAL TRIM MATCH TO ANODIZED WINDOW FRAMES
- 13. CEMENT PLASTER FINISH
- 14. METAL VERTICAL LOGGA SYSTEM AND SILL/GRANT TRIMMER
- 15. METAL REVEAL



**1 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

- 1 FINISHED CONCRETE SLAB, REINFORCED, 6" THICK
- 2 CLADDING: 1/2" SHEET METAL, 1/8"
- 3 CLADDING: 1/2" SHEET METAL, 1/8"
- 4 2" X 4" STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD @ 1/2" O.C.
- 5 2" X 4" STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD @ 1/2" O.C.
- 6 2" X 4" STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD @ 1/2" O.C.
- 7 2" X 4" STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD @ 1/2" O.C.
- 8 2" X 4" STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD @ 1/2" O.C.
- 9 2" X 4" STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD @ 1/2" O.C.
- 10 2" X 4" STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD @ 1/2" O.C.
- 11 2" X 4" STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD @ 1/2" O.C.
- 12 2" X 4" STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD @ 1/2" O.C.
- 13 2" X 4" STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD @ 1/2" O.C.
- 14 2" X 4" STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD @ 1/2" O.C.
- 15 2" X 4" STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD @ 1/2" O.C.
- 16 2" X 4" STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD @ 1/2" O.C.
- 17 2" X 4" STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD @ 1/2" O.C.
- 18 2" X 4" STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD @ 1/2" O.C.
- 19 2" X 4" STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD @ 1/2" O.C.
- 20 2" X 4" STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD @ 1/2" O.C.



1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

|     |      |             |
|-----|------|-------------|
| NO. | DATE | DESCRIPTION |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

|             |                                 |
|-------------|---------------------------------|
| PROJECT     | 2602 HARRISON ST                |
| DESCRIPTION | NEW CONSTRUCTION<br>RESIDENTIAL |
| CLIENT      | RECORDS LOT 002                 |
| DATE        | 04/15/2024                      |
| SCALE       | AS SHOWN                        |
| DRAWN BY    |                                 |
| CHECKED BY  |                                 |
| DATE        |                                 |

**NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).

2. ALL MATERIALS SHALL BE OF QUALITY COMMERCIAL GRADE UNLESS OTHERWISE NOTED.

3. FINISHES SHALL BE AS NOTED OR AS PER THE FINISH SCHEDULE.

4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

7. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

8. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITIES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT AREAS.

10. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT AREAS.

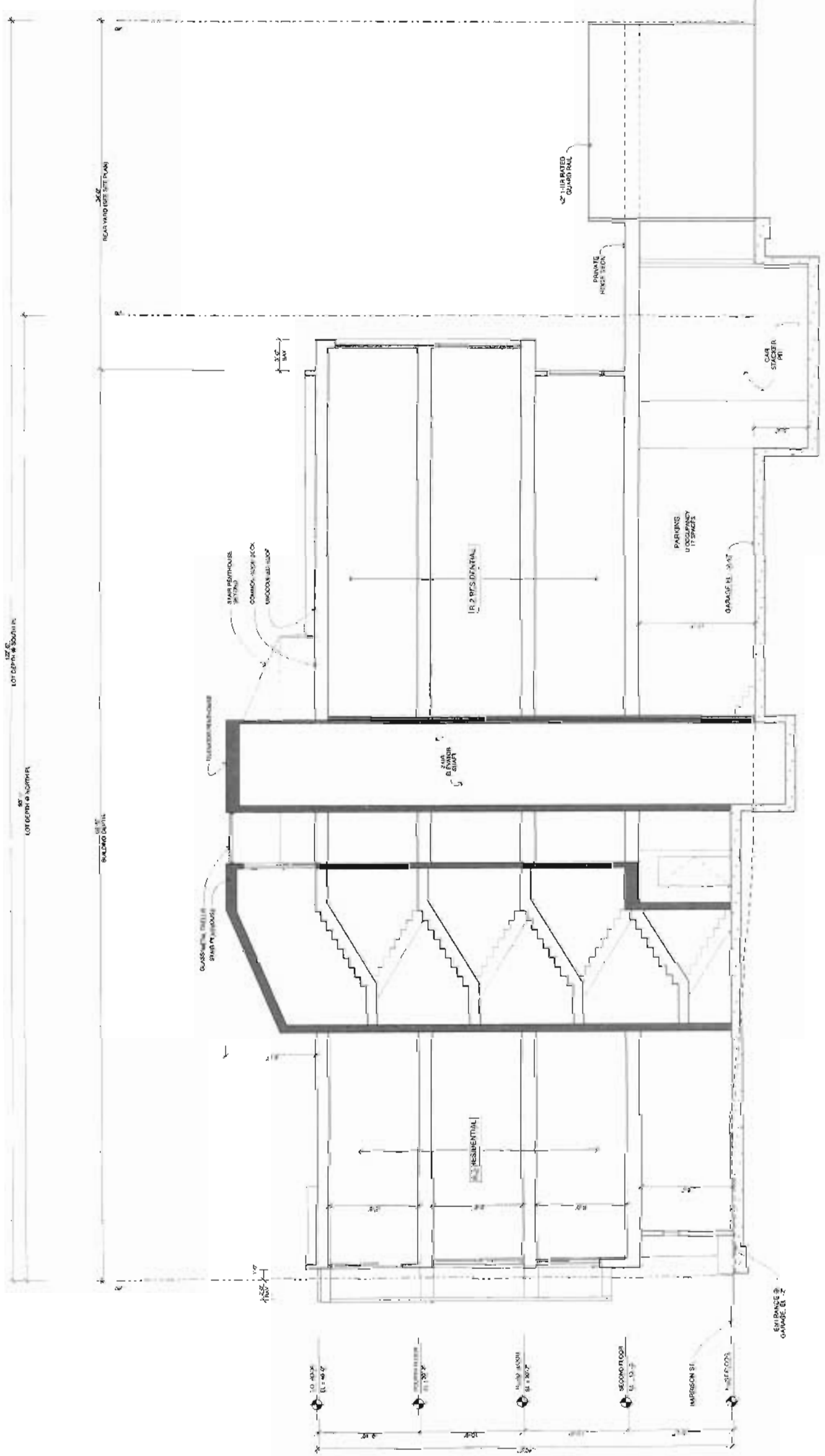
12. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITIES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT AREAS.

14. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITIES.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT AREAS.

|            |                   |
|------------|-------------------|
| TITLE      | BUILDING SECTION  |
| DATE       | 04/15/24          |
| SCALE      | 1/4" = 1'-0"      |
| PROJECT    | 2602 HARRISON ST  |
| CLIENT     | RECORDS LOT 002   |
| ARCHITECT  | KERMAN ARCHITECTS |
| DATE       | 04/15/24          |
| SCALE      | 1/4" = 1'-0"      |
| DRAWN BY   |                   |
| CHECKED BY |                   |
| DATE       |                   |

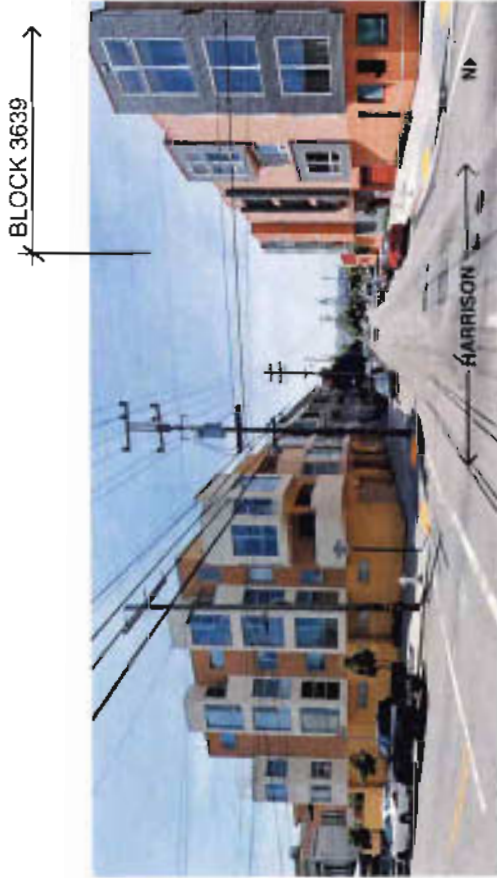


**1** BUILDING SECTION  
SCALE 1/4" = 1'-0"

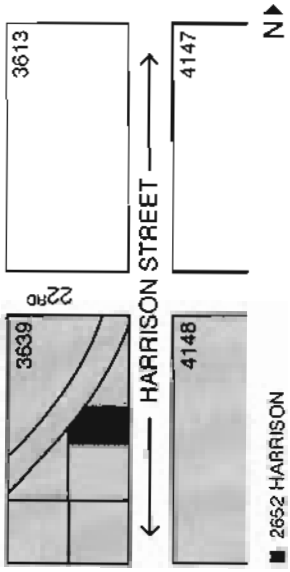




SOUTH END OF BLOCK 3639



HARRISON & 23RD STREET: LOOKING WEST



SUBJECT PROPERTY:  
2652 HARRISON



