

# SAN FRANCISCO PLANNING DEPARTMENT

# Executive Summary Conditional Use

**HEARING DATE: 11/08/2018** 

Record No.:	2007.1347CUA/ENV/TDM/VAR
Project Address:	3637-3657 SACRAMENTO STREET
Zoning:	Sacramento Street Neighborhood Commercial District
	40-X Height and Bulk District
Block/Lots:	1018/012 and 020
Project Sponsor:	Annie Chen
	Litke Properties, Inc.
	3490 California Street, Suite 206
	San Francisco, CA 94118
Property Owner:	Sacramento Locust Associates
	3490 California Street, Suite 206
	San Francisco, CA 94118
Staff Contact:	Mary Woods – (415) 558-6315
	mary.woods@sfgov.org
Recommendation:	Approval with Conditions

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

Reception: 415.558.6378

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Planning Information: **415.558.6377** 

# **PROJECT DESCRIPTION**

The project includes demolition of the three existing buildings on the project site, and construction of a four-story, 40-foot tall, mixed use building containing approximately 6,500 gross square feet of retail/commercial use on the first floor, approximately 10,000 gross square feet of medical offices on the second floor, and 18 dwelling units (approximately 17,100 gross square feet) on the third and fourth floors. The project proposes 64 parking spaces on three below-grade levels consisting of 45 short-term public parking spaces on the first and second levels (13 retail spaces and 32 medical spaces), 18 residential parking spaces on the third level, and one car share space. The garage would also provide 21 Class 1 bicycle parking spaces and 14 Class 2 bicycle parking spaces on Sacramento Street. The project includes a dwelling unit mix consisting of 12 two-bedroom units, and 6 one-bedroom units. The project is also seeking a Zoning Administrator modification from the rear yard requirement.

# **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant a Conditional Use Authorization for lot size exceeding 5,000 square feet, use size exceeding 2,500 square feet, and public parking garage for short-term use.

## **ISSUES AND OTHER CONSIDERATIONS**

- **Public Comment & Outreach.** The project sponsor had met with nearby residents and local neighborhood organizations on various occasions over the past few years. Issues and concerns expressed about the proposed project include the size of the project (that it is incompatible with the surrounding low-density residential neighborhood), the rear yard Variances that the project is seeking, noise and disruption during construction. Neighbors with properties fronting on California Street, but facing the rear of the project site were concerned that a high wall would be placed at the rear property line. In response to this concern, the project was redesigned to eliminate the need for that wall and place the rear yard open space at the same level as the properties facing the rear of the project site. According to the project sponsor, one adjacent neighbor who was initially opposed to the project, dropped the opposition based on these design revisions.
- The Department has received 135 letters in support of the project, and 21 letters in opposition to the project.
  - **Variance/Modification Update:** The project initially has sought three Zoning Administrator Modifications from the rear yard requirements. The project has since withdrawn two requests and kept one as outlined below:
    - 1. <u>Rear Yard Deck Railing/Wall Height at Grade Level:</u> Withdrawn [Section 136(c)(15) allows up to 3.6-foot tall; project requesting 6-foot tall wall].
    - 2. <u>Auto Ramp for Underground Garage:</u> Withdrawn [Section 136(c)(24)(A) allows up to 15% slope; project requesting 18%].
    - 3. <u>No Occupancy in Last 15 Feet of Rear Property Line for Underground Garage</u>: **Seeking** rear yard Modification [Section 136(c)(26) does not allow any occupancy within the rear 15 feet of the lot depth; project proposes mechanical rooms, stairs, and storage space within the last 15 feet].

#### **BASIS FOR RECOMMENDATION**

The Department finds that the project is, on balance, consistent with the Sacramento Street NC District and the Objectives and Policies of the General Plan. The proposed project is the type of development encouraged for the project site. The project provides 18 new housing units in a mixed use development also containing retail/commercial space on the ground floor, and medical/dental offices on the second floor. The project will help to alleviate the City's housing shortage and provide new retail/commercial uses, which are consistent with the prescribed zoning. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

# **ATTACHMENTS:**

Draft Motion - Conditional Use Authorization (includes Exhibit A - Conditions of Approval)

- Exhibit B Plans and Renderings
- Exhibit C Environmental Determination
- Exhibit D Land Use Information
- Exhibit E Maps and Context Photos
- Exhibit F Public Correspondence
- Exhibit G Project Sponsor Brief
- Exhibit H Inclusionary Affordable Housing Affidavit
- Exhibit I Anti-Discriminatory Housing Affidavit
- Exhibit J First Source Hiring Affidavit



# SAN FRANCISCO PLANNING DEPARTMENT

# Planning Commission Draft Motion HEARING DATE: NOVEMBER 8, 2018

Record No.:	2007.1347CUA/ENV/TDM/VAR
Project Address:	3637-3657 SACRAMENTO STREET
Zoning:	Sacramento Street Neighborhood Commercial District
	40-X Height and Bulk District
Block/Lots:	1018/012 and 020
Project Sponsor:	Annie Chen
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 102, 121.1, 121.2, 303 AND 724, TO ALLOW A MODIFICATION FROM THE REAR YARD REQUIREMENTS OF PLANNING CODE SECTIONS 134 AND 136 AS PART OF A PROJECT THAT WOULD DEMOLISH THREE EXISTING BUILDINGS AND CONSTRUCT A NEW FOUR-STORY, 40-FOOT TALL, MIXED USE BUILDING CONTAINING RESIDENTIAL USE (APPROXIMATELY 17,100 GROSS SQUARE FEET) WITH 18 DWELLING UNITS (CONSISTING OF 6 1-BEDROOM UNITS, AND 12 2-BEDROOM UNITS); RETAIL/COMMERCIAL SPACE (APPROXIMATELY 6,500 GROSS SQUARE FEET), MEDICAL OFFICES (APPROXIMATELY 10,000 GROSS SQUARE FEET), 64 OFF-STREET PARKING SPACES (INCLUDING ONE CAR SHARE SPACE) AND 35 BICYCLE PARKING SPACES (APPROXIMATELY 38,700 GROSS SQUARE FEET) LOCATED AT 3637-3657 SACRAMENTO STREET, LOTS 012 AND 020 IN ASSESSOR'S BLOCK 1018, WITHIN THE SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

# PREAMBLE

On June 24, 2014, Annie Chen of Litke Properties, Inc. (hereinafter "Project Sponsor") filed Application No. 2007.1347CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish three existing buildings and construct a new four-story, 40-foot tall, mixed use building with retail/commercial space, medical offices (i.e., medical or dental offices) and 18 dwelling units (hereinafter "Project") at 3637-3657 Sacramento Street, Assessor's Block 1018, Lots 012 and 020 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2007.1347CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On November 8, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2007.1347CUA.

On September 20, 2018, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

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 Authorization as requested in Application No. 2007.1347CUA, 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. **Project Description.** The Project includes demolition of the three existing buildings on the Project Site, and new construction of a four-story, 40-foot tall, mixed use building containing approximately 6,500 gross square feet of retail/commercial use on the first floor, approximately 10,000 gross square feet of medical offices on the second floor, and 18 dwelling units (approximately 17,100 gross square feet) on the third and fourth floors. The Project proposes 64 parking spaces on three below-grade levels consisting of 45 short-term public parking spaces on the first and second levels (13 retail spaces and 32 medical spaces), 18 residential parking spaces on the third level, and one car share space. The garage would also provide 21 Class 1 bicycle parking spaces and 14 Class 2 bicycle parking spaces on Sacramento Street. The Project includes a dwelling unit mix consisting of 12 two-bedroom units, and 6 one-bedroom units. The Project includes approximately 2,700 gross square feet of common open space via the ground floor rear yard, and 53 square feet of a private deck.
- 3. Site Description and Present Use. The Project is located on two lots (Lots 012 and 020 with a combined lot area of approximately 14,585 square feet), which have approximately 110 feet of frontage along Sacramento Street and approximately 132 feet in depth. Lot 012, located at 3657 Sacramento Street, contains a single-story, 12,250-square-foot, 75-space parking garage that was built in 1920. Lot 020 contains two structures: a two-story, occupied medical/dental office building with three surface parking spaces located at 3637 Sacramento Street, that was built in 1966, and an occupied three-story medical/dental office building located at 3641 Sacramento Street, that was built in 1974.

- 4. Surrounding Properties and Neighborhood. The Project Site is bounded on the east and west by two- and three-story wood-frame mixed-use buildings that share common property lines. The Project Site is located within the Sacramento Street corridor, a mixed-use urban area with a mixture of two- to three-story buildings with residential units and offices above ground-floor commercial/retail. Neighboring uses include retail, restaurants, offices, and residential uses. The topography at the Project Site and Project area slopes gently downward to the south and upward to the east.
- 5. **Public Outreach and Comments.** The Project Sponsor had met with nearby residents and local neighborhood organizations on various occasions over the past few years. The Department has received correspondence from 156 people regarding the proposed Project. This correspondence includes 135 letters in support of the Project, and 21 letters in opposition to the Project. Issues and concerns expressed about the proposed Project include the size of the Project (that it is incompatible with the surrounding low-density residential neighborhood), the rear yard Variances that the Project is seeking, noise and disruption during construction. Neighbors with properties fronting on California Street, but facing the rear of the Project Site were concerned that a high wall would be placed at the rear property line. In response to this concern, the Project was redesigned to eliminate the need for that wall and place the rear yard open space at the same level as the properties facing the rear of the Project Site. According to the Project Sponsor, one adjacent neighbor who was initially opposed to the Project, dropped the opposition based on the design revisions.
- 6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. Use: Retail Sales and Services/Commercial, Health Services/Medical/Dental, Public Parking Garage, and Residential Dwelling Units. Planning Code Section 724 sets forth the permitted uses in the Sacramento Street NCD (Neighborhood Commercial District). Section 724 establishes that retail sales and services, health services and residential dwelling units, as defined by Section 102, are principally permitted, while a public parking garage, as defined by Section 102, is conditionally permitted in the Sacramento Street NCD pursuant to Sections 303(c) and 303(t). Findings under Sections 303(c) and 303(t) are listed below.

The Project is proposing retail/commercial uses on the ground floor, medical/health service uses on the second floor, and residential dwelling units on the third and fourth floors. The Project also proposes 64 parking spaces on three below-grade levels consisting of 45 short-term public parking spaces on the first and second levels (13 retail spaces and 32 medical spaces), 18 residential parking spaces on the third level, and one car share space. The garage would also provide 21 Class 1 bicycle parking spaces.

B. Height and Bulk. Planning Code Sections 250 and 724 establish the height and bulk districts.

The Project Site is located within a 40-X Height and Bulk District. This district allows a maximum building height of 40 feet and has no bulk limit per Section 250. The proposed Project is at a height of 40 feet.

C. Lot Size. Planning Code Sections 121.1 and 724 require Conditional Use authorization for development lots exceeding 5,000 square feet. Findings pursuant to Section 121.1(b) are listed below under item number 7.

The Project Site consists of two lots (012 and 020) with a combined lot size of approximately 14,500 square feet. Lot 012 has 50 feet of frontage on Sacramento Street and a lot depth of approximately 132 feet, totaling approximately 6,600 square feet. Lot 020 has 60 feet of frontage on Sacramento Street and a lot depth of approximately 132 feet, totaling approximately 7,900 square feet.

D. **Use Size.** Planning Code Sections 121.2 and 724 require Conditional Use authorization for non-residential use size exceeding 2,500 square feet for each individual use. Findings pursuant to Section 121.2(a) are listed below under item number 8.

*The Project proposes approximately 6,500 gross square feet of retail/commercial use on the first/ground floor, and approximately 10,000 gross square feet of medical offices on the second floor.* 

E. **Public Parking Garage.** Planning Code Sections 303(t) and 724 require Conditional Use authorization for a public parking garage, as defined under Section 102. Findings pursuant to Section 303(t) are listed below under item number 10.

The Project proposes 64 parking spaces on three below-grade levels consisting of 45 short-term public parking spaces on the first and second levels (13 retail spaces and 32 medical spaces), 18 residential parking spaces on the third level, and one car share space.

F. **Basic Floor Area Ratio (FAR).** Planning Code Section 124 limits the building square footage to 1.8 square feet of building area for every 1 square foot of lot area, or approximately 26,100 square feet of building area for the subject Site. However, in NC Districts, the FAR limits do not apply to dwellings or to other residential uses per Section 124(b).

The Project Site contains approximately 14,500 square feet of lot area, which would allow approximately 26,100 gross square feet of floor area. The Project proposes 18 dwelling units, totaling approximately 17,100 gross square feet, and non-residential uses totaling approximately 16,500 gross square feet.

G. **Rear Yard.** Planning Code Section 134 requires that in the Sacramento Street NCD a 25 percent rear yard be provided. An approximately 33-foot deep rear yard from the rear lot line would need to be provided for the Project. Section 136(c)(26) states that garages which are underground, if their top surfaces are developed as usable open space, that no such garage could occupy any area within the rear 15 feet of the depth of the lot. However, Section 134(e)(1) allows, in NC Districts, a Zoning Administrator modification from the rear yard requirements. The Project is seeking a Zoning Administrator modification from the rear yard requirement pursuant to Sections 134(e)(1) and 307.

The Project proposes a rear yard of approximately 33 feet in depth, an area of approximately 3,630 square feet of open space. Of which, approximately, 2,700 square feet would be common usable open space for the residential units. Because the proposed underground garage occupies the last 15 feet of the rear property line, the Project is seeking a Zoning Administrator modification of the rear yard requirement. The Project proposes mechanical rooms, stairs, and storage space within the last 15 feet.

H. **Open Space**. Planning Code Section 135 requires 133 square feet of common usable open space or 100 square feet of private usable open space per dwelling unit.

*The Project meets the common usable open space requirement of approximately 2,400 square feet by providing a rear yard, totaling approximately 2,700 square feet, for the proposed 18 dwelling units.* 

I. **Dwelling Unit Exposure**. Planning Code Section 140 requires that all dwelling units face a public street or side yard at least 25 feet in width, a required rear yard, or an open area of 25 feet in width.

All of the units in the Project meet this requirement.

J. Street Frontage in Neighborhood Commercial Districts. Planning Code Section 145.1 requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The proposed Project is consistent with the relevant provisions under Section 145.1. The proposed ground floor level is set back approximately 3 feet along Sacramento Street to provide a buffer along the streetscape and an opportunity for outdoor uses by the retail/commercial units. The proposed ground floor has approximately 68 feet of retail/commercial frontage on Sacramento Street with transparent windows and doorways, approximately 21 feet for a garage entrance, and approximately 13 feet for a lobby entrance and an egress corridor.

K. **Off-Street Parking - Retail/Commercial**. Planning Code Section 151 permits one off-street parking space for each 500 square feet of occupied floor area up to 20,000 square feet for commercial or retail stores.

The amount of parking specified in Section 151 is the minimum amount of off-street parking allowed at the Project Site. The Project proposes approximately 6,300 occupied square feet of retail/commercial space. The allowed parking minimum would be 13 spaces. The Project is proposing 13 parking spaces for its retail/commercial uses.

L. **Off-Street Parking – Health Service/Medical/Dental**. Planning Code Section 151 permits one off-street parking space for each 300 square feet of occupied floor area where the occupied floor area exceeds 5,000 square feet for health services or medical/dental offices.

The amount of parking specified in Section 151 is the minimum amount of off-street parking allowed at the Project Site. The Project proposes approximately 9,600 occupied square feet of medical/dental offices. The allowed parking minimum would be 32 spaces. The Project is proposing 32 parking spaces for its medical/dental uses.

M. **Off-Street Parking - Residential.** Planning Code Section 151 states that one off-street parking space is permitted as of right for each dwelling unit.

The Project proposes a total of 18 residential parking spaces for 18 dwelling units.

N. Off-Street Freight Loading - Retail/Commercial. Planning Code Section 152 requires one offstreet freight loading space for retail stores where the occupied floor area of structure or use is over 10,000 square feet.

*The Project proposes approximately 6,300 occupied square feet of retail/commercial space. Therefore, an off-street freight loading space is not required.* 

O. **Off-Street Freight Loading - Health/Medical/Residential.** Planning Code Section 152 requires one off-street freight loading space for all other uses, excluding retail/commercial uses, where the combined occupied floor area of structure or use is over 100,000 square feet.

The Project proposes approximately 16,000 occupied square feet of residential use, and approximately 9,600 occupied square feet of health services or medical/dental offices, totaling approximately 25,600 occupied square feet. Therefore, an off-street freight loading space is not required

P. **Handicapped Parking**. Planning Code Section 155(i) requires one handicapped parking space for each 25 off-street parking spaces provided.

The Project proposes a total of 63 off-street parking spaces. Therefore, three handicapped parking spaces are required and provided on-site.

Q. **Bicycle Parking - Class 1.** Planning Section 155.2 requires one Class 1 space for every dwelling unit. For retail sales and services, one Class 1 space is required for every 7,500 of occupied floor area. For health services, one Class 1 space is required for every 5,000 of

occupied floor area. All bicycle parking must meet the standards set forth under Section 155.1.

With regard to Class 1 bicycle parking spaces, the Project will provide 18 spaces for the proposed 18 dwelling units, one space for the proposed retail/commercial space at approximately 6,300 occupied square feet, two spaces for the proposed health services/medical/dental offices at approximately 9,600 occupied square feet, and none are required for a public parking garage, totaling 21 spaces.

R. **Bicycle Parking - Class 2.** Planning Code Section 155.2 requires one Class 2 space for every 20 dwelling units and a minimum of two Class 2 space and one for every 2,500 square feet of occupied floor area for retail sales and services space. All bicycle parking must meet the standards set forth under Section 155.1.

With regard to Class 2 bicycle parking spaces, the Project will provide 1 space for the proposed 18 dwelling units, three spaces for the proposed retail/commercial space at approximately 6,300 occupied square feet, four spaces for the proposed health services/medical/dental offices at approximately 9,600 occupied square feet, and six spaces for the proposed public parking garage, totaling 14 spaces.

S. **Car Share Parking Spaces**. Planning Code Section 166 requires one car share space for projects with more than 50 units but not exceeding 200 units.

*The Project containing 18 dwelling units is not required to provide any car share spaces, but one carshare parking space is provided on-site.* 

T. **Child-Care and Transportation Sustainability Impact Fees.** Planning Code Sections 411 and 414 authorize the imposition of certain development impact fees on new development projects to offset impacts on child-care services and the transit system. Land use categories for all impact fees are defined in Code Section 401.

The Project Sponsor will comply with the requirements of these Sections prior to the issuance of the first construction document.

U. Inclusionary Affordable Housing Program. Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, the current percentage requirements apply to projects that consist of ten or more units. Pursuant to Planning Code Section 415.5, the Project must pay the Affordable Housing Fee ("Fee"). This Fee is made payable to the Department of Building Inspection ("DBI") for use by the Mayor's Office of Housing and Community Development for the purpose of increasing affordable housing citywide. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on November 20, 2007; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program

requirement for the Affordable Housing Fee is at a rate equivalent to an off-site requirement of 20%.

The Project Sponsor submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program through payment of the Fee, in an amount to be established by the Mayor's Office of Housing and Community Development. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on November 20, 2007; therefore, pursuant to Planning Code Section 415.3, the Inclusionary Affordable Housing Program requirement for the Affordable Housing Fee is at a rate equivalent to an off-site requirement of 20%.

- V. **Signage**. Any proposed signage will be subject to the review and approval of the Planning Department pursuant to Article 6 of the Planning Code
- W. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 7 points.

The Project submitted a completed Environmental Evaluation Application prior to September 4, 2016. Therefore, the Project must only achieve 50% of the point target established in the TDM Program Standards, resulting in a required target of 7 points for the residential use. As currently proposed, the Project will achieve its required 7 points through the following TDM measures:

- Bicycle Parking (Option A)
- Bicycle Repair Station
- *Car-Share Parking (Option A)*
- Delivery Supportive Amenities
- Family TDM Amenities
- Multimodal Wayfinding Signage
- *Real Time Transportation Information Displays*
- Parking Supply
- 7. **Planning Code Section 121.1(b) Findings Relating to Lot Size.** Section 121.1(b) establishes criteria for the Planning commission to consider when reviewing applications for projects seeking a development lot size greater than 5,000 square feet through the Conditional Use authorization process. On balance, the Project does comply with said criteria in that:
  - (1) The mass and facade of the proposed structure are compatible with the existing scale of the district.

The Project is designed as a four-story, 40-foot tall, mixed use development, consisting of retail/ commercial space on the ground floor, medical/dental offices on the second floor, and residential units on the upper floors. The Project is composed of 25-foot vertical segments to be more in character with the block and neighborhood, creating separate storefront modules, and increasing the consistency of the design on the second through fourth floors to look more residential in character. The ground floor retail/commercial storefronts were modulated to emulate the existing size and scale of the storefronts on Sacramento Street with a center entry, planters, large glazed areas and a horizontal band to separate the ground floor building base from the upper floor residential façade. The vertical building modules emulate the 25-foot-wide building on the block face. The vertical brick pilasters emulate the similar brick features of the wider mixed-use buildings across the street.

(2) The facade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

The Project's architectural treatments, façade design and building materials include brick siding, cement plaster, metal awning, metal sectional garage door with translucent panels, aluminum storefront, stone cladding for the recessed planters, stoned pavers, transom windows, prefinished aluminum windows, and sandblasted glass guardrails. The Project is contemporary in its character. The Project incorporates a simple, yet elegant, architectural language that is accentuated by contrasts in the exterior materials. Overall, the Project offers a high quality architectural treatment, which provides for unique and expressive architectural design that is consistent and compatible with the surrounding neighborhood.

- 8. **Planning Code Section 121.2(a) Findings Relating to Use Size.** Section 121.2(a) establishes criteria for the Planning commission to consider when reviewing applications for projects seeking non-residential use size greater than 2,500 square feet for each individual use through the Conditional Use authorization process. On balance, the Project does comply with said criteria in that:
  - (1) The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

The Project will create retail uses that currently do not exist; therefore, no foreclosure will result from the proposed Project. The Project will also replace the existing medical/dental uses that serve the neighborhood, in addition to creating 18 new units of housing. The Project will take two underutilized lots with outdated structures that interrupt a consistent streetscape and provide a consistent, neighborhood-compatible streetscape and the following features:

- Ground floor retail uses compatible with this neighborhood commercial district,
- Second floor medical/dental uses desired by both neighborhood residents and medical/dental tenants of existing buildings,
- 18 residential units at the third and fourth floors, and

- Three levels of underground parking to serve retail, medical/dental, and residential uses.
- (2) The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function, and

The subject property is an underutilized Site on a neighborhood commercial corridor with access to public transit nearby. The proposed development is compatible with existing uses, provides needed housing, serves the needs of the neighborhood, and is consistent with the City's policies for this neighborhood. The massing of the buildings, like other neighborhood buildings, is at the street front, resulting in a new, compatible streetscape. Also, the addition of a generous rear-yard creates a previously non-existing mid-block open space benefitting not just the Project, but all neighboring buildings.

The existing garage structure has 78 parking spaces, leased to nearby residents, small business owners, and people who work in the neighborhood. The proposed Project will restore some of these parking spaces by providing access to a short term public parking garage on Levels P1 and P2 with 45 parking spaces. These spaces will serve the parking needs for the building's businesses and customers, local merchants and customers, and residential visitors.

The existing building does not contain any retail/commercial uses even though the Project Site is located in a commercial zoning district. The proposed ground floor retail/commercial use, which is consistent with zoning, will activate the pedestrian level shopping and urban experience promoted by the Sacramento Street NCD zoning, which is a significant enhancement from the inactive street frontage of the existing uses at the Site. The new ground floor retail/commercial use will also provide jobs and business ownership opportunities for local residents.

The existing buildings have medical and dental businesses that serve the neighborhood. The proposed second floor medical/dental offices will continue to serve neighbors and promote a diversity of neighborhood-serving purposes and employment opportunities.

(3) The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

The Project's architectural treatments, façade design and building materials include horizontal metal band separating ground floor commercial from residential floors, vertical brick pilasters dividing commercial spaces and residential lobby into smaller storefront modules, aluminum windows and storefronts, transom windows, exterior cement plaster, sandblasted glass guardrails, and metal sectional garage door with translucent panels. The Project is modern in its character.

- 9. **Conditional Use Findings.** Planning Code Section 303(c) establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:
  - A. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with,

the neighborhood or the community. If the proposed use exceeds the Non-Residential Use Size limitations for the district in which the use is located, the following shall be considered:

(1) The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

The Project will create retail uses that currently do not exist; therefore, no foreclosure will result from the proposed Project. The Project will also replace the existing medical/dental uses that serve the neighborhood, in addition to creating 18 new units of housing. The Project will take two underutilized lots with outdated structures that interrupt a consistent streetscape and provide a consistent, neighborhood-compatible streetscape and the following features:

- Ground floor retail uses compatible with this neighborhood commercial district,
- Second floor medical/dental uses desired by both neighborhood residents and medical/dental tenants of existing buildings,
- 18 residential units at the third and fourth floors, and
- Three levels of underground parking to serve retail, medical/dental, and residential uses.
- (2) The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function, and

The subject property is an underutilized Site on a neighborhood commercial corridor with access to public transit nearby. The proposed development is compatible with existing uses, provides needed housing, serves the needs of the neighborhood, and is consistent with the City's policies for this neighborhood. The massing of the buildings, like other neighborhood buildings, is at the street front, resulting in a new, compatible streetscape. Also, the addition of a generous rear-yard creates a previously non-existing mid-block open space benefitting not just the Project, but all neighboring buildings.

The existing garage structure has a total of 78 parking spaces, leased out to the neighborhood apartment renters, small business owners, and people who work in the neighborhood. The proposed Project will restore some of these parking spaces by providing access to a short term public parking garage on Levels P1 and P2 with 45 parking spaces. These spaces will serve the parking needs for the building's businesses and customers, local merchants and customers, and residential visitors.

The existing building does not contain any retail/commercial uses even though the Project Site is located in a commercial zoning district. The proposed ground floor retail/commercial use, which is consistent with zoning, will activate the pedestrian level shopping and urban experience promoted by the Sacramento Street NCD zoning, which is a significant enhancement from the inactive street frontage of the existing uses at the Site. The new ground floor retail/commercial use will also provide jobs and business ownership opportunities for local residents.

The existing buildings have medical and dental businesses that serve the neighborhood. The proposed second floor medical/dental offices will continue to serve neighbors and promote a diversity of neighborhood-serving purposes and employment opportunities.

(3) The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

The Project's architectural treatments, façade design and building materials include horizontal metal band separating ground floor commercial from residential floors, vertical pilasters dividing commercial spaces and residential lobby into smaller storefront modules, aluminum windows and storefronts, transom windows, exterior cement plaster, sandblasted glass guardrails, and metal sectional garage door with translucent panels. The Project is modern in its character.

- B. Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
  - (1) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project Site is in an area developed with a mix of commercial and residential buildings consistent with the proposed uses. The proposed building will continue a street façade plane of buildings along this portion of Sacramento Street. Because the proposed mixed use development of retail/ commercial/medical/dental/residential is in the Sacramento Street NCD and is close to the Laurel Village shopping center on California Street, the new residential units will provide needed housing for working families.

The proposed underground parking garage is necessary and desirable because it replaces existing parking uses at the Site. The parking garage is below grade as compared to the existing on-grade parking structure.

The 40-foot height of the proposed building is consistent with the prescribed height limit. The layout of the new building will create an approximately 2,700 square-foot rear yard open space that will not only enhance the Project, but also enhance the mid-block open space that would benefit the residential buildings on California Street that are immediately south of the Project Site. While the existing buildings extend to the rear property line, the proposed building will be set back approximately 33 feet from the rear property line; thereby, creating a mid-block open space that is currently non-existent.

The neighbors on California Street expressed concerns that a wall proposed at the Project's rear property line would be a tall structure looming over their back yards. To address those concerns, the Project was redesigned to eliminate that wall.

(2) 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 and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section <u>166</u> of this Code.

The existing garage has 78 off-street parking spaces serving the existing medical/dental office buildings. The proposed building will provide 63 off-street parking spaces in the minimal amount required by Code, thus maintaining a similar amount of parking use that already exists on the site. While a car share parking space is not required, the Project will provide one car share parking space in the garage. According to the Project Sponsor, the daily vehicle trip generation of the existing buildings and parking garage use would be comparable to the daily vehicle trip generation that of the proposed uses.

The proposed underground off-street parking will be allocated as follow: Retail: 13 required spaces + 0 accessory spaces = 13 (In/Out paid short-term) Medical: 32 required spaces + 0 accessory spaces = 32 (In/Out paid short-term) Residential: 18 required spaces + 0 accessory spaces = 18 Car Share: 0 required; but 1 car share space will be provided in the parking garage

The retail and medical/dental parking spaces on Levels P1 and P2 will operate as an In/Out paid short-term public parking. All parking spaces will be located underground and will not displace any potential retail, medical/dental or residential uses. The operation of this underground parking will not disturb the adjacent properties.

Except for moving-in and moving-out, the dwelling units will not generate any substantial loading demands. The Project Sponsor will ensure that the initial move-ins are phased and will apply for the temporary closure of on-street parking spaces to accommodate the initial move-ins and future move-outs.

(3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

Noise will be generated during the construction phase of the Project. Construction noise is regulated by Article 29 of the San Francisco Police Code. Dust control is enforced by the Department of Building Inspection (under San Francisco Building Code, San Francisco Administrative Code, Chapter 1A) and the Department of Public Works. The Project Sponsor has stated that construction hours will be limited to Mondays through Fridays from 7 a.m. to 6 p.m., and on Saturdays from 8 a.m. to 5 p.m. All impact tools will be muffled to minimize noise during construction. During construction, the Project Sponsor and its contractor will water and sweep the

Site and sidewalk to minimize release of dust and particulate matter into the air. On-site dust monitoring will be employed during demolition to make sure that proper watering and sweeping is done to protect surrounding residents, pedestrians, and others near the site.

Upon completion of the Project, the Project will not generate any offensive odor, noxious fumes, noise or dust.

(4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and

As a predominately mixed-use commercial and residential development, lighting in the evening will be mainly generated by interior lighting, according to the Project Sponsor. Exterior lighting of any signage will be governed by Article 6 of the Planning Code and will be reviewed by Department staff under separate permit application process. The Project will plant new street trees. The proposed sidewalk design will incorporate features of the Better Streets Plan, such as, permeable paving, planting strips between street trees, and bicycle racks.

C. Such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

D. Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed Project is consistent with the stated purposes of the Sacramento Street NCD in that the proposed mixed use development will provide new retail/commercial uses on the ground floor, replace the existing medical uses with new similar uses on the second floor, and create 18 new housing units on the third and fourth floors.

- 10. **Planning Code Section 303(t) Findings Relating to Public Parking Garage.** Section 303(t) establishes criteria, as applicable, for the Planning commission to consider when reviewing applications for non-accessory parking for a specific use or uses through the Conditional Use authorization process. On balance, the Project does comply with said criteria in that:
  - (a) Demonstration that trips to the use or uses to be served, and the apparent demand for additional parking, cannot be satisfied by the amount of parking classified by this Code as accessory, by transit service which exists or is likely to be provided in the foreseeable future, by car pool arrangements, by more efficient use of existing on-street and off-street parking available in the area, and by other means; mass and facade of the proposed structure are compatible with the existing scale of the district.

The Project replaces 78 existing, at-grade parking spaces, with 63 entirely below-grade spaces that will serve the building's businesses and customers, local merchants and their customers, and new residents in the Project. The 63 parking spaces are the minimum number of spaces required by Code. Thus, the Project will result in a decrease in parking spaces provided on-site; a net loss of 15 parking spaces. The Project Sponsor believes that visitors to the site will rely more on public transit, and other ride sharing alternatives.

(b) Demonstration that the apparent demand for additional parking cannot be satisfied by the provision by the applicant of one or more car-share parking spaces in addition to those that may already be required by Section <u>166</u> of this Code;

Not applicable. The Project is not required to provide any car share spaces; however, one will be provided on-site.

(c) The absence of potential detrimental effects of the proposed parking upon the surrounding area, especially through unnecessary demolition of sound structures, contribution to traffic congestion, or disruption of or conflict with transit services, walking, and cycling;

The Project will remove an existing parking garage that is not well-designed to contemporary standards. In its place, the Project will provide a three-level underground parking garage that will operate with pedestrian and cyclist safety features, such as secured bicycle parking spaces; a warning bell, and a strobe light.

(d) In the case of uses other than housing, limitation of the proposed parking to short-term occupancy by visitors rather than long-term occupancy by employees; and

The non-residential parking spaces will be limited to short term, paid parking.

(e) Availability of the proposed parking to the general public at times when such parking is not needed to serve the use or uses for which it is primarily intended.

The non-residential parking spaces will be available to the general public for use by other neighborhood merchants and businesses.

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

# HOUSING ELEMENT

# **Objectives and Policies**

#### **OBJECTIVE 1:**

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

#### **OBJECTIVE 4:**

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

#### Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

#### **OBJECTIVE 11:**

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

## Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

#### Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

#### **OBJECTIVE 12:**

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

# COMMERCE AND INDUSTRY ELEMENT

## **Objectives and Policies**

#### **OBJECTIVE 1:**

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

#### Policy 1.3

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

#### **OBJECTIVE 2:**

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

#### Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

#### **OBJECTIVE 6:**

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

#### Policy 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts the construction and rehabilitation of well-designed housing that emphasizes beauty.

#### Policy 6.2

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to economic and technological innovation in the marketplace and society.

#### Policy 6.3

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

#### Policy 6.4

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

#### Policy 6.7

Promote high quality urban design on commercial streets.

#### Policy 6.9

Regulate uses so that traffic impacts and parking problems are minimized.

#### **URBAN DESIGN ELEMENT**

#### **Objectives and Policies**

#### **OBJECTIVE 1:**

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

#### Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

#### **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 3.5

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

#### Policy 3.6

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

#### **OBJECTIVE 4:**

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

#### Policy 4.4

Design walkways and parking facilities to minimize danger to pedestrians.

#### Policy 4.12

Install, promote and maintain landscaping in public and private areas.

#### TRANSPORTATAION ELEMENT

#### **OBJECTIVE 1:**

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

#### Policy 1.6

Ensure choices among modes of travel and accommodate each mode when and where it is most appropriate.

#### **OBJECTIVE 2:**

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

#### **OBJECTIVE 11:**

MAINTAIN PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

#### **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.

#### Policy 24.4

Preserve pedestrian-oriented building frontages.

#### **OBJECTIVE 28:**

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

#### Policy 28.1

Provide secure bicycle parking in new governmental, commercial, and residential developments.

#### Policy 28.3

Provide parking facilities which are safe, secure, and convenient.

#### **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 34.1

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.

#### Policy 34.5

Minimize the construction of new curb cuts in areas where on-street parking is in short supply and locate them in a manner such that they retain or minimally diminish the number of existing on-street parking spaces.

#### **OBJECTIVE 35:**

MEET SHORT-TERM PARKING NEEDS IN NEIGHBORHOOD SHOPPING DISTRICTS CONSISTENT WITH PRESERVATION OF A DESIRABLE ENVIRONMENT FOR PEDESTRIANS AND RESIDENTS.

#### Policy 35.2

Assure that new neighborhood shopping district parking facilities and other auto-oriented uses meet established guidelines.

The Project is a four-story, mixed use development, consisting of ground floor retail/commercial space, medical/ dental offices on the second floor, and 18 new dwelling units on the upper floors. The proposed Project includes a dwelling unit mix consisting of 12 two-bedroom units, and 6 one-bedroom units. The Project also proposes 64 off-street parking spaces on three below-grade levels consisting of 45 short-term public parking spaces on the first and second levels (13 retail spaces and 32 medical spaces), 18 residential parking spaces on the third level, and one car share space. The garage would also provide 21 Class 1 bicycle parking spaces and 14 Class 2 bicycle parking spaces on Sacramento Street.

Overall, the Project features an appropriate use encouraged by the NC District for this location. The Project introduces a contemporary architectural vocabulary that is sensitive to the prevailing scale and neighborhood fabric. The Project provides for a high quality designed exterior, which features a variety of materials, colors and textures. The Project provides ample useable open space and improves the public rights of way with new street trees and landscaping. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

- 12. **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 complies 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.

There are no existing retail uses at the Site. The Project will enhance the district by providing new retail/commercial uses, providing opportunities for local resident employment in and/or ownership of such businesses.

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

The existing housing in the surrounding neighborhood would not be affected. There are no existing dwelling units on the site. The Project proposes to add 18 new dwelling units to the City's housing stock. The Project reflects the mix of residential and retail uses in the area.

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

There are no existing dwelling units on the site. The Project proposes to add 18 new dwelling units. The Project will satisfy the inclusionary housing requirement through payment of the in-lieu fee, in an amount to be established by the Mayor's Office of Housing and Community Development.

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

The Project will provide 64 off-street parking spaces, including one car share parking space. The onsite parking spaces would reduce the burden on local streets and neighborhood parking. The Site is well-served by nearby public transportation options. The Project also provides sufficient bicycle parking spaces for its residents and proposed retail/commercial/medical uses.

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.

The Project does not include commercial office development. The Project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this Project.

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

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building and Fire Code requirements.

G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The Project will not affect sunlight access to any public parks or open space. The Project proposes a building 40 feet in height.

- 13. 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.
- 14. 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 Authorization Application No. 2007.1347CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 24, 2018 and labeled "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. 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.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 8, 2018.

Jonas P. Ionin Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 8, 2018

SAN FRANCISCO PLANNING DEPARTMENT

# **EXHIBIT A**

# AUTHORIZATION

This authorization is for a Conditional Use to allow a mixed use development located at 3637-3657 Sacramento Street, Assessor's Block 1018, Lots 012 and 020 pursuant to Planning Code Sections 102, 121.1, 121.2, 303 AND 724 within the Sacramento Street Neighborhood Commercial District and a 40-X Height and Bulk District; in general conformance with plans, dated September 24, 2018, and labeled "EXHIBIT B" included in the docket for Record No. 2007.1347CUA and subject to Conditions of Approval reviewed and approved by the Commission on November 8, 2018 under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

# **RECORDATION OF CONDITIONS OF APPROVAL**

Prior to the issuance of the Site or Building Permit or commencement of use for the Project, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the Project is subject to the Conditions of Approval contained herein and reviewed and approved by the Planning Commission on November 8, 2018 under Motion No **XXXXXX**.

# PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

# **SEVERABILITY**

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

# CHANGES AND MODIFICATIONS

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

# Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the Project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the Project Sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the Project Sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent pursuit.** Once a Site Permit or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the Project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

# **DESIGN – COMPLIANCE AT PLAN STAGE**

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, <u>www.sf-planning.org</u>

7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, <u>www.sf-planning.org</u>

8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, <u>www.sf-planning.org</u>

9. Streetscape Plan. Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, <u>www.sf-planning.org</u>

- 10. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:
  - A. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
  - B. On-site, in a driveway, underground;

- C. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
- D. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
- E. Public right-of-way, underground; and based on Better Streets Plan guidelines;
- F. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- G. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <u>http://sfdpw.org</u>

11. **Overhead Wiring.** The Property Owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, <u>www.sfmta.org</u>

## PARKING AND TRAFFIC

12. **Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the Project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to the issuance of the first Building Permit or Site Permit, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

*For information about compliance, contact the TDM Performance Manager at <u>tdm@sfgov.org</u> or 415-558-6377, <u>www.sf-planning.org</u>.* 

13. **Bicycle Parking (Non-Residential Only)**. Pursuant to Planning Code Section 155.2, the Project shall provide no fewer than 16 bicycle parking spaces (3 Class 1 and 13 Class 2 bicycle parking spaces). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks

within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at <u>bikeparking@sfmta.com</u> to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

14. **Bicycle Parking (Residential Only).** The Project shall provide no fewer than 19 bicycle parking spaces (18 Class 1 and 1 Class 2 bicycle parking spaces) as required by Planning Code Section 155.2.

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

- Parking Requirement. Pursuant to Planning Code Section 151, the Project shall provide 63 offstreet parking spaces (18 for residential, 13 for retail/commercial and 32 for medical offices). For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, <u>www.sf-planning.org</u>
- 16. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project. *For information about compliance, contact Code Enforcement, Planning Department at* 415-575-6863, *www.sf-planning.org*

# PROVISIONS

- 17. Anti-Discriminatory Housing. The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61. For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
- 18. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, <u>www.onestopSF.org</u>

- 19. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A. *For information about compliance, contact the Case Planner, Planning Department at* 415-558-6378, <u>www.sf-planning.org</u>
- 20. **Child Care Fee Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, <u>www.sf-planning.org</u>

- 21. **Inclusionary Affordable Housing Program.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of first construction document.
  - Requirement. Pursuant to Planning Code Section 415.5, the Project Sponsor must pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this Project is 20 percent (20%). The Project Sponsor shall pay the applicable Affordable Housing Fee at the time such Fee is required to be paid.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, <u>www.sf-planning.org</u> or the Mayor's Office of Housing and Community Development at 415-701-5500, <u>www.sf-moh.org</u>.

2. Other Conditions. The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and the terms of the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("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. 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 and Community Development ("MOHCD") at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing and Community Development at:

http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451.

As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale or rent. *For information about compliance, contact the Case Planner, Planning Department at* 415-558-6378, *www.sf-planning.org* or the Mayor's Office of Housing and Community Development at 415-701-5500, *www.sf-moh.org*.

- a. The Project Sponsor must pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOHCD prior to the issuance of the first construction document.
- b. Prior to the issuance of the first construction permit by the DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- c. If Project applicant fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI 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 Sponsor's failure to comply with the requirements of Planning Code Sections 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all other remedies at law.

# **MONITORING - AFTER ENTITLEMENT**

- 22. Enforcement. Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
- 23. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

#### OPERATION

24. Sidewalk Maintenance. The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works,* 415-695-2017, <u>http://sfdpw.org</u>

25. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

26. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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



# 3637 SACRAMENTO STREET - STREET VIEW



# **PROJECT DESCRIPTION**

## PROPOSED DEMOLITION OF EXISTING BUILDINGS.

PROPOSED NEW CONSTRUCTION OF FOUR-STORY MIXED-USE DEVELOPMENT WITH GROUND FLOOR AND SECOND FLOOR COMMERCIAL USE AND 18 RESIDENTIAL CONDOMINIUM UNITS ON THIRD AND FOURTH FLOORS, ALL OVER A THREE LEVEL BASEMENT PARKING GARAGE.

# **PROJECT INFORMATION**

ADDRESS:	3637 - 3657 SACRAMENTO STREET SAN FRANCISCO, CA 94118		
BLOCK / LOT:	1018 / 12 & 20		
LOT AREA:	14,585.34 SQ. FT.		
ZONING:	SACRAMENTO NCD		
HEIGHT/ BULK:	40-X PROPOSED	40'-0"	
SETBACKS:	FRONT: REAR:	NONE 25% REAR YARD AT GRADE	
<u>F.A.R.:</u>	1.8 TO 1 PROPOSED GROSS FLC	1.13 FOR COMMERCIAL DOR AREA	

# LOCATION MAP



PROJECT SITE

# DRAWING INDE

A0.2b A0.2c - A0.2d A0.2e A0.2f A1.1 EX1.0 EX2.0 EX3.0 A1.2 A2.1 A2.2 A2.3	COVER SHEET PROJECT INFO PLANNING INFO PLANNING DEP PLANNING DEP SITE SURVEY EXISTING BLOC BLOCK DIAGRA STREET PARKII EXISTING AS-BI EXISTING AS-BI EXISTING AS-BI EXISTING AS-BI SITE PLAN BASEMENT PAF BASEMENT PAF BASEMENT PAF
A0.2c	
-	
A2.1	BASEMENT PAF
A2.4	GROUND LEVE
A2.5	
A2.6 A2.7	THIRD LEVEL F
A2.7 A2.8	ROOF PLAN
A2.9	PENTHOUSE R
R1	SACRAMENTO
A3.1	EXTERIOR ELE
R2	SACRAMENTO
A3.1d	ELEVATION STU
A3.2	EXTERIOR ELE
A3.3	EXTERIOR ELE
A3.4 A4.1	EXTERIOR ELEV BUILDING SECT
A4.1 A4.2	BUILDING SECT
A4.3	BUILDING SECT
A9.1	ARCHITECTUR
L0.1	CONCEPTUAL L



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ET FORMATION NFORMATION PEPARTMENT NOTES

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PARKING LEVEL P3 FLOOR PLAN PARKING LEVEL P2 FLOOR PLAN PARKING LEVEL P1 FLOOR PLAN VEL FLOOR PLAN VEL FLOOR PLAN L FLOOR PLAN /EL FLOOR PLAN

E ROOF PLAN FO STREET VIEW ILEVATION FO STREET COMMERCIAL STOREFRONT VIEW STUDY ILEVATION ILEVATION ECTION ECTION ECTION ECTION URAL PROFILES AL LANDSCAPE PLAN

3637
Sacramento
Street
Mixed-Use Condominium Project
San Francisco • California
GARY CEE AIA
GARY GEE ARCHITECTS, INC. 98 Brady Street, #8 San Francisco, CA 94103 Tel 415/863-8881 Fax 415/863-8879
Project No. 07-018 Date
Date March 17, 2017 Revision
April 28, 2017 Additional Information Requested by Planning
Revision November 21, 2017 Additional Information Requested by Planning/EE
Revision July 31, 2018 Additional Information Requested by Planning
Revision September 24, 2018 Additional Information Requested by Planning
Project Information
Scale: None
A0.1

### **OPEN SPACE, 18 RESIDENTIAL UNITS:**

REQUIRED: 100 SQ.FT. PER UNIT IF PRIVATE USABLE OPEN SPACE OR 100 SQ.FT. x 1.33 PER UNIT IF COMMON USABLE OPEN SPACE

> COMMON OPEN SPACE: 18 UNITS X 133 SQ.FT. = 2,394 SQ.FT. REQUIRED

PROVIDED: COMMON OPEN SPACE AT REAR YARD = 2,734 SQ.FT. PRIVATE DECK AT UNIT 401 = 53 SQ.FT.

### OFF-STREET AUTOMOBILE PARKING:

	ACCESSIBLE	STANDARD	COMPACT	CAR-SHARE***	
PARKING LEVEL P1	1	10	9	1***	20***
PARKING LEVEL P2	1	13	8	0	22
PARKING LEVEL P3	1	18	2	0	21
TOTAL PARKING PROVIDED	3	41	19	1***	63***
IN / OUT PAID SHORT-TERM PARKING PROVIDED ON PARKING					

IN / OUT PAID SHORT-TERM PARKING PROVIDED ON PARKING	
LEVELS P1, P2 AND P3:	45 SPACES
RESIDENTIAL PARKING PROVIDED ON PARKING LEVEL P3:	18 SPACES

TOTAL PARKING PROVIDED:

```
63 SPACES
```

### BICYCLE PARKING:

	CLASS 1	CLASS 2	TOTAL
SIDEWALK	0	7 RACKS	14
PARKING LEVEL P1 LOCKABLE ENCLOSURE	3 LOCKERS	0	3
PARKING LEVEL P3 LOCKABLE ENCLOSURE	18 RACKS	0	18
TOTAL BICYCLE PARKING PROVIDED	21	14	35

NOTE: EACH CLASS 2 BICYCLE RACK ACCOMMODATES 2 BICYCLES.

COMMERCIAL BICYCLE PARKING PROVIDED ON SIDEWALK AND PARKING LEVEL P1:	16 SPACES
RESIDENTIAL BICYCLE PARKING PROVIDED ON SIDEWALK AND PARKING LEVEL P3:	19 SPACES
TOTAL BICYCLE PARKING PROVIDED:	35 SPACES

- \* OCCUPIED FLOOR AREA IS DEFINED PER PLANNING CODE SECTION 102.9 AS GROSS FLOOR AREA MINUS NON-ACCESSORY PARKING, DRIVEWAY AND MANUEVERING AREAS, EXTERIOR WALLS, MECHANICAL EQUIPMENT, APPURTANCES AND AREAS NECESSARY TO THE OPERATION OR MAINTENANCE OF THE BUILDING, TENANT STORAGE SPACE.
- \*\* PLANNING CODE SECTION 102.9 DEFINITION EXCLUDES FROM GROSS FLOOR AREA CALCULATIONS: BASEMENT SPACE USED FOR STORAGE OR SERVICES NECESSARY TO THE OPERATION OR MAINTENANCE OF THE BUILDING; PARKING IN BASEMENT; BICYCLE PARKING; ROOF LEVEL STAIR, ELEVATOR AND MECHANICAL PENTHOUSES.
- \*\*\* CAR-SHARE SPACE NOT INCLUDED IN TOTAL PARKING SPACE COUNT; SERVICE VEHICLE LOADING NOT INCLUDED IN TOTAL PARKING SPACE COUNT

### BUILDING AREA CALCULATIONS (Per Planning):

AREA TABULATION BY FLOOR / USE	OCCUPIED AREA *	GROSS FLOOR AREA BY USE **	GROSS FLOOR AREA BY FLOOR **
BASEMENT PARKING LEVEL P3			2,758 SQ.FT.
RESIDENTIAL STORAGE, LOBBY, CIRCULATION		2,758 SQ.FT.	
BASEMENT PARKING LEVEL P2			1,715 SQ.FT.
LOBBY, CIRCULATION		1,715 SQ.FT.	
BASEMENT PARKING LEVEL P1			1,985 SQ.FT.
LOBBY, CIRCULATION		1,985 SQ.FT.	
GROUND LEVEL			7,880 SQ.FT.
RETAIL USE	6,321 SQ.FT.	6,555 SQ.FT.	
LOBBY, CIRCULATION		1,325 SQ.FT.	
SECOND LEVEL			10,533 SQ.FT.
MEDICAL / DENTAL USE	9,574 SQ.FT.	9,976 SQ.FT.	
CIRCULATION		557 SQ.FT.	
THIRD LEVEL			10,183 SQ.FT.
9 RESIDENTIAL CONDOMINIUMS (3 - 1 BRs & 6 - 2 BRs)	7,977 SQ.FT.	8,596 SQ.FT.	
CIRCULATION		1,587 SQ.FT.	
FOURTH LEVEL			10,092 SQ.FT.
9 RESIDENTIAL CONDOMINIUMS (3 - 1 BRs & 6 - 2 BRs)	7,934 SQ.FT.	8,564 SQ.FT.	
CIRCULATION		1,528 SQ.FT.	
ROOF			77 SQ.FT.
ROOF PENTHOUSE CORRIDOR		77 SQ.FT.	
TOTAL OCCUPIED FLOOR AREA *	31,806 SQ.FT.*		
TOTAL GROSS FLOOR AREA **		45,223 SQ.FT.**	45,223 SQ.FT.**

\*\*AREAS NOT INCLUDED IN GROSS FLOOR AREA CALCULATIONS:

BASEMENT PARKING GARAGE BICYCLE PARKING BUILDING SERVICES 33,180 SQ.FT. \* OCCUPIED AREA 436 SQ.FT. \* OCCUPIED AREA 5,104 SQ.FT.

PROJECT SUMMARY TABLE	EXISTING USES	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION	
	PROJECT FE	ATURES		
DWELLING UNITS			18	
HOTEL ROOMS				
PARKING SPACES	78		-15	
LOADING SPACES				
NUMBER OF BUILDINGS	3		-2	
HEIGHT OF BUILDING(S)	33'		7'	
NUMBER OF STORIES	2 + BASEMENT		2 + BASEMENT	
BICYCLE SPACES			35	
	GROSS SQUARE F	OOTAGE (GSF)		
RESIDENTIAL			17,162 SQ.FT.	
RETAIL			6,555 SQ.FT.	
MEDICAL / DENTAL	13,138 SQ.FT.		-3,162 SQ.FT.	
OFFICE				
INDUSTRIAL / PDR				
PARKING	6,125 SQ.FT.		-6,125 SQ.FT.	
OTHER: COMMON AREA			11,530 SQ.FT.	
TOTAL 1	19,263 SQ.FT.		25,960 SQ.FT.	
AREAS NO	T INCLUDED IN GROSS	S SQUARE FOOTAGE T	OTALS	
PARKING, IN BASEMENT	6,125 SQ.FT.		27,055 SQ.FT.	
OTHER: BICYCLE PARKING			436 SQ.FT.	
OTHER: BUILDING SERVICES			5,104 SQ.FT.	
TOTAL 2	6,125 SQ.FT.		32,595 SQ.FT.	
GRAND TOTAL (TOTAL 1 + TOTAL 2)	25,388 SQ.FT.		58,555 SQ.FT.	

3637
Sacramento
Street
Mixed-Use Condominium Project
San Francisco • California
GARY GEE AIA GARY GEE ARCHITECTS, INC.
98 Brady Street, #8 San Francisco, CA 94103 Tel 415/863-8881 Fax 415/863-8879 Project No.
07-018 Date
March 17, 2017 Revision
April 28, 2017 Additional Information Requested by Planning Revision
November 21, 2017 Additional Information Requested by Planning/EE
July 12, 2018 Revisions per Owner
Revision September 24, 2018 Additional Information Requested by Planning
Planning Information
A0.2a

## PLANNING CODE ANALYSIS TABLE

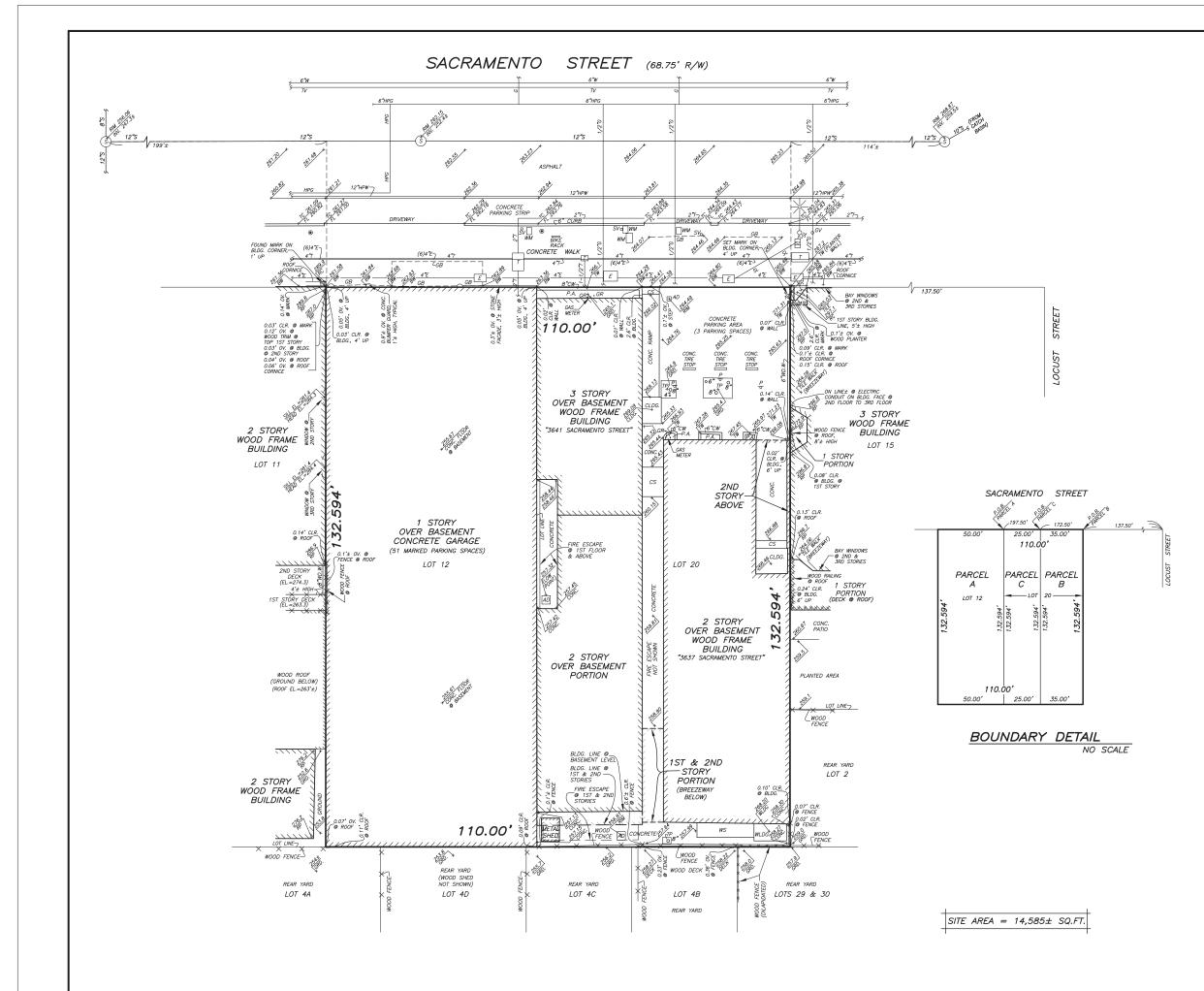
CODE SECTION	ZONING CATEGORY	REQUIRED / ALLOWED	PROVIDED / PROPOSED
SFPC MAP ZN03	ZONING MAP	SACRAMENTO STREET NCD	RESIDENTIAL AND COMMERCIAL USE
SFPC 724	PERMITTED USE	PERMITTED RESIDENTIAL, COMMERCIAL USES	RESIDENTIAL AND COMMERCIAL USE; ACESSORY PA COMMON USABLE OPEN SPACE (RESIDENTIAL)
SFPC 724	HEIGHT AND BULK LIMIT	40 - X	40'-0" MAXIMUM HEIGHT TO ROOF, MEASURED FROM CENTERLINE OF PROPERTY
SFPC 724; 121.1(b)	LOT SIZE	LOT AREA 5,000 SQ.FT. AND GREATER REQUIRES CONDITIONAL USE AUTHORIZATION	14,585.34 SQ.FT. LOT AREA
SFPC 724; 121.2(a)	USE SIZE (NON-RESIDENTIAL)	PERMITTED UP TO 2,499 SQ.FT. GROSS FLOOR AREA FOR EACH INDIVIDUAL USE; CONDITIONAL USE REQUIRED 2,500 SQ.FT. AND ABOVE (SECTION 121.2 (a)) RETAIL: PERMITTED ON GROUND LEVEL, BUT EXCEEDS PERMITTED GROSS FLOOR AREA	GROUND LEVEL RETAIL: 6,555 SQ.FT. GROSS
		MEDICAL / DENTAL SERVICE: PERMITTED ON SECOND LEVEL AND ABOVE	SECOND LEVEL MEDICAL / DENTAL: 9,976 SQ.FT. GRO
SFPC 724	F.A.R.	1.8 TO 1 1.8 X 14,585.34 SQ.FT. = 26,253.612 SQ.FT. ALLOWABLE GROSS FLOOR AREA	RESIDENTIAL: F.A.R. DOES NOT APPLY TO RESIDENT COMMERCIAL: 16,531 SQ.FT. / 14,585.34 SQ.FT. = 1.13
SFPC 724	DWELLING UNIT DENSITY	1 DWELLING UNIT PER 800 SQ.FT. OF LOT AREA 14,585.34 SQ.FT. LOT AREA / 800 SQ.FT. = 18 UNITS ALLOWED	18 DWELLING UNITS PROVIDED
SFPC 724	USABLE OPEN SPACE	PER UNIT, 100 SQ.FT. IF PRIVATE OR 133 SQ.FT. IF COMMON USABLE OPEN SPACE 18 UNITS X 133 SQ.FT. = 2,394 SQ.FT. COMMON USABLE OPEN SPACE REQUIRED	2,734 SQ.FT. COMMON USABLE OPEN SPACE PROVID REAR YARD. 53 SQ.FT. PRIVATE OPEN SPACE PROVIDED AT UNIT 4
SFPC 724; 134; 136(c)	REAR YARD	LOT COVERAGE: MINIMUM REAR YARD DEPTH AT 25% LOT DEPTH (SECTION 134(a)(1)): LOT DEPTH = 132.594' 25% LOT DEPTH = 33'-2"	33'-2" REAR YARD DEPTH (25% LOT DEPTH)
		REAR YARD REQUIRED AT GRADE LEVEL AND ABOVE. MAY MODIFY REQUIREMENTS BY SUBMITTING VARIANCE APPLICATION FOR A REAR YARD MODIFICATION IN NC DISTRICTS (SECTION 134(e)) AS ALLOWED PER SECTION 136(c)(26): UNDERGROUND PARKING GARAGE, IF TOP SURFACE IS DEVELOPED AS USABLE OPEN SPACE, PROVIDED IT DOES NOT OCCUPY ANY AREA WITHIN REAR 15' OF LOT DEPTH.	REAR YARD PROVIDED AT GRADE LEVEL AND ABOVE TOP SURFACE OF UNDERGROUND PARKING GARAGE DEVELOPED AS USABLE OPEN SPACE. UNDERGROU PARKING GARAGE LEVEL IS WITHIN 15' OF REAR PRO LINE.
		REAR YARD REQUIRED AT GRADE LEVEL AND ABOVE IN NC DISTRICTS (SECTION 134(e)) AS ALLOWED PER SECTION 136(c)(24)(A): DECKS, AT OR BELOW THE ADJACENT FIRST FLOOR OF OCCUPANCY, IF DEVELOPED AS USABLE OPEN SPACE AND IF A DOWNSLOPE OF 15% OR LESS, SHALL NOT EXCEED A HEIGHT OF 3' ABOVE GRADE AT ANY POINT IN THE REQUIRED OPEN AREA	USABLE OPEN SPACE IS AT GRADE.
		PER SECTION 136(c)(15), RAILINGS NO MORE THAN 3'-6" IN HEIGHT ABOVE ANY PERMITTED DECK OR ABOVE THE SURFACE OF ANY OTHER PERMITTED STRUCTURE IN THE REQUIRED OPEN AREA	REAR YARD PERIMETER WALL ON DOWNSLOPING LO IN HEIGHT WHERE A RETAINING WALL IS REQUIRED A HIGHER EXISTING ADJACENT REAR YARDS.
SFPC 139	BIRD-SAFE BUILDINGS	LOCATION-RELATED HAZARDS: BUILDINGS WITHIN 300' OF AN URBAN BIRD REFUGE.	NOT APPLICABLE; BUILDING IS NOT WITHIN 300' OF AI BIRD REFUGE.
		FEATURE-RELATED HAZARDS: INCLUDE FREE-STANDING GLASS WALLS, WIND BARRIERS, SKYWALKS, BALCONIES, AND GREENHOUSES ON ROOFTOPS THAT HAVE UNBROKEN GLAZED SEGMENTS 24 SQ.FT. AND LARGER IN SIZE.	BALCONY GUARDRAILS SHALL COMPLY WITH BIRD-S/ GLAZING STANDARDS.

		3637
	COMMENTS	Sacramento Street
PARKING;		Mixed-Use Condominium Project San Francisco California
	CONDITIONAL USE APPLICATION SUBMITTED PER SFPC 303(c) & 121.1(b) CONDITIONAL USE APPLICATION SUBMITTED PER SFPC 303(c) & 121.2(a)	GARY GEE AIA GARY GEE ARCHITECTS, INC. 98 Brady Street, #8 San Francisco, CA 94103 Tel 415/863-8881 Fax 415/863-8879 Project No. 07-018 Date
ROSS NTIAL 13 F.A.R.		March 17, 2017 Revision April 28, 2017 Additional Information Requested by Planning
		Revision November 21, 2017 Additional Information Requested by Planning/EE Revision
IDED AT T 401.		July 12, 2018 Revisions per Owner Revision September 24, 2018
		Additional Information Requested by Planning
/E. Ge IS DUND ROPERTY	VARIANCE APPLICATION SUBMITTED TO REQUEST REAR YARD MODIFICATION FOR SECTION 136(c)(26) AS ALLOWED UNDER SECTION 134(e)(1)	
_OT IS 3'-6"		
AT		
-SAFE		Planning Department Notes <sub>Scale: None</sub>
		A0.2b

## PLANNING CODE ANALYSIS TABLE (Continued)

CODE SECTION	ZONING CATEGORY	REQUIRED / ALLOWED	PROVIDED / PROPOSED
SFPC 724; 151.1	OFF-STREET PARKING (RESIDENTIAL)	1 SPACE PER DWELLING UNIT 18 UNITS = 18 SPACES MINIMUM REQUIRED	18 SPACES PROVIDED ON PARKING LEVEL P3
SFPC 724; 151.1	OFF-STREET PARKING (COMMERCIAL)	OTHER RETAIL: 1 SPACE / 500 SQ.FT. OF OCCUPIED FLOOR AREA UP TO 20,000 SQ.FT. WHERE OCCUPIED FLOOR AREA EXCEEDS 5,000 SQ.FT. (TABLE 151)	GROUND LEVEL RETAIL: 13 SPACES (REQUIRED) PROV PARKING LEVEL P1
		GROUND LEVEL RETAIL = 6,321 SQ.FT. OCCUPIED 6,321 SQ.FT. / 500 SQ.FT. = 13 SPACES MINIMUM REQUIRED	SECOND LEVEL MEDICAL / DENTAL: 32 SPACES PROVI PARKING LEVELS P1, P2 & P3
		MEDICAL OR DENTAL: 1 SPACE / 300 SQ.FT. OF OCCUPIED FLOOR AREA WHERE OCCUPIED FLOOR AREA EXCEEDS 5,000 SQ.FT. (TABLE 151)	45 SPACES PROVIDED ON PARKING LEVELS P1, P2 AN BE OPERATED AS IN / OUT PAID SHORT-TERM PARKING
		SECOND LEVEL MEDICAL / DENTAL = 9,574 SQ.FT. OCCUPIED 9,574 SQ.FT. / 300 SQ.FT. = 32 SPACES MINIMUM REQUIRED	PARKING GARAGE (AS DEFINED UNDER SF PLANNING SECTION 102)
SFPC 102; 303(t)	PARKING GARAGE, PUBLIC	AS DEFINED BY SF PLANNING CODE SECTION 102, A RETAIL AUTOMOTIVE USE THAT PROVIDES TEMPORARY PARKING ACCOMMODATIONS FOR AUTOMOBILES, TRUCKS, VANS, BICYCLES, OR MOTORCYCLES IN A GARAGE OPEN TO THE GENERAL PUBLIC, WITHOUT	PROPOSED FOR IN / OUT PAID SHORT-TERM RETAIL AI MEDICAL / DENTAL PARKING ON PARKING LEVELS P1,
		PARKING OF RECREATIONAL VEHICLES, MOBILE HOMES, BOATS, OR OTHER VEHICLES, OR STORAGE OF VEHICLES, GOODS, OR EQUIPMENT. PROVISIONS REGULATING AUTOMOBILE PARKING ARE SET FORTH IN SECTIONS 155, 156, 303(t) OR (u) AND OTHER PROVISIONS OF ARTICLE 1.5 OF THE SF PLANNING CODE.	1 CAR-SHARE PARKING SPACE PROVIDED ON PARKING LEVEL P1
SFPC 166	CAR-SHARING	RESIDENTIAL: NONE REQUIRED FOR 0 - 49 UNITS	NONE PROVIDED
		COMMERCIAL: 1 CAR-SHARE PARKING SPACE REQUIRED FOR 25 - 49 SPACES FOR NON-RESIDENTIAL USES	1 CAR-SHARE PARKING SPACE PROVIDED ON PARKING LEVEL P1
SFPC 724; 150	OFF-STREET FREIGHT LOADING	RESIDENTIAL: 0 OFF-STREET FREIGHT LOADING SPACES REQUIRED WHERE GROSS FLOOR AREA IS 0 - 100,000 SQ.FT. (TABLE 152) THIRD & FOURTH LEVEL RESIDENTIAL = 15,911 SQ.FT. OCCUPIED; NONE REQUIRED	NONE PROVIDED
		RETAIL: 0 OFF-STREET FREIGHT LOADING SPACES REQUIRED WHERE GROSS FLOOR AREA IS 0 - 10,000 SQ.FT. (TABLE 152) GROUND LEVEL RETAIL = 6,321 SQ.FT. OCCUPIED; NONE REQUIRED	
		MEDICAL / DENTAL: 0 OFF-STREET FREIGHT LOADING SPACES REQUIRED WHERE GROSS FLOOR AREA IS 0 - 100,000 SQ.FT. (TABLE 152) SECOND LEVEL MEDICAL / DENTAL = 9,574 SQ.FT. OCCUPIED; NONE REQUIRED	
SFPC 155.2	BICYCLE PARKING (COMMERCIAL), CLASS 1	GROUND LEVEL RETAIL: 1 SPACE / 7,500 SQ.FT. OCCUPIED FLOOR AREA 6,321 SQ.FT. / 7,500 SQ.FT. = 1 SPACE REQUIRED	1 SPACE + 2 SPACES + 0 SPACES = 3 SPACES REQUIRE 3 CLASS 1 BICYCLE LOCKERS PROVIDED ON PARKING
		SECOND LEVEL MEDICAL / DENTAL: 1 SPACE / 5,000 SQ.FT. OCCUPIED FLOOR AREA 9,574 SQ.FT. / 5,000 SQ.FT. = 2 SPACES REQUIRED	
		PRIVATE PARKING GARAGE: NONE REQUIRED	
	BICYCLE PARKING (COMMERCIAL), CLASS 2	GROUND LEVEL RETAIL: MINIMUM 2 SPACES; 1 SPACE FOR EVERY 2,500 SQ.FT. OCCUPIED FLOOR AREA 6,321 SQ.FT. / 2,500 SQ.FT. = 3 SPACES REQUIRED	3 SPACES + 4 SPACES + 6 SPACES = 13 SPACES REQU 13 CLASS 2 SPACES PROVIDED AT 7 SIDEWALK RACKS
		SECOND LEVEL MEDICAL / DENTAL: 1 SPACE FOR EVERY 15,000 SQ.FT. OCCUPIED FLOOR AREA, BUT NO LESS THAN 4 SPACES 9,574 SQ.FT. / 15,000 SQ.FT. = 1 SPACE; MIN. 4 SPACES REQUIRED	
		PRIVATE PARKING GARAGE: 1 SPACE FOR EVERY 20 CAR SPACES, BUT NO LESS THAN 6 SPACES 47 SPACES / 20 = 2 SPACES; MIN. 6 SPACES REQUIRED	
SFPC 155.2	BICYCLE PARKING (RESIDENTIAL), CLASS 1	1 SPACE FOR EVERY DWELLING UNIT 18 UNITS = 18 SPACES REQUIRED	18 SPACES PROVIDED IN LOCKABLE ENCLOSURE ON F LEVEL P3

		2627
	COMMENTS	3637 Sacramento Street
PROVIDED ON		Mixed-Use Condominium Project San Francisco • California
ROVIDED ON		GARY GEE
2 AND P3 TO RKING, PUBLIC VING CODE		A I A GARY GEE ARCHITECTS, INC. 98 Brady Street, #8 San Francisco, CA 94103 Tel 415/863-8881 Fax 415/863-8879
AIL AND S P1, P2 & P3	CONDITIONAL USE APPLICATION SUBMITTED PER SFPC 303(c) & 303(t)	Project No. 07-018 Date
RKING		March 17, 2017 Revision April 28, 2017 Additional Information Requested by Planning
RKING		Revision November 21, 2017 Additional Information Requested by Planning/EE Revision
		July 12, 2018 Revisions per Owner
		Revision September 24, 2018 Additional Information Requested by Planning
QUIRED KING LEVEL P1		
REQUIRED ACKS		
ON PARKING		Planning Department Notes
		Scale: None
		A0.2c



NORTH

SURVEY REFERENCE

FIDELITY NATIONAL TITLE INSURANCE COMPANY POLICY NO. CAFNT0938-0938-0003-0000534835-FNTIC-2007-05 DATED JUNE 29, 2007. THE FOLLOWING IS AN EXCEPTION TO TITLE WITHIN THE ABOVE REFERENCED

MIL FOLOT. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE" RECORDED APRIL 24, 1969, IN BOOK 331, PAGE 460, OFFICIAL RECORDS.

BASIS OF SURVEY CITY OF SAN FRANCISCO MONUMENT MAP NO. 49 ON FILE IN THE OFFICE OF THE CITY ENGINEER.

<u>GENERAL NOTES</u> 1. ELEVATIONS ARE ON SAN FRANCISCO CITY DATUM. 2. DETAUS NEAR PROPERTY LINES ARE 90 DEOREES UNLESS NOTED OTHERWISE. 3. ALL PROPERTY LINE ANGLES ARE 90 DEOREES UNLESS NOTED OTHERWISE. 4. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

UTILITY NOTE THE UTILITES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENSES, INDICATED LOCATION OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY. DUE TO THE PROLIFERATION OF TELECOMMUNICATION COMPANIES, NOT ALL UNDERROUND NEEDED. THEREFORE, THERE MAY BE TELECOMMUNICATION LINES NOT SHOWN HEREON.

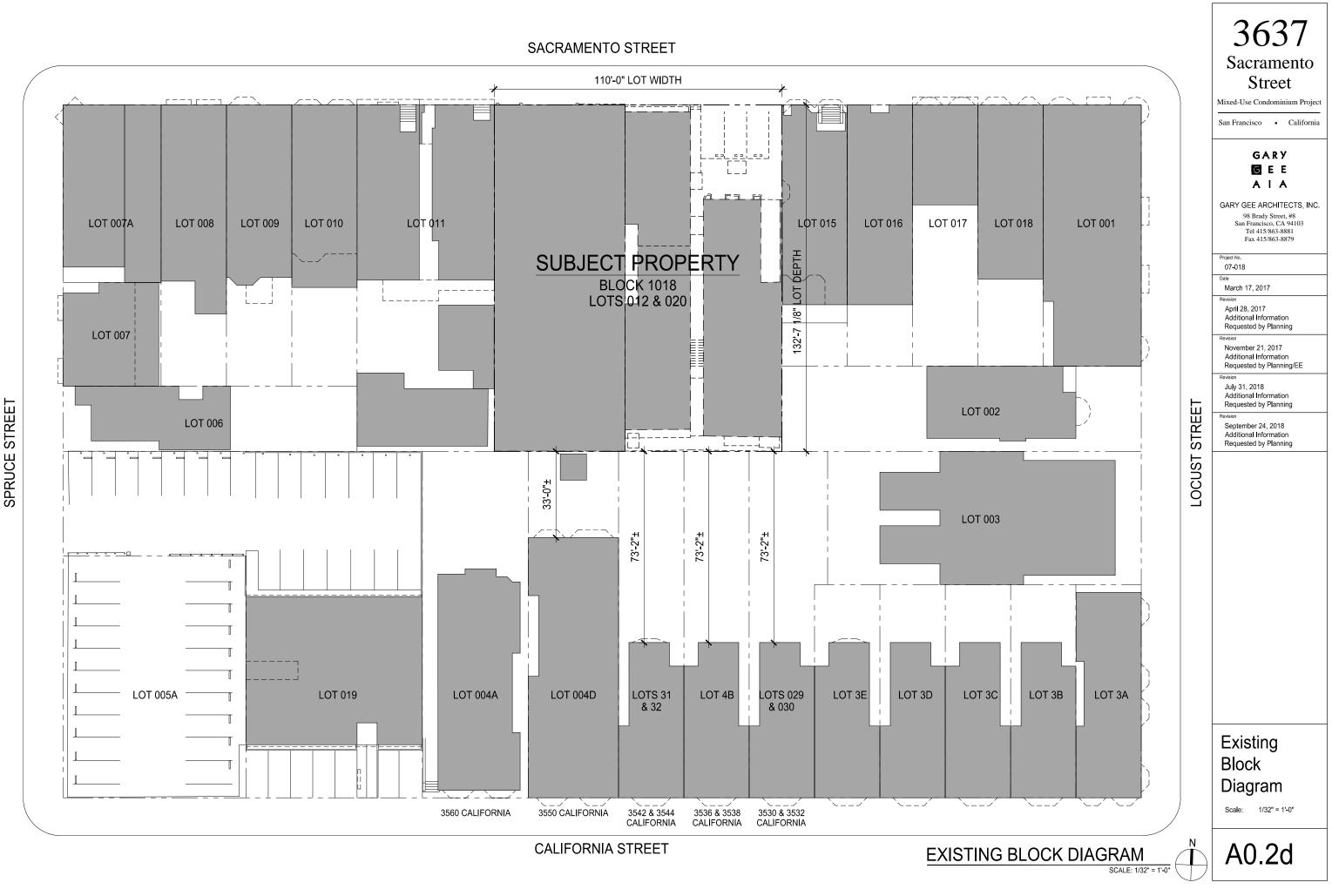


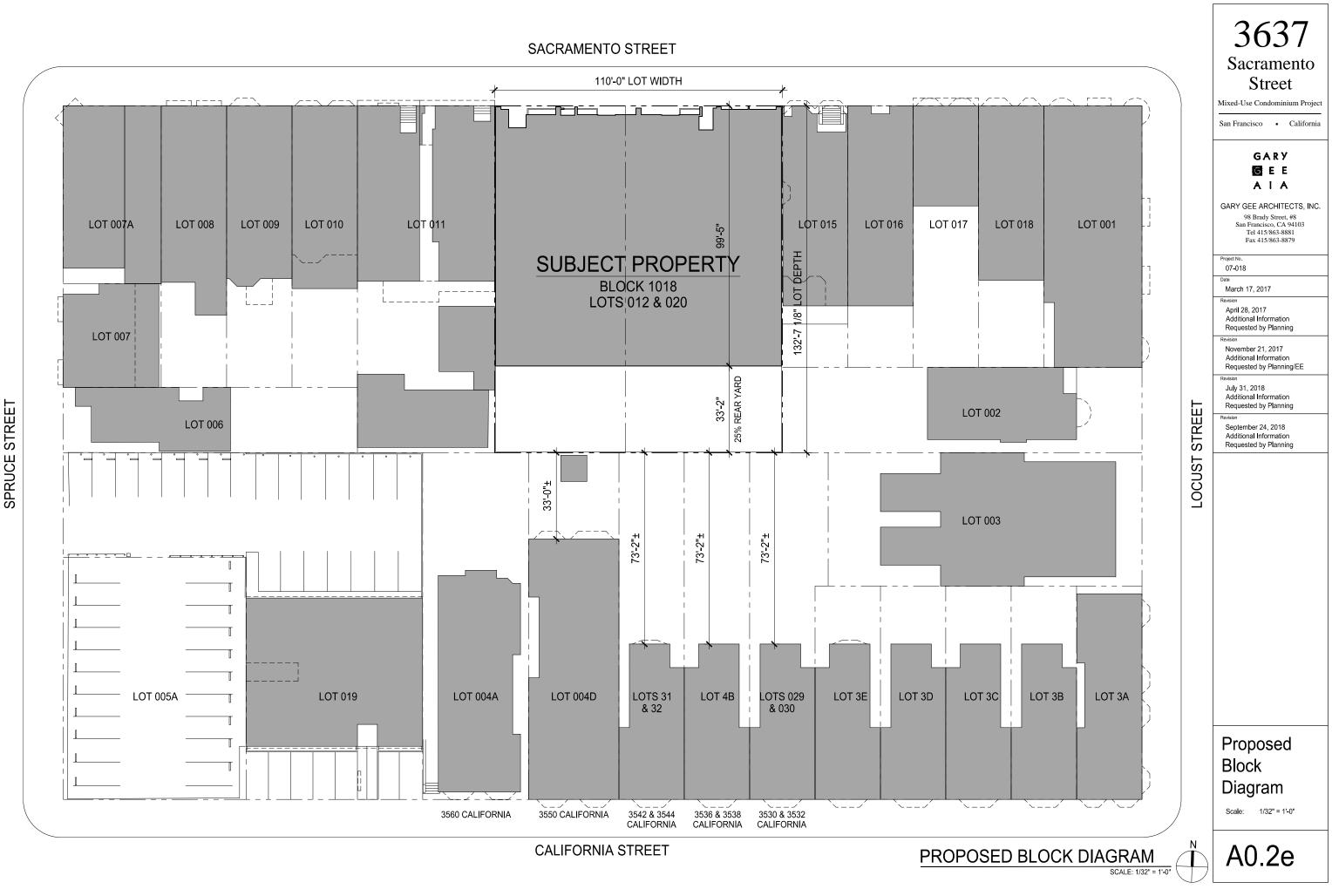
FOR

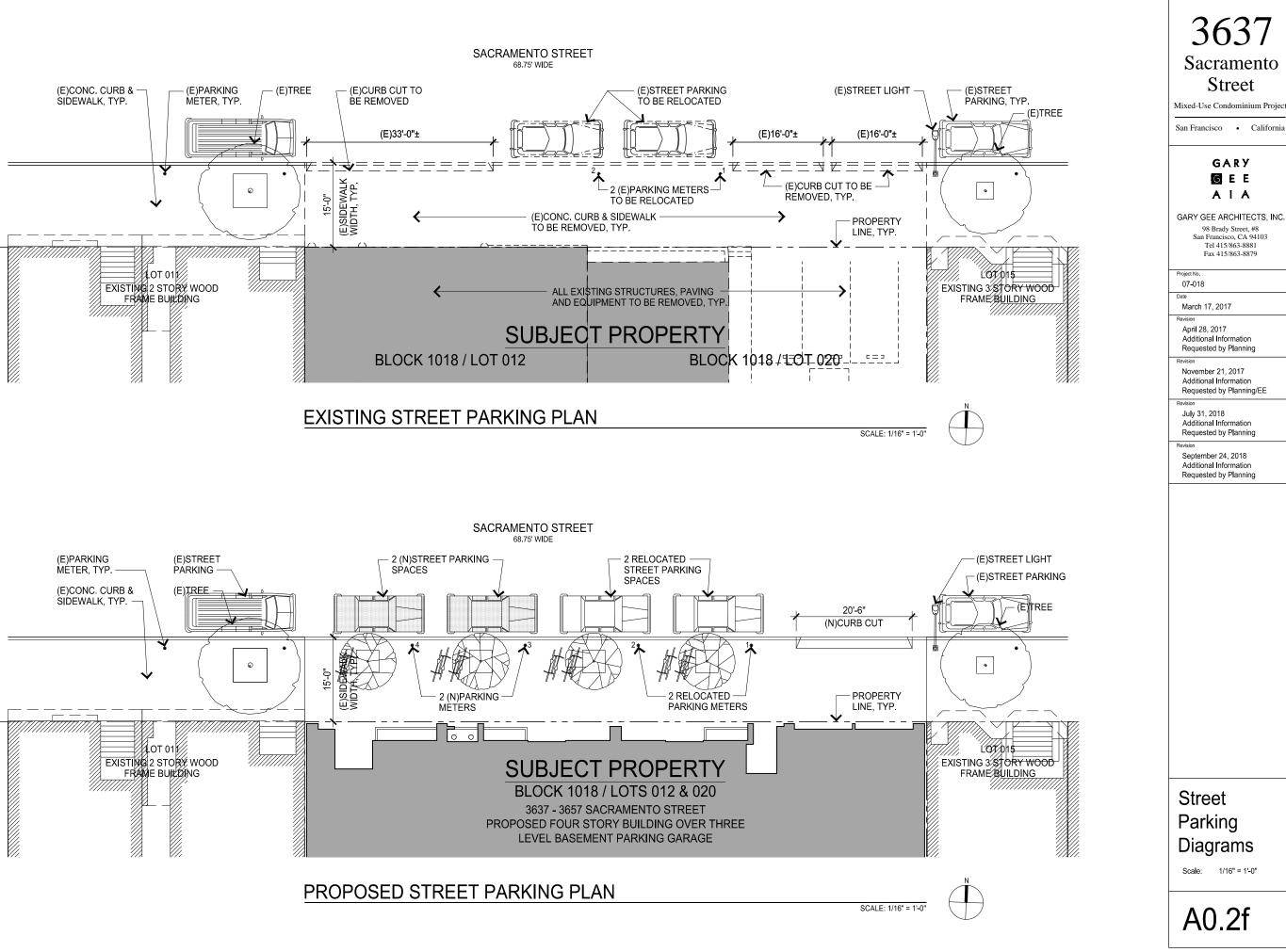
# LITKE PROPERTIES, INC.

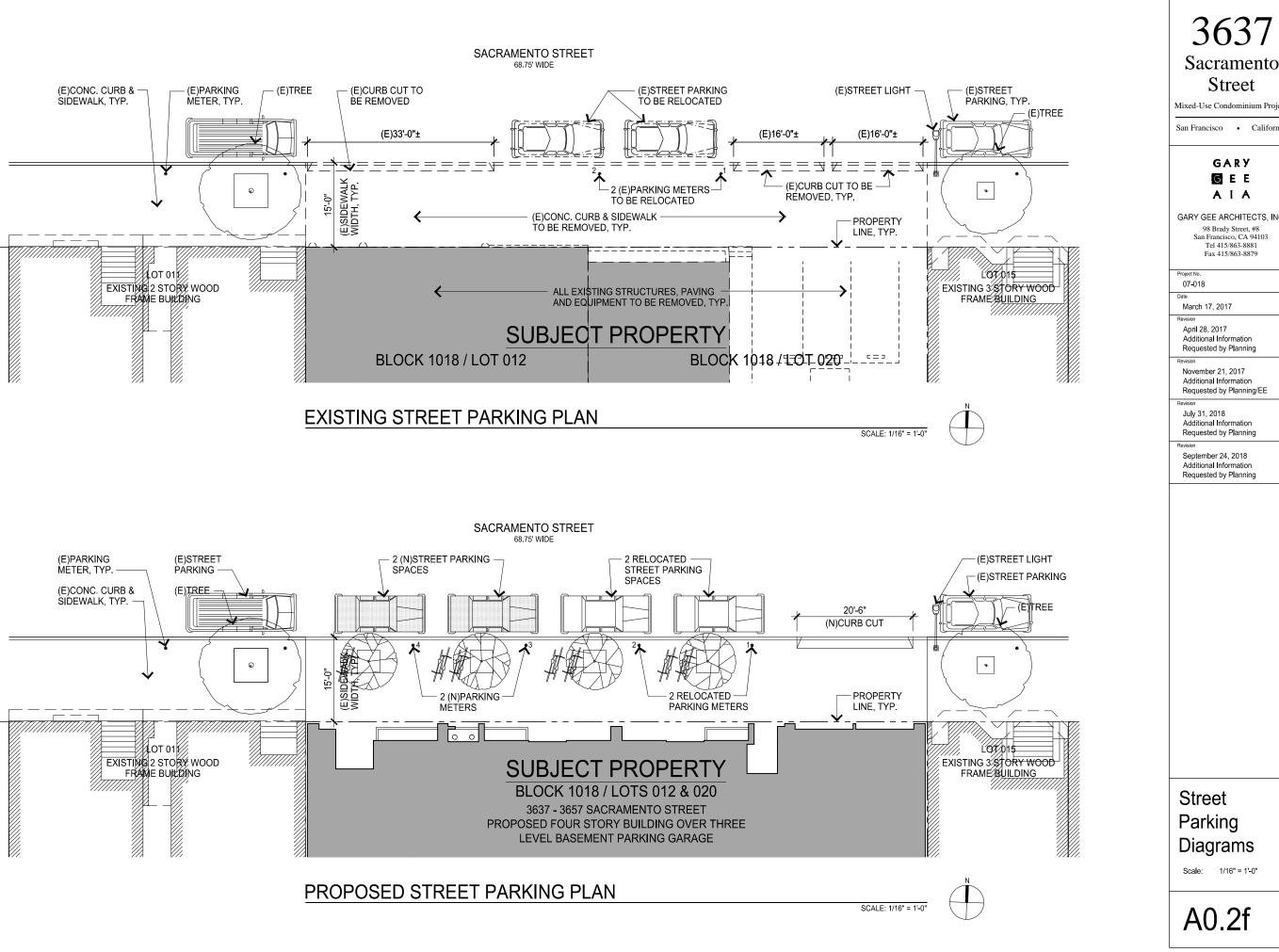
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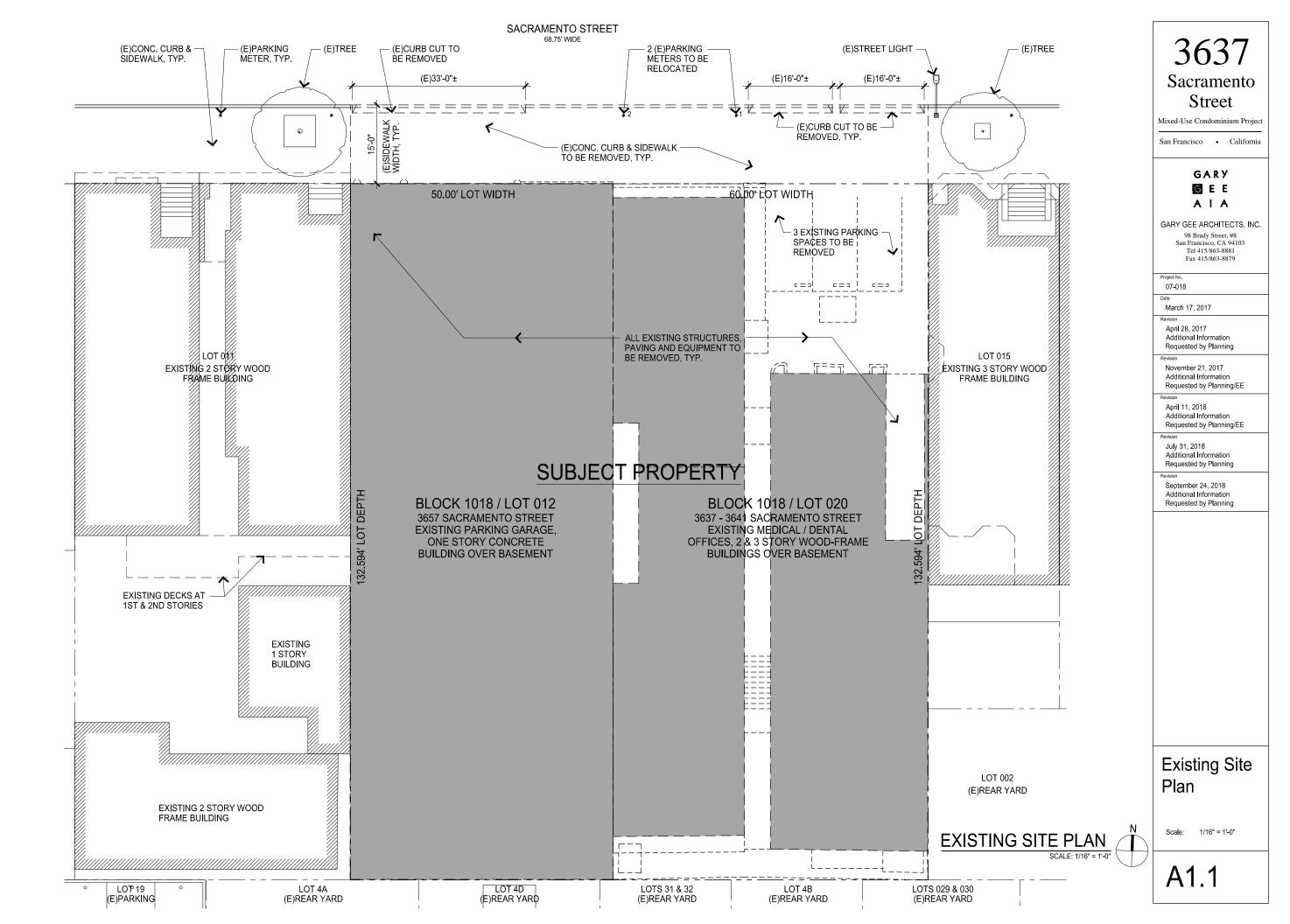
SAN FRANCISC	0	CALIFORM
SCALE: 1" = 10'		SURV: DD
DATE: 9/26/07	MARTIN M. RON ASSOCIATES	DES.
SHEET: 1	LAND SURVEYORS	DRW.: JP
	859 HARRISON STREET, SUITE 200	CHK.: BR
	SAN FRANCISCO, CA 94107 (415) 543-4500	REV ND.
JDB ND. S-6785	(415) 543-4500	



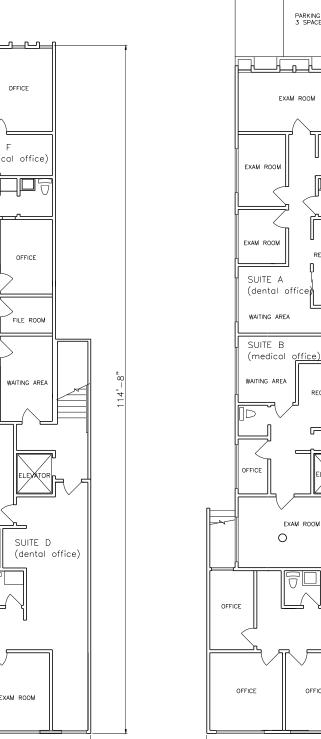


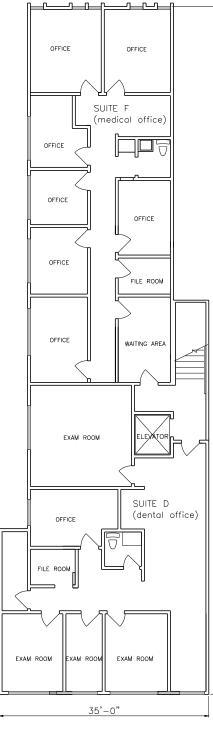


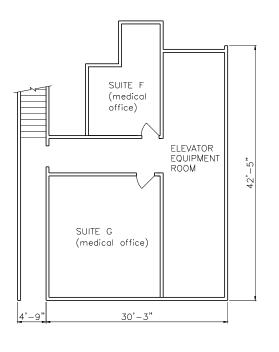




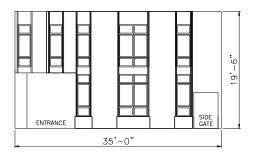
SACRAMENTO STREET







SACRAMENTO STREET



BASEMENT

SECOND

SECOND FLOOR 2,686 GSF

GROUND FLOOR 2,277 GSF

GROUND

# AS-BUILT FLOOR PLANS

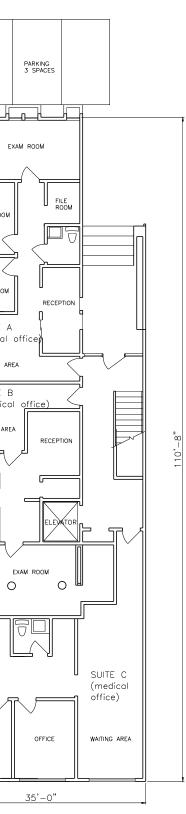
BASEMENT FLOOR 560 GSF

AS-BUILT ELEVATION

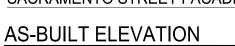
SACRAMENTO STREET FACADE

SCALE: 1/16" = 1'-0"





	3637
	Sacramento
	Street
Mix	ed-Use Condominium Project
San	Francisco • California
Proje	ct No.
Date	
Fe Revis	ebruary 17, 2017
A	eptember 24, 2018 dditional Information
R	equested by Planning
Δ	\s-Built
	)rawings:
-	637
S	acramento
S	cale: 1/16" = 1'-0"
F	EX1.0
L	



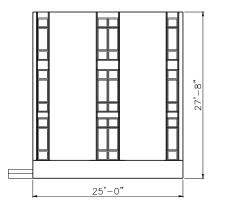
# SACRAMENTO STREET FACADE

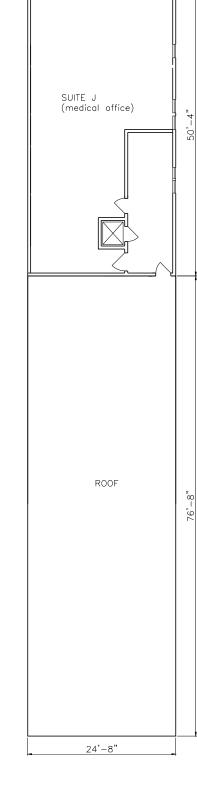
SCALE: 1/16" = 1'-0"

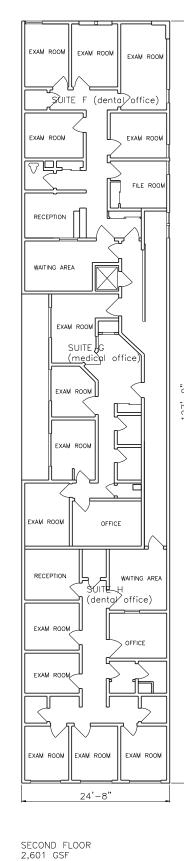
THIRD

THIRD FLOOR 1,047 GSF

AS-BUILT FLOOR PLANS







SECOND

### GROUND

FIRST FLOOR 2,581 GSF







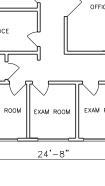










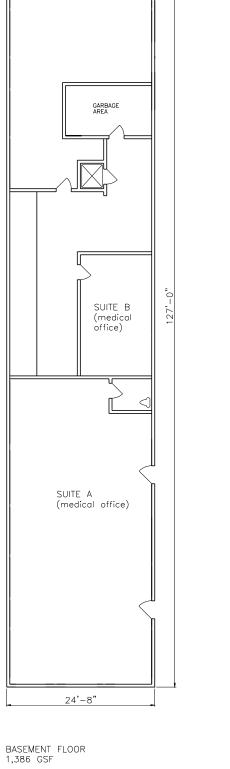








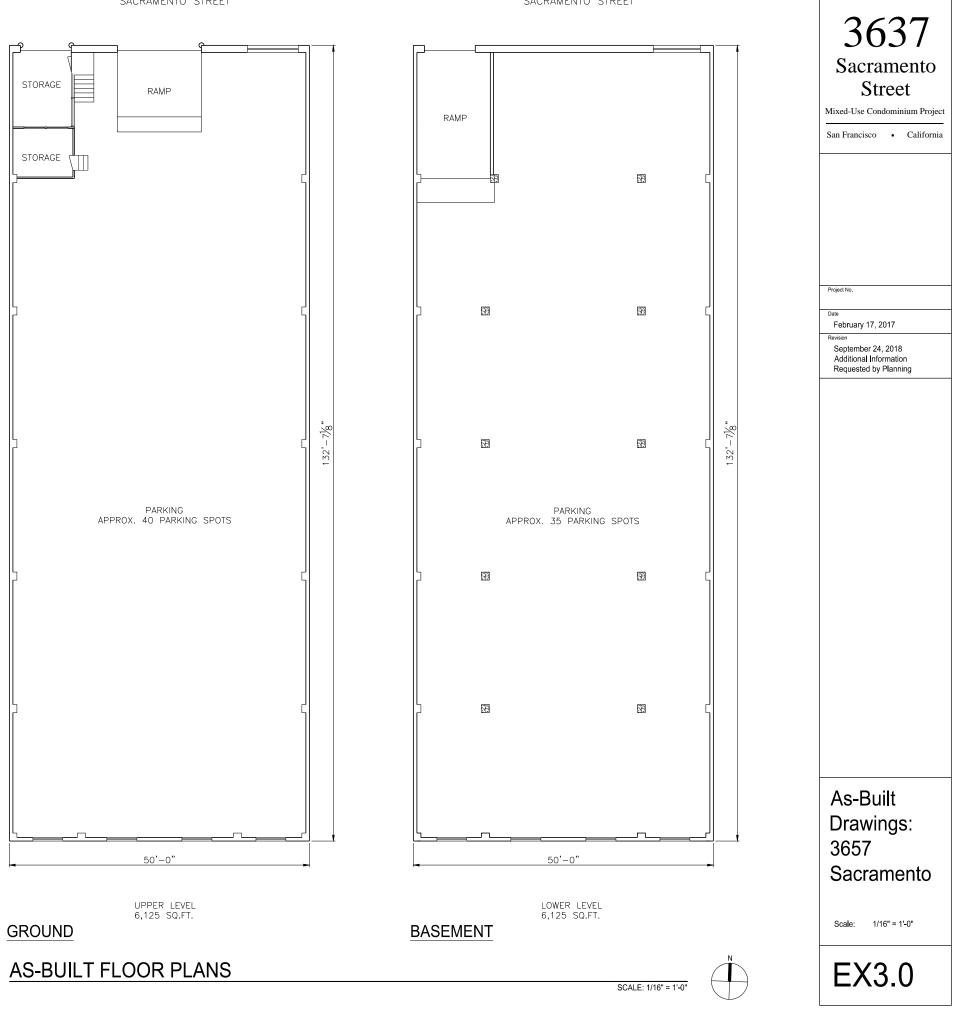
# BASEMENT

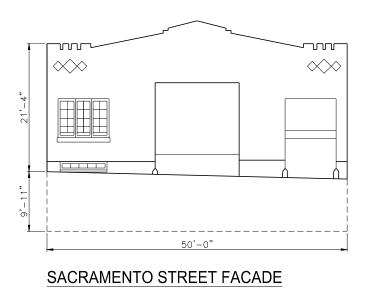


BASEMENT/STORAGE

3637 Sacramento Street Mixed-Use Condominium Project
San Francisco • California
Project No.
February 17, 2017 Revision September 24, 2018 Additional Information Requested by Planning
As-Built Drawings: 3641 Sacramento
Scale: 1/16" = 1'-0"
EX2.0

SACRAMENTO STREET



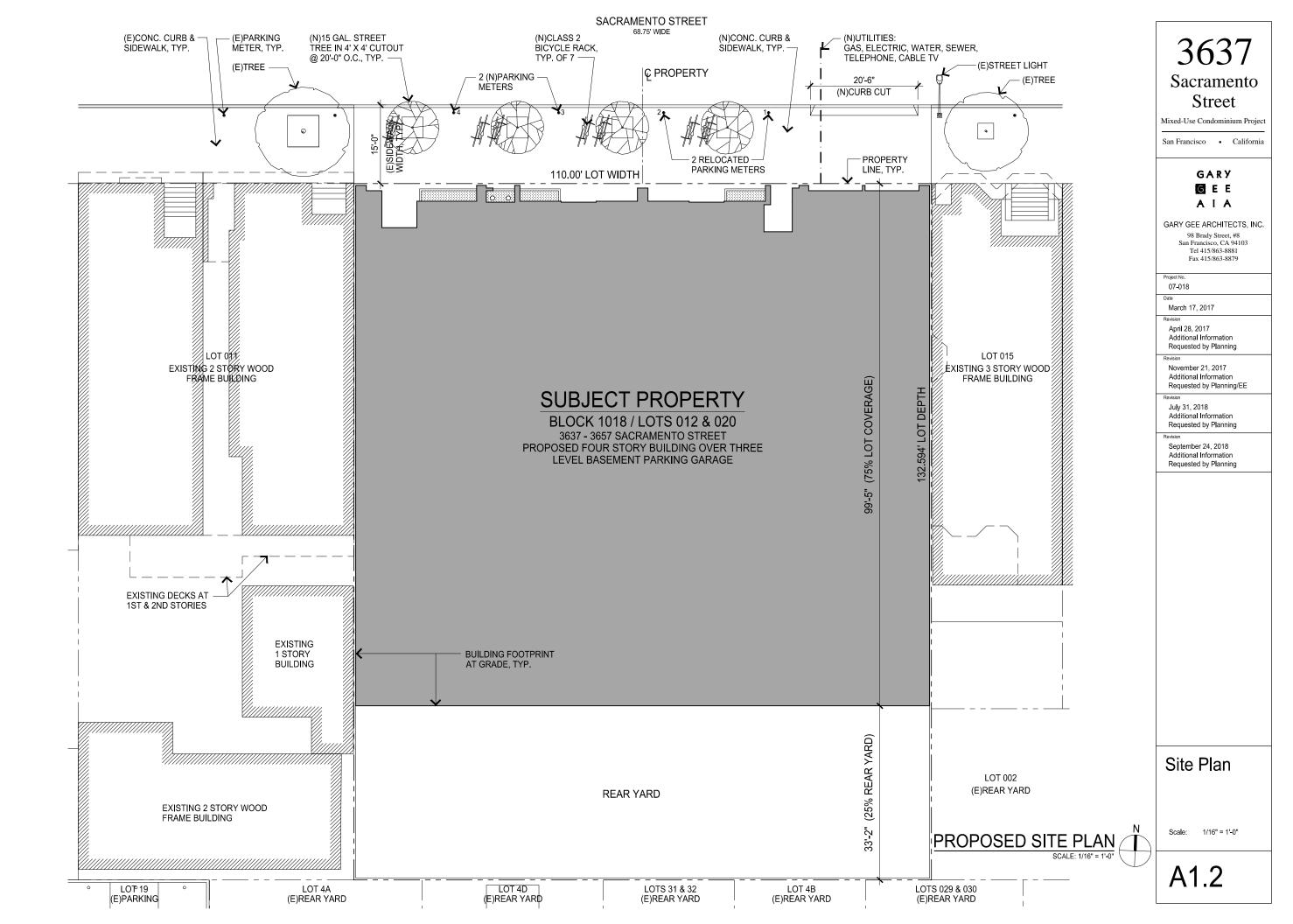


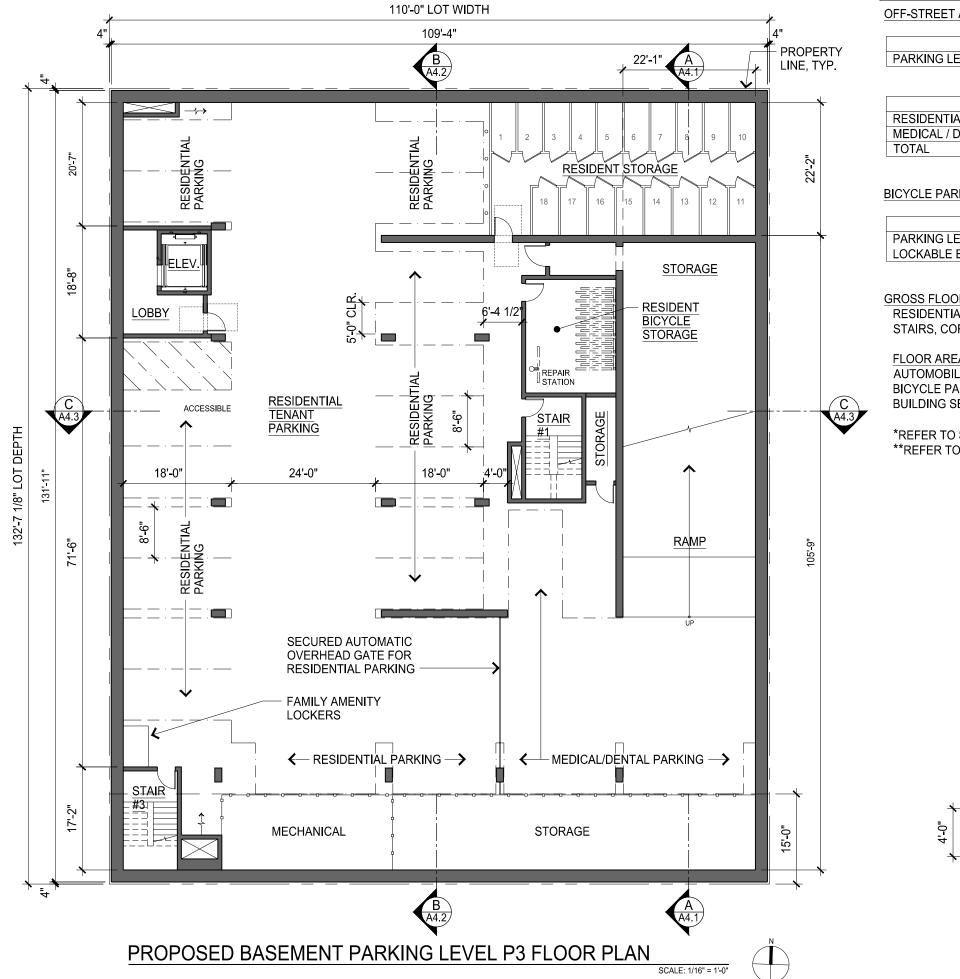
SCALE: 1/16" = 1'-0"





### SACRAMENTO STREET





## PARKING LEVEL P3

OFF-STREET AUTOMOBILE PARKING, RESIDENTIAL AND MEDICAL / DENTAL:

	ACCESSIBLE	STANDARD	COMPACT	TOTAL
PARKING LEVEL P3	1	18	2	21

	REQUIRED	ACCESSORY	TOTAL
RESIDENTIAL	18	0	18
MEDICAL / DENTAL	3	0	3
TOTAL	21	0	21

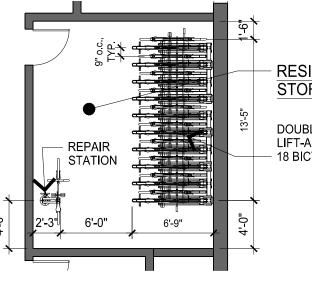
### BICYCLE PARKING, RESIDENTIAL:

	CLASS 1	CLASS 2	TOTAL
PARKING LEVEL P3			
LOCKABLE ENCLOSURE	18	0	18

GROSS FLOOR AREA PER PLANNING CODE DEFINITION: RESIDENTIAL STORAGE, LOBBY, 2,758 SQ.FT. STAIRS, CORRIDORS, WALLS, ETC.

FLOOR AREA NOT INCLUDED IN CALCULATIONS: AUTOMOBILE PARKING BICYCLE PARKING **BUILDING SERVICES** 

\*REFER TO SHEET A0.2a FOR DEFINITION OF OCCUPIED FLOOR AREA \*\*REFER TO SHEET A0.2a FOR DEFINITION OF GROSS FLOOR AREA



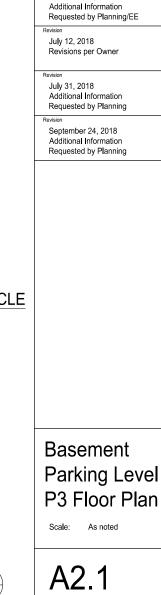
**ENLARGED FLOOR PLAN: RESIDENT BICYCLE STORAGE** 

9,953 SQ.FT. \* OCCUPIED AREA 316 SQ.FT. \* OCCUPIED AREA 1,358 SQ.FT.

### **RESIDENT BICYCLE** STORAGE

DOUBLE DECKER LIFT-ASSIST FOR **18 BICYCLES** 

SCALE: 1/8" = 1'-0"



3637

Sacramento

Street

Mixed-Use Condominium Project

San Francisco • California

GARY

GEE AIA

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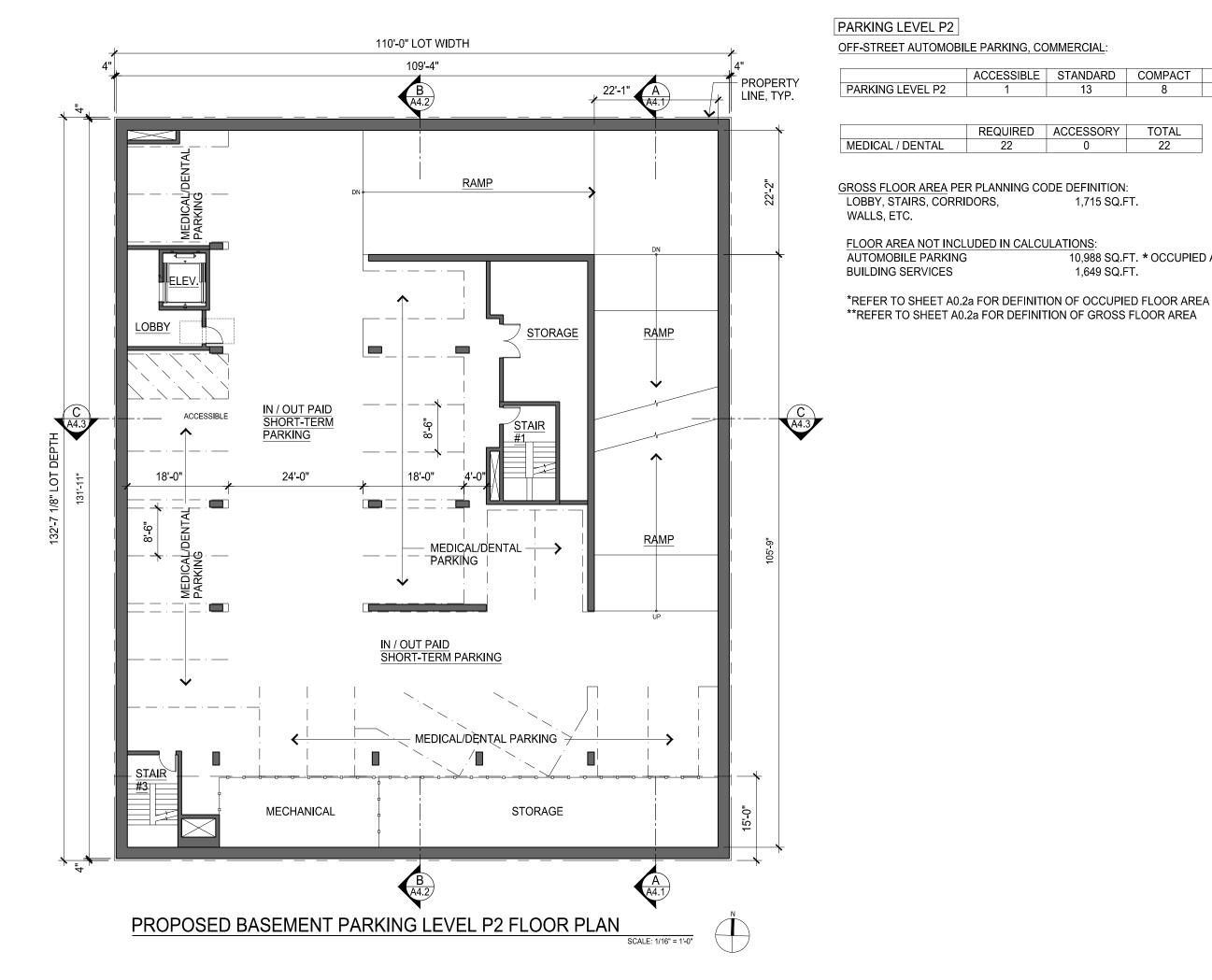
Project No. 07-018

March 17, 2017

April 28, 2017

Additional Information Requested by Planning

November 21, 2017



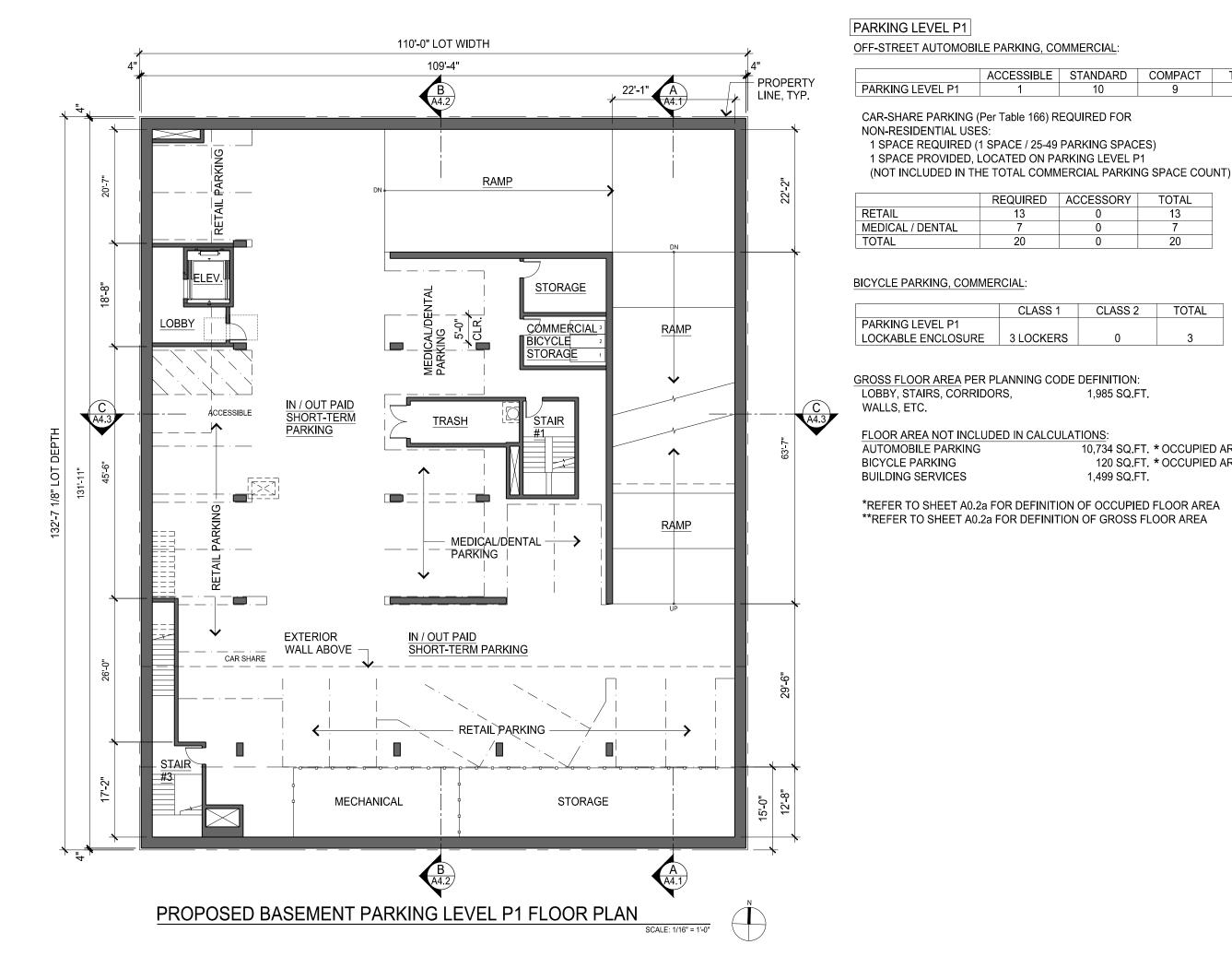
Ξ	STANDARD	COMPACT	TOTAL
	13	8	22

ACCESSORY	TOTAL
0	22

1,715 SQ.FT.

10,988 SQ.FT. \* OCCUPIED AREA 1,649 SQ.FT.

3637
Sacramento
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Mixed-Use Condominium Project
San Francisco • California
GARY GEE AIA
GARY GEE ARCHITECTS, INC. 98 Brady Street, #8 San Francisco, CA 94103 Tel 415/863-8881 Fax 415/863-8879
Project No. 07-018
Date March 17, 2017
Revision April 28, 2017 Additional Information Requested by Planning
Revision November 21, 2017 Additional Information Requested by Planning/EE
Revision July 12, 2018 Revisions per Owner
Revision July 31, 2018 Additional Information Requested by Planning
Revision September 24, 2018 Additional Information Requested by Planning
Basement Parking Level P2 Floor Plan Scale: 1/16" = 1'-0"
A2.2



E	STANDARD	COMPACT	TOTAL
	10	9	20

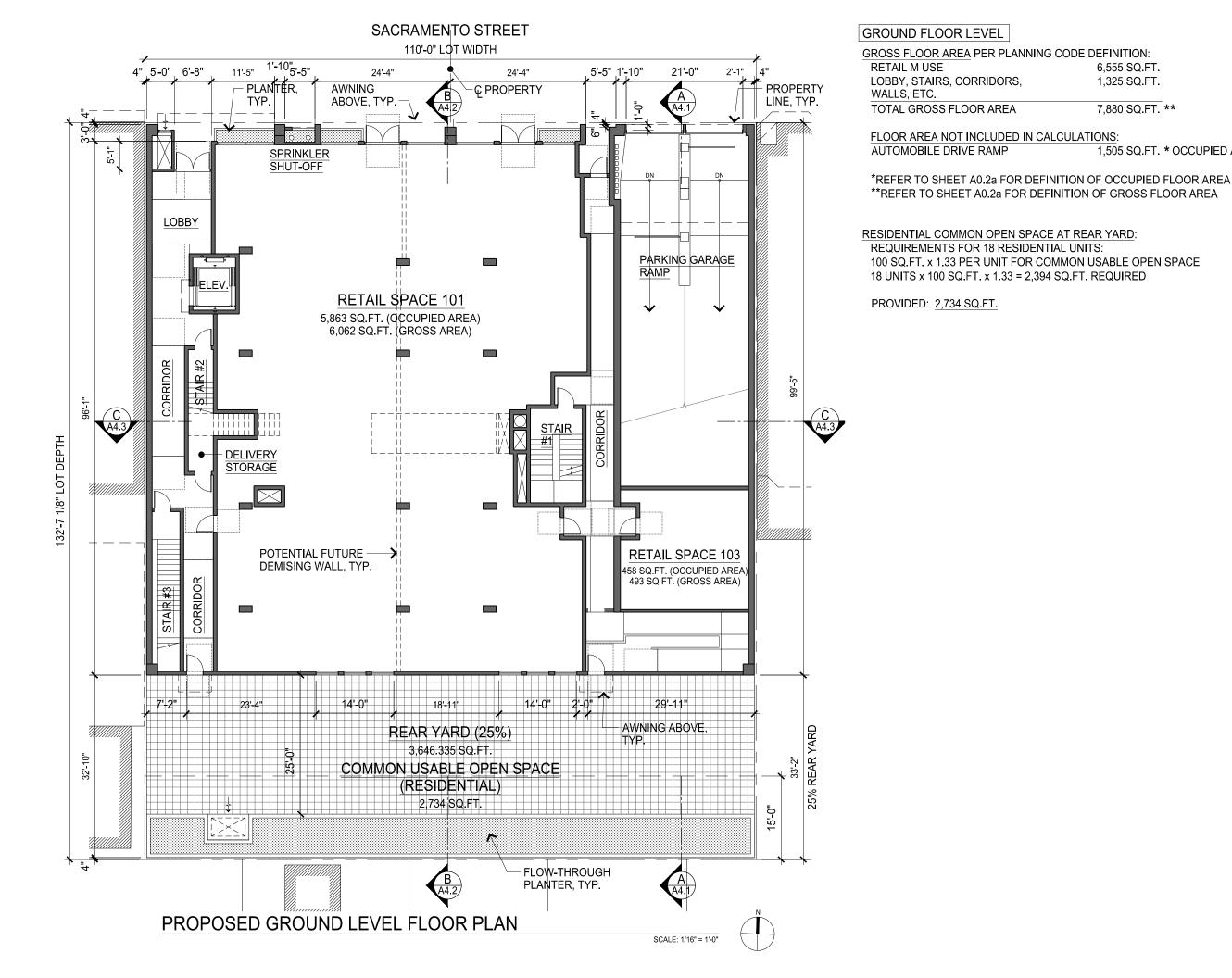
ACCESSORY	TOTAL
0	13
0	7
0	20

61	CLASS 2	TOTAL
-00	0	2
ERS	0	3

# 1,985 SQ.FT.

10,734 SQ.FT. \* OCCUPIED AREA 120 SQ.FT. \* OCCUPIED AREA 1,499 SQ FT

3637
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GARY
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Project No. 07-018 Date
March 17, 2017 Revision
April 28, 2017 Additional Information Requested by Planning Revision
November 21, 2017 Additional Information Requested by Planning/EE
July 12, 2018 Revisions per Owner
Revision July 31, 2018 Additional Information Requested by Planning
Revision September 24, 2018 Additional Information Requested by Planning
Basement Parking Level P1 Floor Plan Scale: 1/16" = 1-0"
A2.3



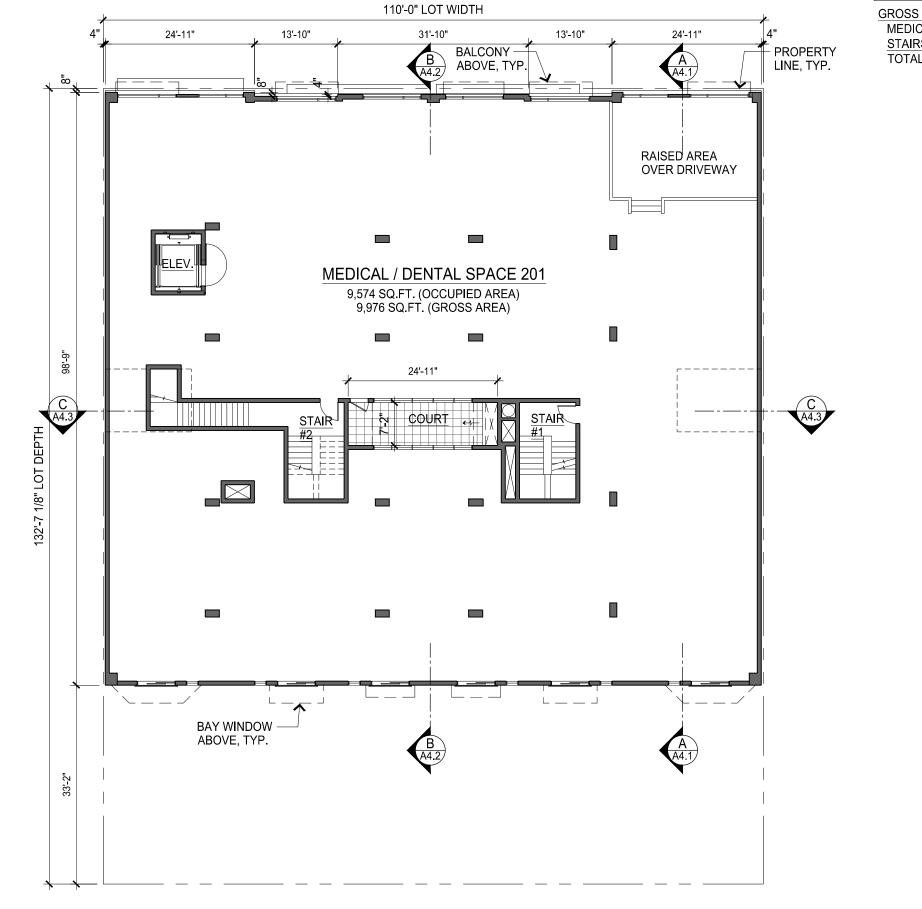
6,555 SQ.FT. 1,325 SQ.FT.

7,880 SQ.FT. \*\*

1,505 SQ.FT. \* OCCUPIED AREA

\*\*REFER TO SHEET A0.2a FOR DEFINITION OF GROSS FLOOR AREA

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GARY GEE AIA
GARY GEE ARCHITECTS, INC. 98 Brady Street, #8 San Francisco, CA 94103 Tel 415/863-8881 Fax 415/863-8879
Project No. 07–018
Date March 17, 2017 Revision
April 28, 2017 Additional Information Requested by Planning
<sup>Revision</sup> November 21, 2017 Additional Information Requested by Planning/EE
Revision July 12, 2018 Revisions per Owner
Revision September 24, 2018 Additional Information Requested by Planning
Ground Level Floor Plan Scale: 1/16" = 1'-0"
A2.4



SCALE: 1/16" = 1'-0"

PROPOSED SECOND LEVEL FLOOR PLAN

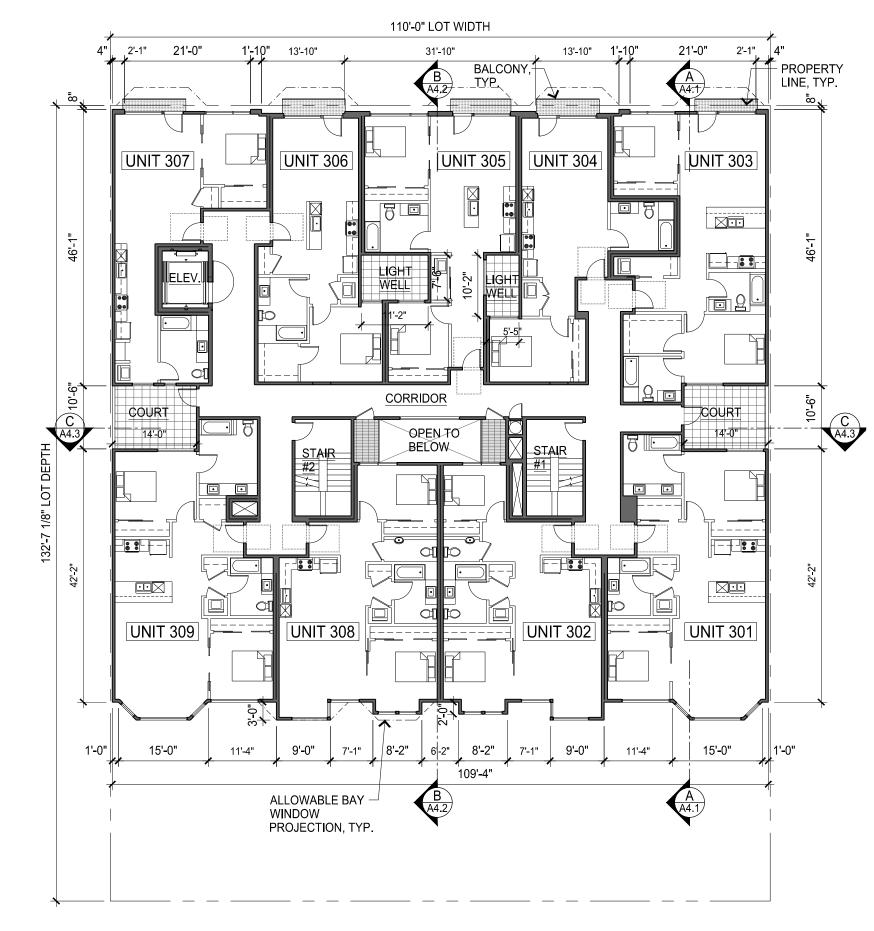
## SECOND FLOOR LEVEL

GROSS FLOOR AREA PER PLANNING CODE DEFINITION: MEDICAL / DENTAL USE STAIRS, CORRIDORS, WALLS, ETC. TOTAL GROSS FLOOR AREA

9,976 SQ.FT. 557 SQ.FT. 10,533 SQ.FT.

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Project No. 07-018
Date March 17, 2017 Revision
April 28, 2017 Additional Information Requested by Planning Revision
November 21, 2017 Additional Information Requested by Planning/EE
Revision September 24, 2018 Additional Information Requested by Planning
Second Level Floor Plan Scale: 1/16" = 1'-0"
A2.5

## THIRD FLOOR LEVEL



THIRD LEVEL UNIT TABULATION:

	BEDROOMS /	OCCUPIED	GROSS
	BATHROOMS	AREA	AREA
UNIT 301	2 BR / 2 BA	1,075 SQ.FT.	1,139 SQ.FT.
UNIT 302	2 BR / 1.5 BA	887 SQ.FT.	955 SQ.FT.
UNIT 303	2 BR / 2 BA	1,005 SQ.FT.	1,085 SQ.FT.
UNIT 304	1 BR / 1 BA	701 SQ.FT.	770 SQ.FT.
UNIT 305	2 BR / 1 BA	841 SQ.FT.	916 SQ.FT.
UNIT 306	1 BR / 1 BA	736 SQ.FT.	786 SQ.FT.
UNIT 307	1 BR / 1 BA	732 SQ.FT.	806 SQ.FT.
UNIT 308	2 BR / 1.5 BA	915 SQ.FT.	982 SQ.FT.
UNIT 309	2 BR / 2 BA	1,086 SQ.FT.	1,157 SQ.FT.
TOTAL		7,977 SQ.FT.	8,596 SQ.FT.

GROSS FLOOR AREA PER PLANNING CODE DEFINITION: 9 RESIDENTIAL UNITS (3 - 1 BRs & 6 - 2 STAIRS, CORRIDORS, WALLS, ETC. TOTAL GROSS AREA

### ALLOWED PROJECTIONS:

PER PLANNING CODE SECTION 136(c)(2), BAY WINDOWS AND BALCONIES ARE ALLOWED TO PROJECT THREE FEET (3'-0) OVER STREETS IF SIDEWALK WIDTH IS GREATER THAN NINE FEET (9'-0"). THE MAXIMUM LENGTH OF PROJECTION IS FIFTEEN FEET (15'-0") AT LINE ESTABLISHING REQUIRED OPEN AREA AND REDUCED IN PROPORTION TO 9'-0" BY MEANS OF 45° ANGLES AT A DISTANCE OF 3'-0" FROM THE LINE ESTABLISHING THE REQUIRED OPEN AREA.

PER PLANNING CODE SECTION 136(c)(3)(D), THE AGGREGATE LENGTH OF ALL BAY WINDOWS AND BALCONIES PROJECTING INTO THE REQUIRED OPEN AREA SHALL BE NO MORE THAN 2/3 THE BUILDABLE WIDTH OF THE LOT ALONG A REAR BUILDING WALL.

BUILDABLE WIDTH ALONG REAR WA 2/3 BUILDABLE WIDTH: AGGREGATE LENGTH OF BAY WINDOWS AND BALCONIES:

64'-4" = 58.8% OF 109'-4" (BUILDABLE WIDTH ALONG REAR WALL) AND IS LESS THAN 2/3 (66.6%) OF BUILDABLE WIDTH.

PROPOSED THIRD LEVEL FLOOR PLAN

2 BRs)	8,596 SQ.FT.
,	1,587 SQ.FT.
	10,183 SQ.FT.

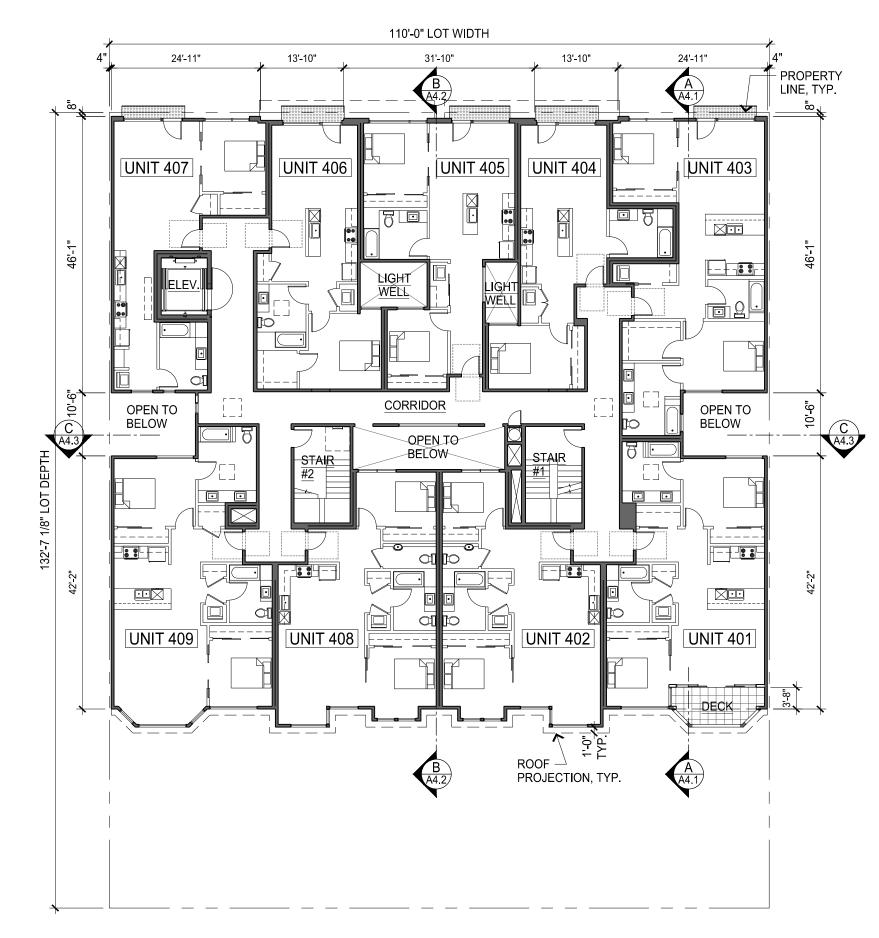
ALL:	109'-4"
	72'-11"

72'-11"

64'-4"

3637 Sacramento Street Mixed-Use Condominium Project San Francisco • California
GARY GEE AIA
GARY GEE ARCHITECTS, INC. 98 Brady Street, #8 San Francisco, CA 94103 Tel 415/863-8881 Fax 415/863-8879
Project No. 07-018 Date March 17, 2017
March 17, 2017 Revision April 28, 2017 Additional Information Requested by Planning
Revision November 21, 2017 Additional Information Requested by Planning/EE Revision
September 24, 2018 Additional Information Requested by Planning
Third Level Floor Plan
Scale: 1/16" = 1'-0"
A2.6

## FOURTH FLOOR LEVEL



FOURTH LEVEL UNIT TABULATION:

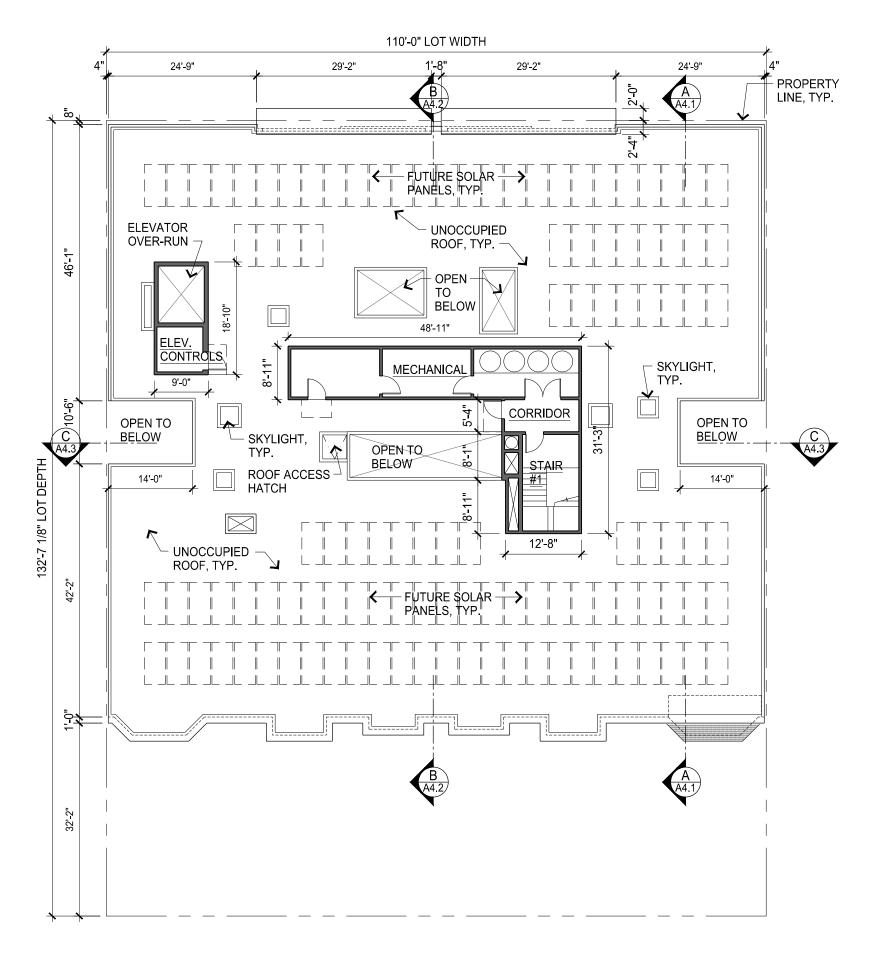
	BEDROOMS /	OCCUPIED	GROSS
	BATHROOMS	AREA	AREA
UNIT 401	2 BR / 2 BA	982 SQ.FT.	1,051 SQ.FT.
UNIT 402	2 BR / 1.5 BA	887 SQ.FT.	955 SQ.FT.
UNIT 403	2 BR / 2 BA	1,054 SQ.FT.	1,141 SQ.FT.
UNIT 404	1 BR / 1 BA	701 SQ.FT.	770 SQ.FT.
UNIT 405	2 BR / 1 BA	841 SQ.FT.	916 SQ.FT.
UNIT 406	1 BR / 1 BA	736 SQ.FT.	786 SQ.FT.
UNIT 407	1 BR / 1 BA	731 SQ.FT.	806 SQ.FT.
UNIT 408	2 BR / 1.5 BA	915 SQ.FT.	982 SQ.FT.
UNIT 409	2 BR / 2 BA	1,086 SQ.FT.	1,157 SQ.FT.
TOTAL		7,934 SQ.FT.	8,564 SQ.FT.

GROSS FLOOR AREA PER PLANNING CODE DEFINITION: 9 RESIDENTIAL UNITS (3 - 1 BRs & 6 - 2 STAIRS, CORRIDORS, WALLS, ETC. TOTAL GROSS AREA

# PROPOSED FOURTH LEVEL FLOOR PLAN

2 BRs)	8,564 SQ.FT.
	1,528 SQ.FT.
	10,092 SQ.FT.

3637
Sacramento
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Project No. 07-018 Date
March 17, 2017 Revision
April 28, 2017 Additional Information Requested by Planning
Revision November 21, 2017 Additional Information Requested by Planning/EE
Revision September 24, 2018 Additional Information Requested by Planning
Fourth Level Floor Plan Scale: 1/16" = 1-0"
A2.7



# ROOF LEVEL

GROSS FLOOR AREA PER PLANNING CODE DEFINITION: ROOF PENTHOUSE CORRIDOR TOTAL GROSS AREA

FLOOR AREA NOT INCLUDED IN CALCULATIONS: STAIRS BUILDING SERVICES

**ROOFTOP PROJECTIONS:** 

PER SECTION 260.(b)(1), THE SUM OF THE HORIZONTAL AREAS OF ALL ROOFTOP PROJECTIONS SHALL NOT EXCEED 20% OF THE HORIZONTAL AREA OF THE ROOF ABOVE WHICH THEY ARE SITUATED.

TOTAL ROOF AREA 20% OF TOTAL ROOF AREA

**ROOFTOP PROJECTIONS:** ELEVATOR PENTHOUSE STAIR #1 PENTHOUSE CORRIDOR MECHANICAL PENTHOUSE MECHANICAL SHAFTS SKYLIGHTS ROOF ACCESS HATCH MECHANICAL EQUIPMENT

TOTAL AREA OF ROOFTOP PROJECTIONS

1,179 SQ.FT. = 10.8% OF 10,953 SQ.FT. (TOTAL ROOF AREA) AND IS LESS THAN 2,190 SQ.FT. (20% OF TOTAL ROOF AREA)

SOLAR PANELS:

3,314 SQ.FT. = 30.3% OF 10,953 SQ.FT. (TOTAL ROOF AREA) AND IS MORE THAN 3,286 SQ.FT. (30%) OF TOTAL ROOF AREA.

PROPOSED ROOF LEVEL FLOOR PLAN

77 SQ.FT. 77 SQ.FT.

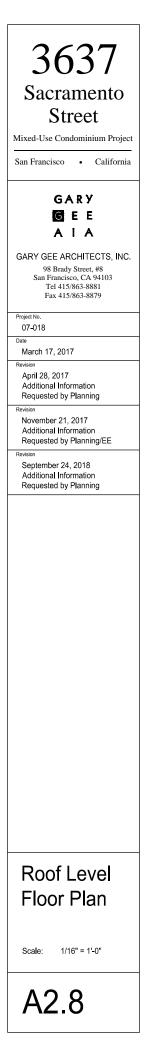
163 SQ.FT. 598 SQ.FT.

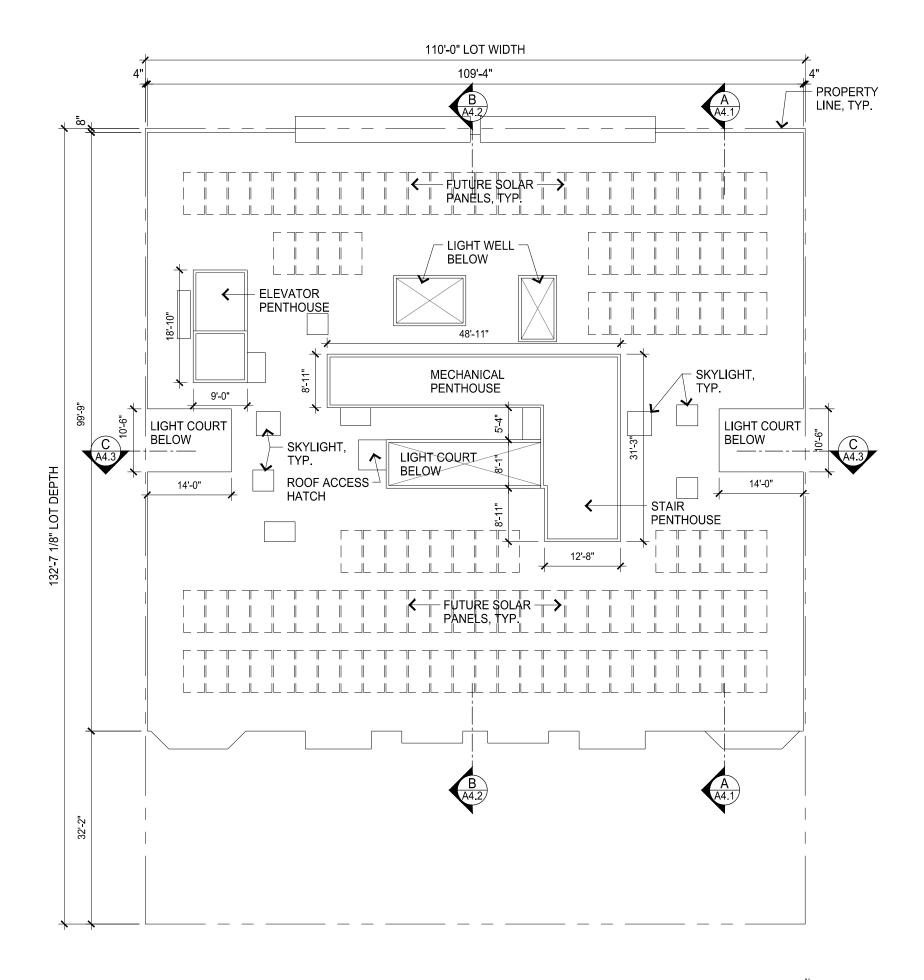
> 10.953 SQ.FT. 2,190 SQ.FT.

> > 169 SQ.FT. 175 SQ.FT. 77 SQ.FT. 436 SQ.FT. 62 SQ.FT. 237 SQ.FT. 23 SQ.FT. -- SQ.FT.

1,179 SQ.FT.

3,314 SQ.FT.





PROPOSED PENTHOUSE ROOF PLAN

SCALE: 1/16" = 1'-0"

3637
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GARY GEE AIA
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Project No. 07-018
Date March 17, 2017 Revision
Revision April 28, 2017 Additional Information Requested by Planning Revision
November 21, 2017 Additional Information Requested by Planning/EE
September 24, 2018 Additional Information Requested by Planning
Penthouse Roof Plan
Scale: 1/16" = 1'-0"
A2.9

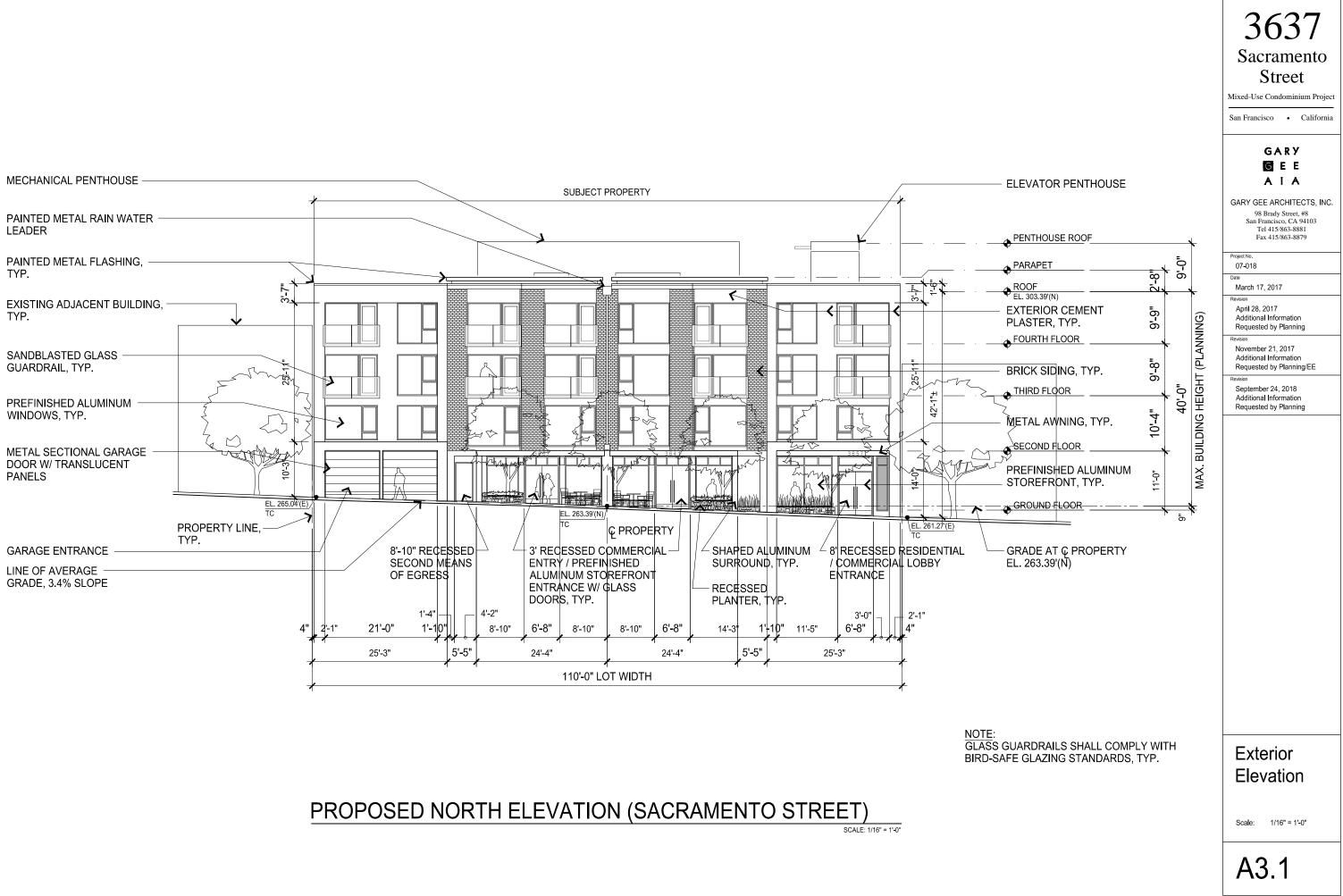


PROPOSED SACRAMENTO STREET VIEW

### 3637 SACRAMENTO STREET UPPER FLOOR FACADE DESIGN CONCEPTS

- UPPER FLOOR LEVELS TWO THROUGH FOUR:
  FACADE DIVIDED VERTICALLY INTO 24' TO 25' MODULES
  VERTICAL CEMENT PLASTER AND BRICK PILASTERS DEFINE THREE MAJOR FACADE PLANES
  PROJECTING BALCONIES, WINDOW BANDS, METAL BAND SEPARATING GROUND FLOOR AND PARAPET DEFINES HORIZONTAL BUILDING PLANES

3637
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Project No. 07-018 Date
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November 21, 2017 Additional Information Requested by Planning/EE
Revision September 24, 2018 Additional Information Requested by Planning
Proposed Sacramento Street View Rendering
R1



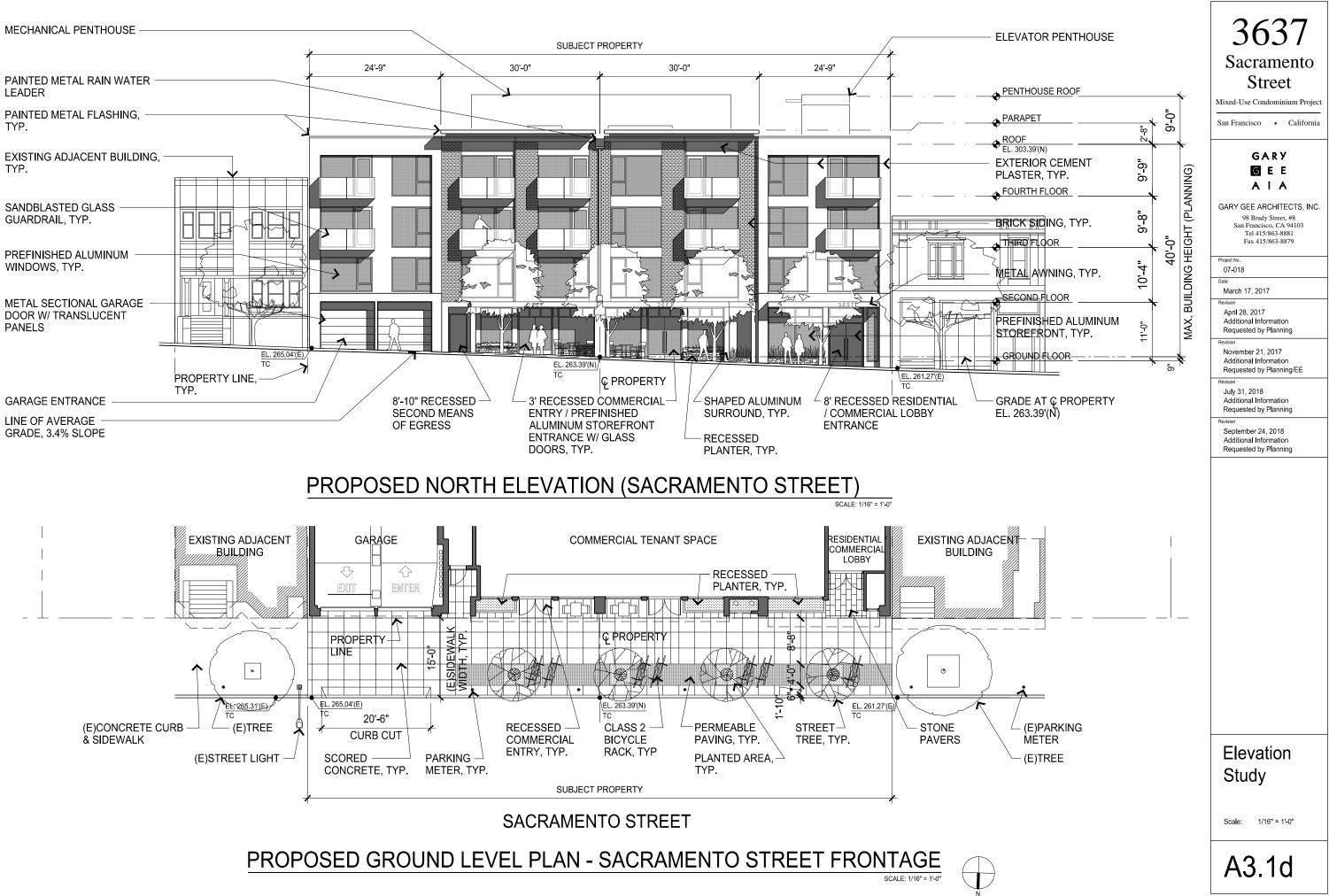


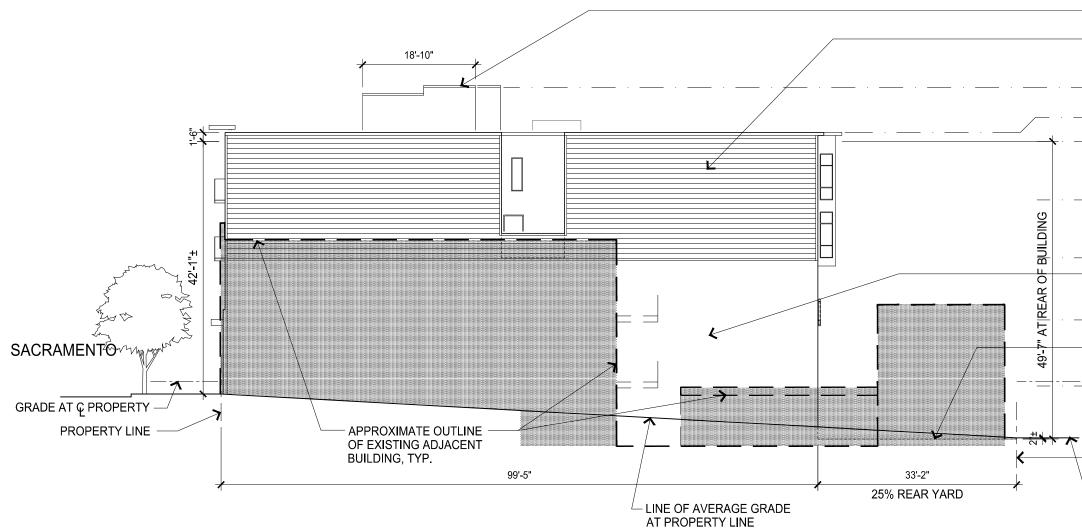
PROPOSED SACRAMENTO STREET COMMERCIAL STOREFRONT VIEW

### 3637 SACRAMENTO STREET GROUND FLOOR DESIGN CONCEPTS

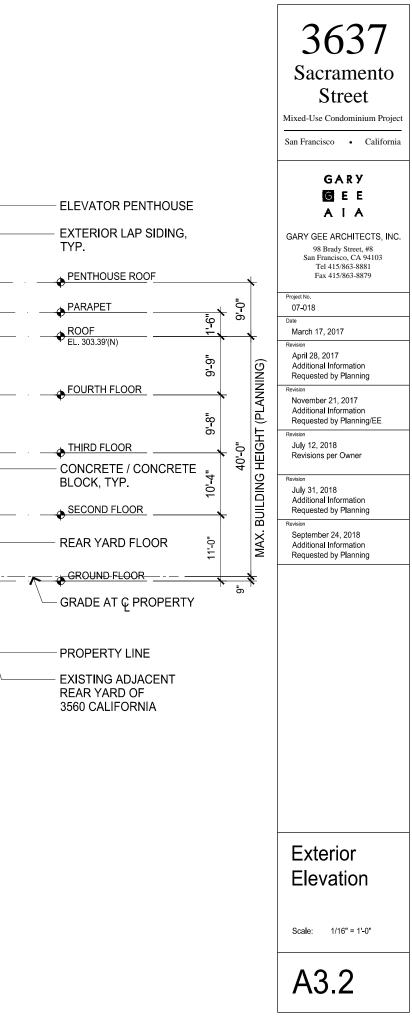
- COMMERCIAL STOREFRONTS AND RESIDENTIAL LOBBY ORIENTED FOR PEDESTRIAN SCALE:
  STOREFRONTS IN 24' TO 25' WIDE MODULES WITH SMALLER WINDOWS AND PLANTERS
  HORIZONTAL BAND SEPARATES GROUND FLOOR LEVEL COMMERCIAL FROM RESIDENTIAL FLOORS
  VERTICAL PILASTERS DIVIDE COMMERCIAL SPACES AND RESIDENTIAL LOBBY INTO SMALLER STOREFRONT MODULES

3637
Sacramento
Street Mixed-Use Condominium Project
San Francisco • California
GARY GGEE AIA
GARY GEE ARCHITECTS, INC. 98 Brady Street, #8 San Francisco, CA 94103 Tel 415/863-8881 Fax 415/863-8879
Project No. 07–018
Date March 17, 2017 Revision
April 28, 2017 Additional Information Requested by Planning
Revision November 21, 2017 Additional Information Requested by Planning/EE
Revision September 24, 2018 Additional Information Requested by Planning
Proposed Commercial Storefront View Rendering
R2

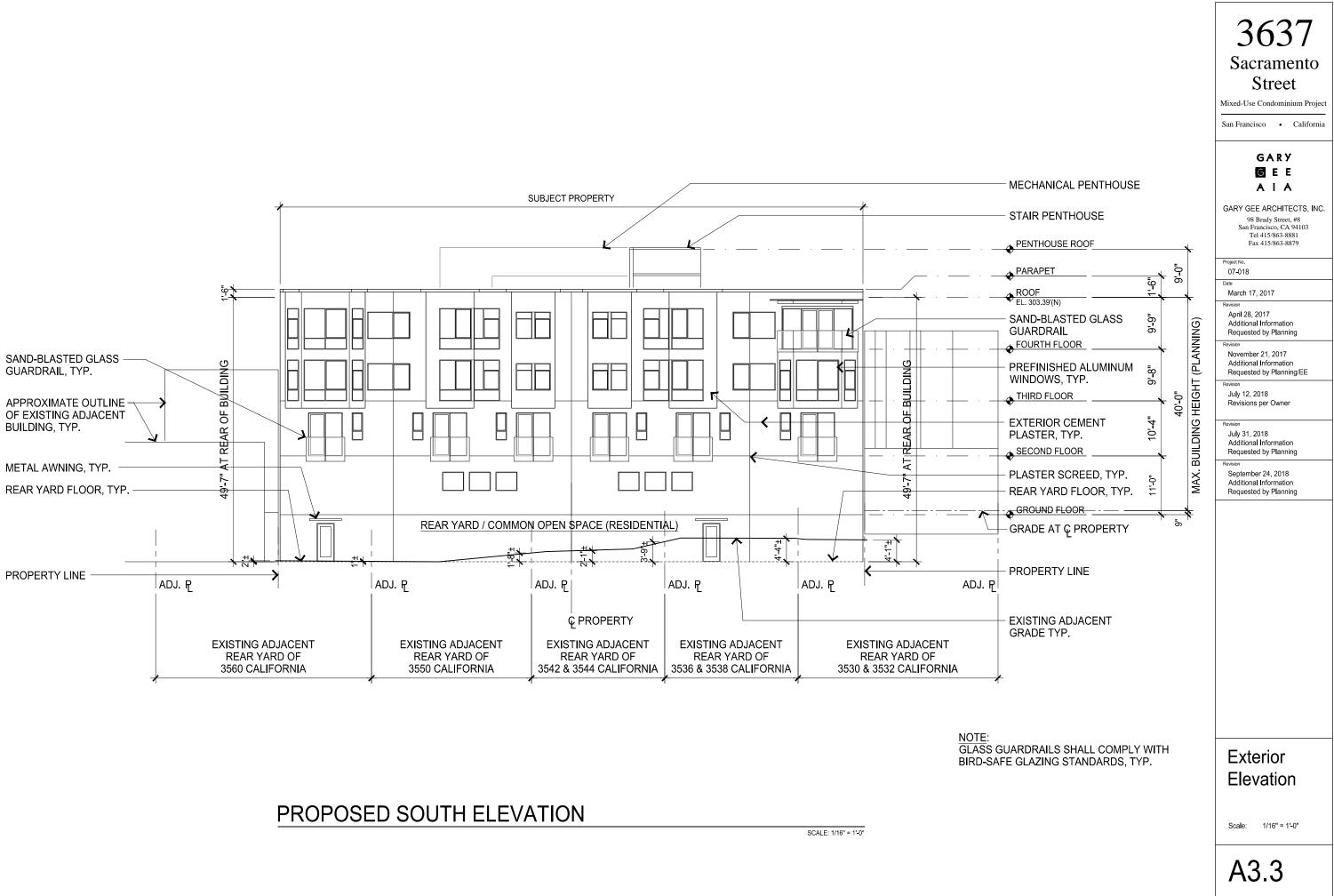


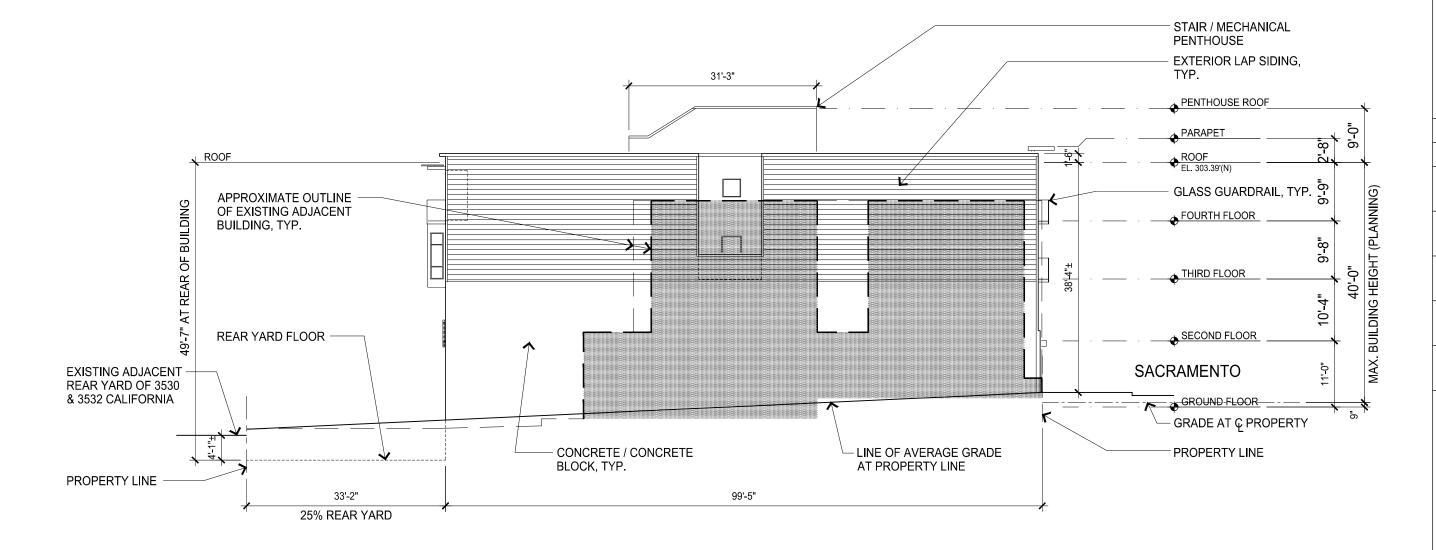


PROPOSED WEST ELEVATION





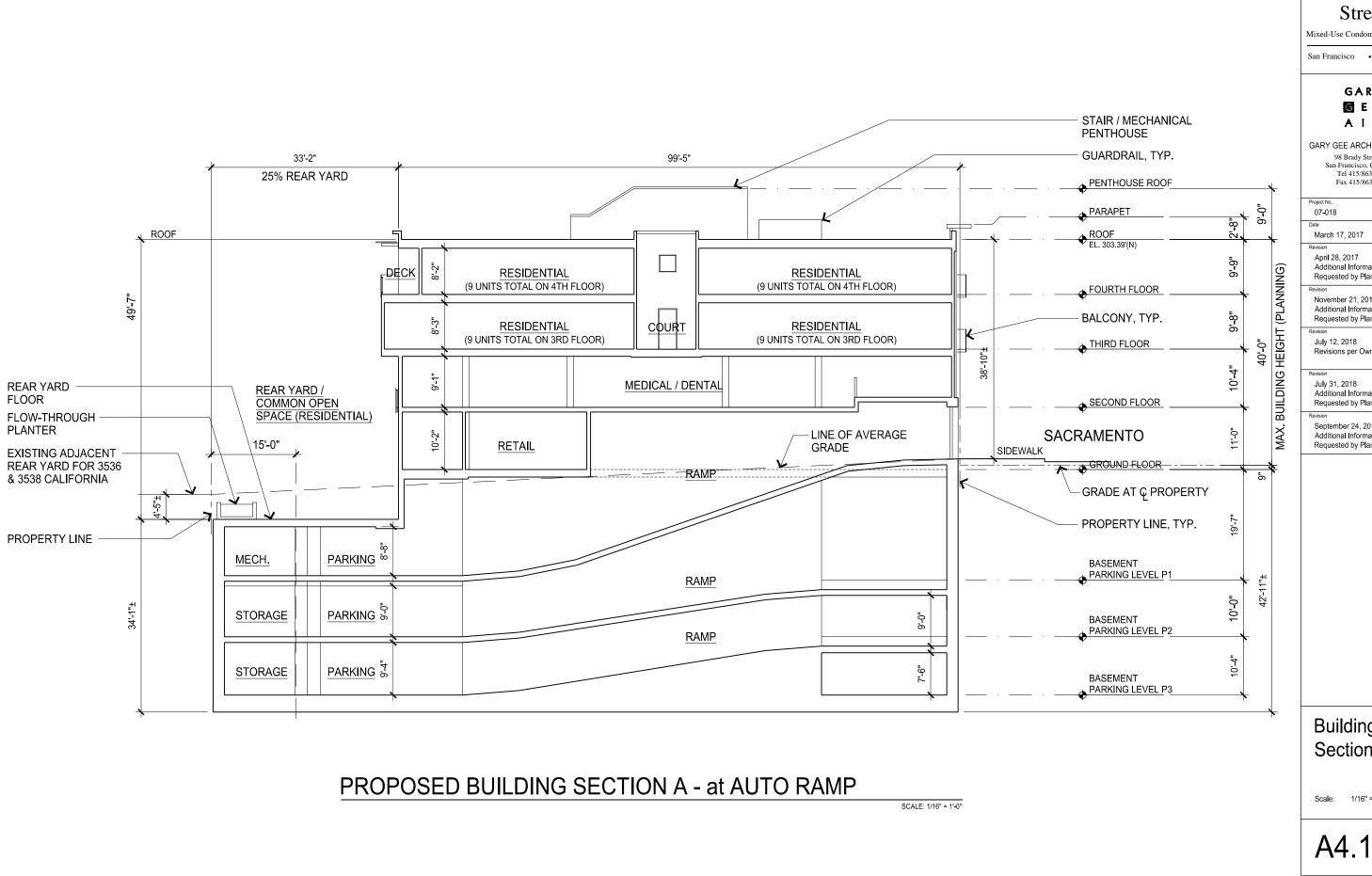




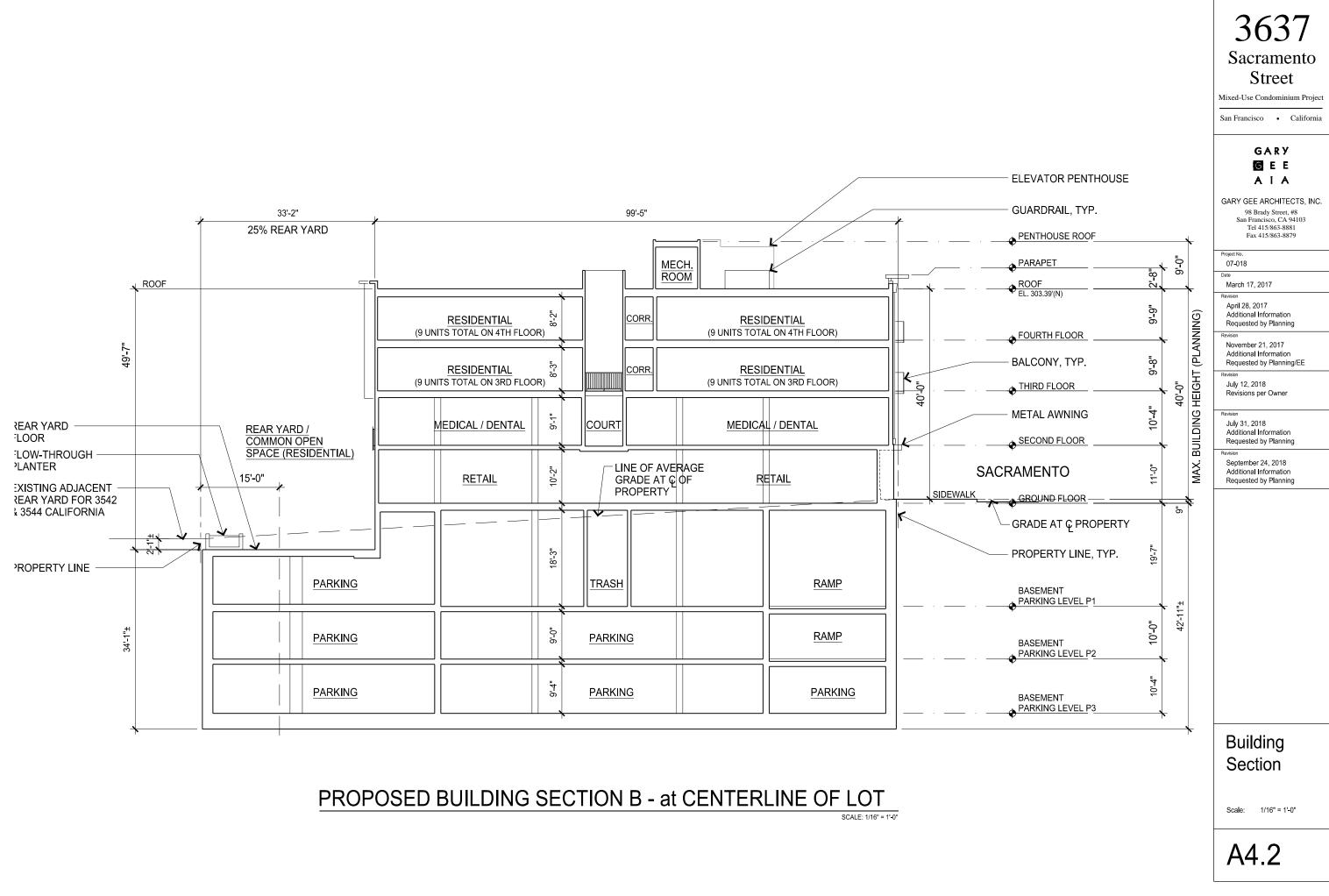
# PROPOSED EAST ELEVATION

3637
Sacramento
Street
Mixed-Use Condominium Project
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Project No.
07-018 Date March 17, 2017
Revision April 28, 2017 Additional Information Requested by Planning
Revision November 21, 2017 Additional Information Requested by Planning/EE
Revision July 12, 2018 Revisions per Owner
Revision July 31, 2018 Additional Information Requested by Planning
Revision September 24, 2018 Additional Information Requested by Planning
Exterior Elevation
Scale: 1/16" = 1'-0"

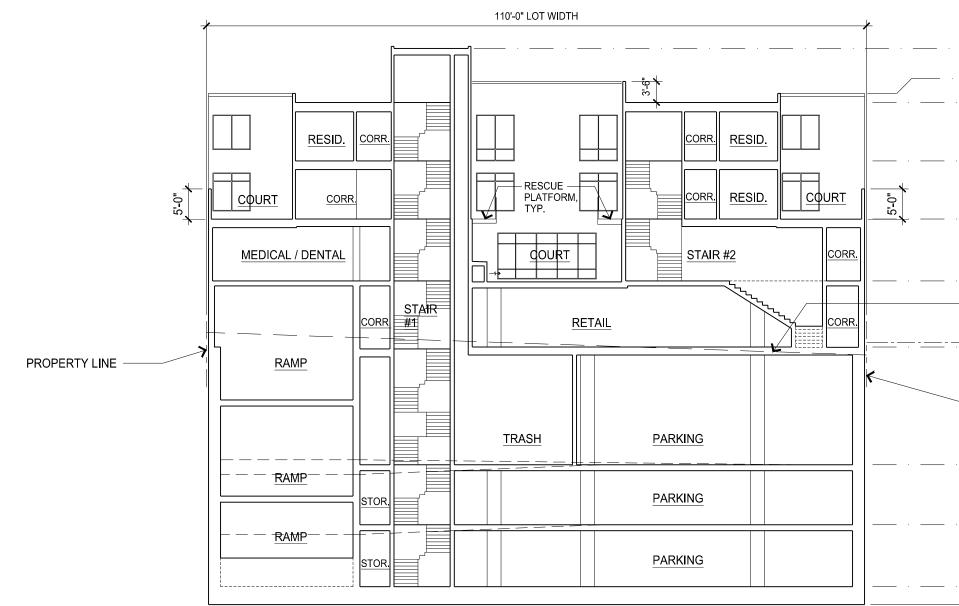
A3.4



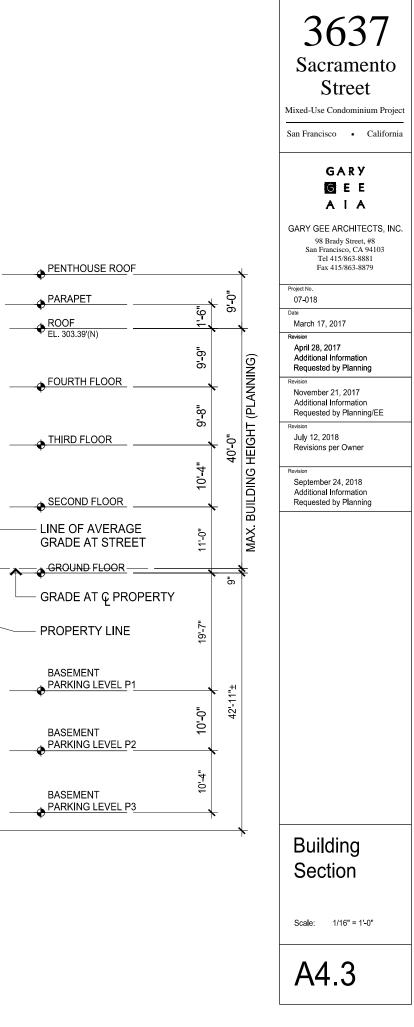
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Revision November 21, 2017 Additional Information Requested by Planning/EE
<sup>Revision</sup> July 12, 2018 Revisions per Owner
Revision July 31, 2018 Additional Information Requested by Planning
Revision September 24, 2018 Additional Information Requested by Planning
Building Section
Scale: 1/16" = 1'-0"
ΔΔ 1



# **PROPOSED BUILDING SECTION C - CROSS SECTION**

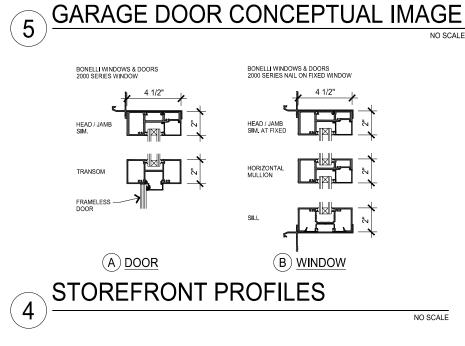


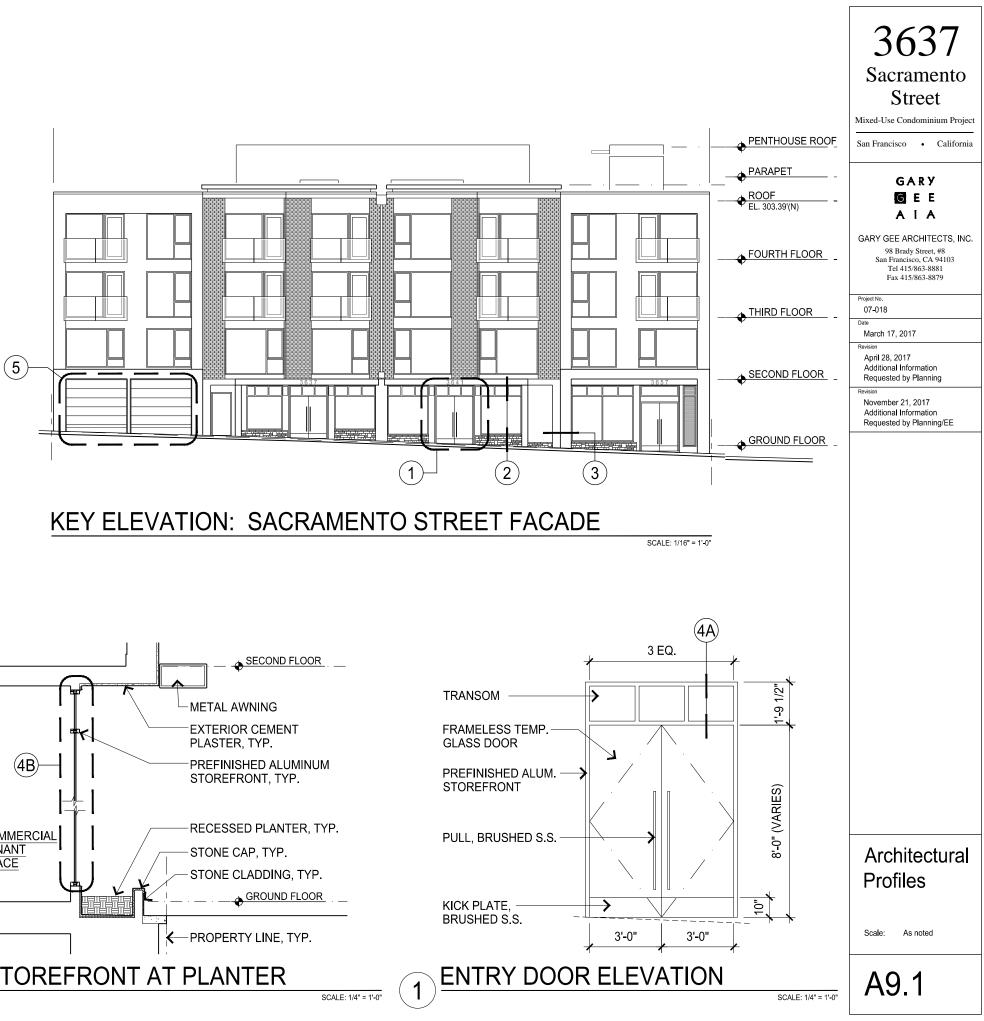
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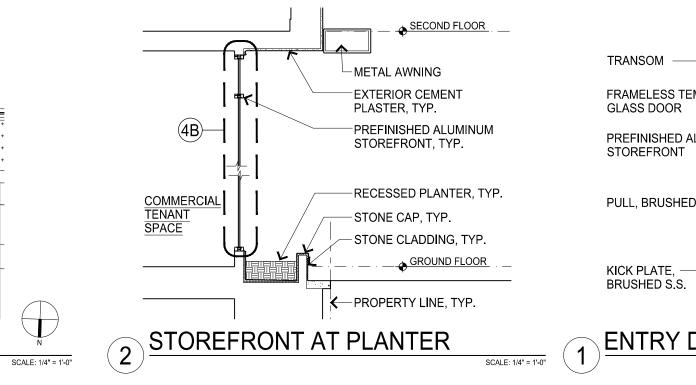




METAL SECTIONAL GARAGE DOOR WITH TRANSLUCENT PANELS, TYP.

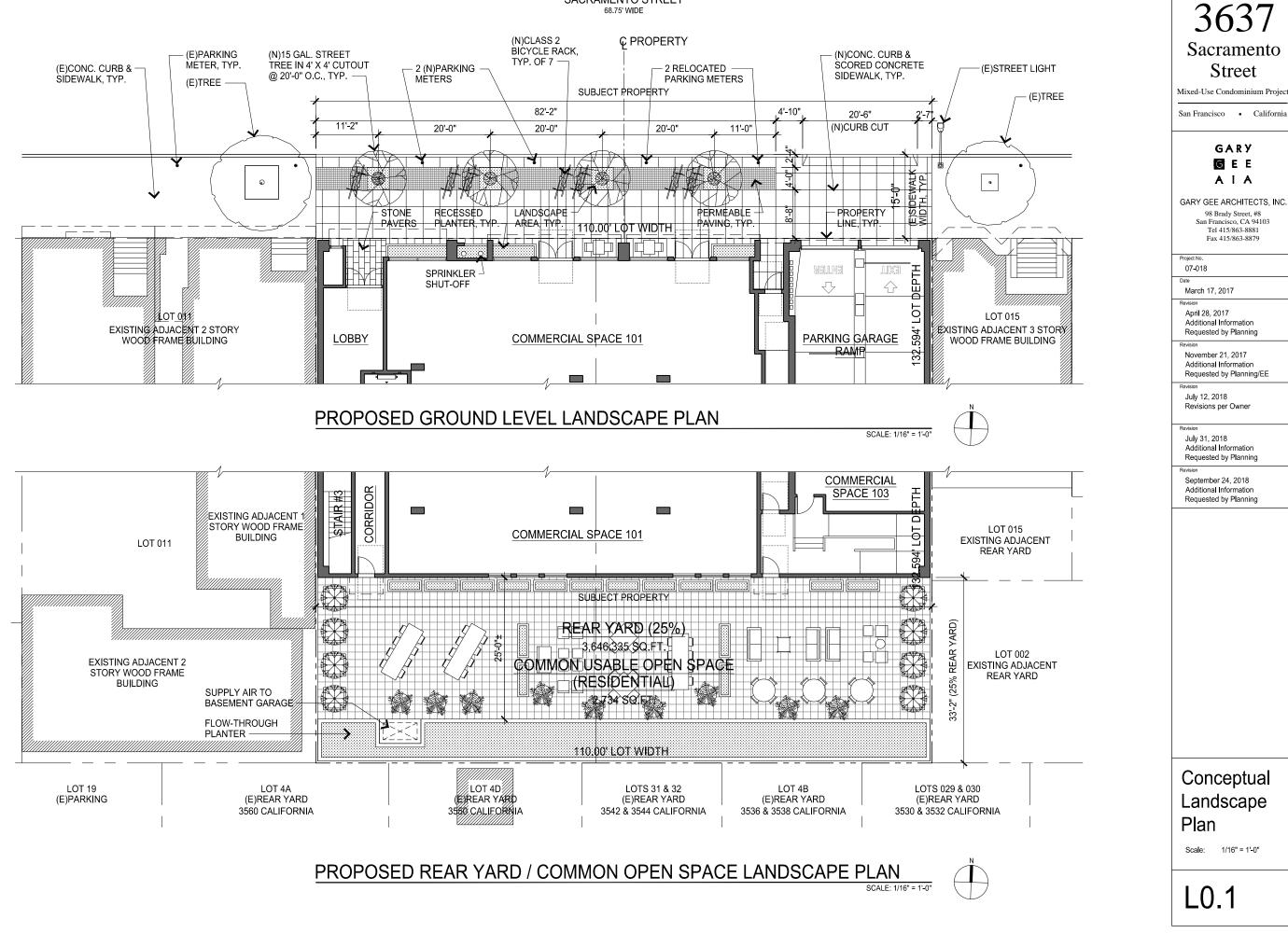






COMMERCIAL TENANT SPACE SPRINKLER PREFINISHED ALUMINUM SHUT-OFF STOREFRONT 7 \*ŘEĊĖSSED\_ ⁺₽ĽANTER, ⁺T,Y₽⁺ EXTERIOR STONE CA₽, TYP. CEMENT PLASTER, TYP PROPERTY LINE 7 SCORED CONC. -SIDEWALK, TYP. V STOREFRONT JAMB ໌3 ີ

### SACRAMENTO STREET 68 75' WIDE





# SAN FRANCISCO PLANNING DEPARTMENT

# Certificate of Determination Exemption from Environmental Review

Case No.:	2007.1347E
Project Title:	3637-3657 Sacramento Street
Zoning:	Sacramento Street Neighborhood Commercial District (NCD)
	40-X Height and Bulk District
Block/Lot:	1018/012 and 020
Lot Size:	14,580 square feet
Project Sponsor:	Gary Gee, Gary Gee Architects, Inc.
	(415) 602-8610
Staff Contact:	Lana Wong — (415) 575-9047
	lana.wong@sfgov.org

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 site is located on the south side of Sacramento Street on the block surrounded by Sacramento, Spruce, Locust, and California Streets in the Presidio Heights neighborhood. The site is comprised of two lots. Lot 012, located at 3657 Sacramento Street, contains a single-story, 12,250-square-foot, 75-space parking garage that was constructed in 1920. Lot 020, contains two structures: 3637 Sacramento Street, a two-story, occupied medical office building with three surface parking spaces that was constructed in 1966, and 3641 Sacramento Street, an occupied three-story office building constructed in 1974. Within the existing medical office building 16 offices are present, 13 are currently occupied and three are vacant. The project proposes to demolish the existing buildings and construct a 40-foot-tall, four-story building with a 9-foot-tall elevator penthouse and 4-foot-tall parapet. The building would contain approximately 6,500 square feet of retail on the first floor, 10,000 square feet of medical office use on the second floor, and 18 dwelling units (17,100 square feet) on the third and fourth floors. The project proposes 64 parking spaces on three below-grade levels consisting of 45 short-term public parking spaces on the first and second levels (13 retail spaces and 32 medical spaces), 18 residential parking spaces on the third level, and one car share parking space.

(Continued on next page)

### **EXEMPT STATUS:**

Categorical Exemption, Class 32 (California Environmental Quality Act [CEQA] Guidelines section 15332)

### **DETERMINATION:**

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Lisa M. Gibson Environmental Review Officer

- cc: Gary Gee, Project Sponsor Mary Woods, Current Planner
  - Mary Woods, Current Planner Supervisor Catherine Stefani, District 2

September 20, 2018

Date

Allison Vanderslice, Principal Preservation Planner Historic Preservation Distribution List Virna Byrd, M.D.F.

EXHIBIT C

### **PROJECT DESCRIPTION (continued):**

The garage would also provide 21 *class 1* bicycle parking spaces and family amenity lockers. The project would provide 14 *class 2* bicycle parking spaces on Sacramento Street. The residential lobby and commercial entrances would be accessible via Sacramento Street. Staircases and elevators in the parking garage would also provide entrances to the building. The project would remove three existing curb cuts along Sacramento Street and the parking garage would be accessed from a new approximately 21 foot wide curb cut on Sacramento Street. There are three existing trees on the property that would be removed. The project would plant four new trees and planters. The project proposes approximately 2,800 square feet of open space, including 2,390 square feet of common open space at the ground floor and 400 square feet of private open space. The project includes approximately 3,300 square feet of solar panels on the roof.

The project would require 18,000 cubic yards of excavation with approximately up to 43 feet of soil disturbance. Construction is anticipated to last up to 20 months. During construction the project may include sidewalk, parking, and travel lanes closures along Sacramento Street. The building would be a four-story wood-frame and reinforced concrete structure over three levels of below-grade garage parking. Underpinning and temporary shoring will be required during the proposed excavation operations and construction of the garage level retaining walls. The commercial, office, and residential levels would be supported by either structural wood floors or post-tensioned concrete slabs.

**Project Setting.** The project site is bounded on the east and west by two- and three-story wood-frame mixed-use buildings that share the common property lines. The project site is located within the Sacramento Street corridor, a mixed-use urban area with a mixture of two- to three-story buildings with residential units and offices above ground-floor commercial/retail. Neighboring uses include retail, restaurants, offices, and residential uses. The topography at the project site and project area slopes gently downward to the south and upward to the east.

### **Project Approvals**

The proposed project would require the following approvals:

- Conditional Use Authorization (Planning Commission)
- Demolition Permit (Department of Building Inspection)
- Building Permit (Department of Building Inspection)

The proposed project would require Conditional Use Authorization for development lot size (Planning Code section 121.1), for exceeding the non-residential use size limit of 2,500 square feet (section 121.2) for both the commercial and medical uses on the first and second floors, and for a public parking garage for short-term parking (section 102).

**Approval Action.** The Conditional Use approval from the Planning Commission is the Approval Action for the proposed project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to section 31.04(h) of the San Francisco Administrative Code.

### EXEMPT STATUS:

CEQA State Guidelines section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects that meet five specific conditions. As discussed below, the proposed project satisfies the terms of the Class 32 exemption.

*a)* The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.

The *San Francisco General Plan*, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project is consistent with applicable general plan designations and policies. The site is located within the Sacramento Street NCD Zoning District. The proposed project would construct an approximately 6,500 square feet of retail on the first floor, 10,000 square feet of medical office use on the second floor, and 18 dwelling units (17,100 square feet) on the third and fourth floors. The project proposes 64 parking spaces on three below-grade levels including; 45 short-term parking spaces on the first and second levels (3 retail spaces and 32 medical spaces),18 residential parking spaces on the third level, and one car share parking space. These uses are permitted or conditionally authorized within the Sacramento Street NCD. The project site is located in the 40-X Height and Bulk District, where the maximum allowed height of a building is 40 feet. The proposed building would conform to this zoning, with a height of 40 feet (not including the 4-foot-tall parapet and 9-foot-tall elevator penthouse, which are exempt per Planning Code Section 260). Thus, the proposed project would be consistent with applicable zoning designations.

### *b)* The development occurs within city limits on a site of less than five acres surrounded by urban uses.

The 14,580 square-foot (0.33-acre) project site is located within a developed area of San Francisco. The project site is currently developed and contains a single-story-over-basement, 12,250-square-foot, 75-space parking garage, a two-story, semi-occupied medical office building with three surface parking spaces, and an occupied three-story office building. The surrounding uses are mixed residential, retail, offices, and restaurants. The proposed project, therefore, would be properly characterized as in-fill development of less than five acres, completely surrounded by urban uses.

*c)* The project site has no habitat for endangered, rare, or threatened species.

The project site is within a developed urban area and occupied by three existing structures, with minimal landscaping, including three existing trees, and groundcover. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

*d)* Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

### **Transportation**

On March 3, 2016, in anticipation of the future certification of revised CEQA Guidelines pursuant to Senate Bill 743, the San Francisco Planning Commission adopted State Office of Planning and Research's recommendation in the Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA to use the Vehicle Miles Traveled (VMT) metric instead of automobile delay to evaluate the transportation impacts of projects (Resolution 19579). The VMT metric does not apply to the analysis of impacts on non-automobile modes of travel such as riding transit, walking, and bicycling. Accordingly, this categorical exemption does not contain a separate discussion of automobile delay (i.e., traffic) impacts. Instead, a VMT and induced automobile travel impact analysis is provided.

#### VMT and Induced Vehicle Travel

Many factors affect travel behavior. These factors include density, diversity of land uses, design of the transportation network, access to regional destinations, distance to high-quality transit, development scale, demographics, and transportation demand management. Typically, low-density development at great distance from other land uses, located in areas with poor access to non-private vehicular modes of travel, generate more automobile travel compared to development located in urban areas, where a higher density, mix of land uses, and travel options other than private vehicles are available.

Given these travel behavior factors, San Francisco has a lower VMT ratio than the nine-county San Francisco Bay Area region. In addition, some areas of the City, expressed geographically through transportation analysis zones (TAZs), have lower VMT ratios than other areas of the City. The Planning Department has prepared a Geographic Information System database (the Transportation Information map) with current and projected 2040 per capita VMT figures for all TAZs in the City, in addition to regional daily average figures.<sup>1</sup>

A project would have a significant effect on the environment if it would cause substantial additional VMT. The State Office of Planning and Research's (OPR) <u>Revised Proposal on Updates to the CEQA</u> <u>Guidelines on Evaluating Transportation Impacts in CEQA<sup>2</sup></u> ("Proposed Transportation Impact Guidelines") recommend screening criteria to identify types, characteristics, or locations of projects that would not result in significant impacts to VMT. If a project meets one of the three screening criteria provided (Map-Based Screening, Small Projects, or Proximity to Transit Stations), then it is presumed that VMT impacts would be less than significant for the project and a detailed VMT analysis is not required. Map-Based Screening is used to determine if a project site is located within a TAZ in the City that exhibits low levels of VMT; Small Projects are projects that would generate fewer than 100 vehicle trips per day; and the Proximity to Transit Stations criterion includes projects that are within a half mile of an existing major transit stop, have a floor area ratio (FAR) of greater than or equal to 0.75, vehicle parking that is less than or equal to that required or allowed by the

<sup>1</sup> San Francisco Planning Department, *Transportation Information Map*, accessed November 1, 2016 at: <u>http://sftransportationmap.org</u>.

<sup>2</sup> Governor's Office of Planning and Research, *Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA*, January 20, 2016, accessed November 1, 2016 at:

https://www.opr.ca.gov/docs/Revised VMT CEQA Guidelines -Proposal January 20 2016.pdf.

Planning Code without conditional use authorization, and are consistent with the applicable Sustainable Communities Strategy.

The existing average daily household VMT per capita is 7.7 for the transportation analysis zone the project site is located in 718. This is 55 percent below the existing regional average daily household VMT per capita of 17.2. Future 2040 average daily household VMT per capita is 7.2 for the transportation analysis zone 718. This is 51 percent below the future 2040 regional average daily VMT per capita of 14.6. The existing average daily VMT per retail employee is 8.4 for the transportation analysis zone the project site is located in 718. This is 44 percent below the existing regional average daily VMT per capita of 14.9. Future 2040 average daily VMT per retail employee is 7.9 for the transportation analysis zone 718. This is 38 percent below the future 2040 regional average daily VMT per capita of 12.7. The existing average daily VMT per office employee is 10.2 for the transportation analysis zone the project site is located in 718. This is 47 percent below the existing regional average daily VMT per capita of 19.1. Future 2040 average daily VMT per office employee is 9.5 for the transportation analysis zone 718. This is 41 percent below the future 2040 regional average daily VMT per capita of 19.1. Future 2040 average daily VMT per office employee is 9.5 for the transportation analysis zone 718. This is 41 percent below the future 2040 regional average daily VMT per capita of 19.1. Future 2040 average daily VMT per office employee is 9.5 for the transportation analysis zone 718. This is 41 percent below the future 2040 regional average daily VMT per capita of 16.2.

Given that the proposed project reduces the amount of parking compared to existing conditions, the project site meets the Proximity to Transit Stations screening criterion, which also indicates the proposed project's mixed uses would not cause substantial additional VMT<sup>3</sup> and that the project site is located in an area where existing VMT is more than 15 percent below the existing regional average, the proposed project would not result in substantial additional VMT and impacts would be less-than-significant.

The proposed project is not a transportation project. However, the proposed project would include features that would alter the transportation network. These features include removing two existing curb cuts, creating a new curb cut, and bicycle amenities, such as bicycle parking. These features fit within the general types of projects identified above that would not substantially induce automobile travel. Therefore, impacts would be less-than-significant.

### Trip Generation

Based on the trip generation rates in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed new four-story mixed-use building would generate<sup>4</sup> an additional 1,329 daily person-trips of which 132 would be expected to occur during the p.m. peak-hour. These p.m. peak-hour person-trips would be distributed among various modes of transportation, including 84 automobile trips (55 vehicle-trips), 17 transit trips, 27 walking trips, and 5 other trips.

<sup>&</sup>lt;sup>3</sup> San Francisco Planning Department. *Eligibility Checklist: CEQA Section 21099 – Modernization of Transportation Analysis for 3637-3657 Sacramento Street,* April 11, 2018. This document (and all other documents cited in this report, unless otherwise noted) is available for review at the San Francisco Planning Department 1650 Mission Street, Suite 400, San Francisco, CA as part of Case File 2007.1347E.

<sup>&</sup>lt;sup>4</sup> San Francisco Planning Department. Trip Generation Calculations. April 6, 2018

### Transit

The project site is located within a quarter mile of several local transit lines including Muni lines 1-California, 1AX-California A Express, 1BX-California B Express,2-Clement, ,3-Jackson, 33-Ashbury-18th . The proposed project would generate approximately 17 weekday p.m. peak hour transit trips. Transit trips associated with the proposed project would not result in substantial capacity related impacts. Therefore, the proposed project's impact on Muni transit capacity would be less than significant and the project would not result in any significant transit impacts.

#### Construction

Construction of the proposed project is expected to occur over the course of a 20-month period. During that time, it is anticipated that the majority of the construction-related truck traffic would use I-80, I-280, and U.S. 101 to access the project site from the East Bay, South Bay, North Bay and from locations within the City. The addition of worker-related vehicle or transit trips would not substantially affect transportation conditions. Construction workers who drive to the site would cause a temporary increase in traffic volume and demand for on-street parking. Construction would be a small incremental increase in traffic and would not be considered a substantial traffic demand for parking. Construction would lessen the availability of on-street parking during working hours.

During construction the project may include sidewalk, parking, and travel lanes closures along Sacramento Streets. Construction activities in San Francisco that have the potential to affect the transportation network are subject to the San Francisco Municipal Transportation Agency's *Regulations for Working in San Francisco Streets*, also known as the "blue book," as well as the public works code and public works department orders.<sup>5</sup> The blue book is a manual for City agencies (public works, SFMTA, public utilities commission, the port, etc.), utility crews, private contractors, and others doing work in San Francisco's public rights-of-way, and it establishes rules for working safely and in a manner that will cause the least possible interference with people walking, bicycling, taking transit and/or transit operations, as well as people driving. Therefore, there would not be a significant construction impact on transportation in the project area as a result of the proposed project.

### Parking

Public Resources Code (PRC) section 21099(d)(1), effective January 1, 2014, provides that, "parking...impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." The project satisfies the conditions provided in the applicable PRC section.<sup>6</sup> Therefore, the proposed

<sup>&</sup>lt;sup>5</sup> San Francisco Municipal Transportation Agency, *City and County of San Francisco Regulations for Working in San Francisco Streets*, 8<sup>th</sup> *Edition*, January 2012, accessed June 12, 2018 at: <u>https://www.sfmta.com/sites/default/files/reports-and-</u>

documents/2017/10/blue book 8th edition pdf.pdf.

<sup>&</sup>lt;sup>6</sup> San Francisco Planning Department. *Eligibility Checklist: CEQA Section 21099 – Modernization of Transportation Analysis, 3637-3657 Sacramento Street, April 1, 2018.* 

project would not have any significant impacts related to parking, and the following discussion of parking is provided for informational purposes only.

Section 151 of the *Planning Code* generally requires one off-street parking space be provided for each dwelling unit within the Sacramento Street NCD. One off-street parking space is required for each 500 square feet of occupied floor area up to 20,000 for retail space. One off-street parking space is required for each 300 square feet of occupied floor area for medical/dental office space. The proposed project would include 18 residential units and 64 parking spaces for both residential and non-residential uses; thus, the proposed project would comply with the *Planning Code's* off-street parking requirement. The parking demand generated by the proposed project has been estimated in accordance with the *Transportation Impact Analysis Guidelines* at 80 parking spaces, which tends to overestimate parking demand because it assumes a free, unconstrained supply of parking<sup>7</sup>. Therefore, the proposed project would have an estimated parking deficit of 16 spaces, which is not considered substantial.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines section 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

### <u>Noise</u>

An approximate doubling of traffic volumes in the project area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not cause a

<sup>&</sup>lt;sup>7</sup> San Francisco Planning Department. Memorandum California Environmental Quality Act: Vehicle Miles Traveled, Parking, For-Hire Vehicles, and Alternatives. February 23, 2017

doubling in traffic volumes and therefore would not result in a substantial increase in the ambient noise level in the project vicinity.

Noise is regulated by the San Francisco Noise Ordinance (Noise Ordinance), which is codified in Article 29 of the San Francisco Police Code. Article 29 establishes property line and other limits for fixed noise sources and also regulates construction noise. Under section 2909(b), fixed noise sources (e.g. mechanical equipment) from commercial properties are limited to 8 dBA<sup>8</sup> above ambient levels and section 2909(d) also establishes that such noise not exceed an interior daytime (7 a.m. to 10 p.m.) noise limit of 55 dBA or nighttime noise limit (10 p.m. to 7 a.m.) of 45 dBA at the nearest residential receptor. The requirements of the Noise Ordinance are designed to prevent sleep disturbance, protect public health, and prevent the acoustical environment from progressive deterioration.

During project construction, all diesel and gasoline-powered engines would be equipped with noise-arresting mufflers. Delivery truck trips and construction equipment would generate noise that that may be considered an annoyance by occupants of nearby properties. Construction noise is also regulated by the Noise Ordinance. Section 2907 of the Police Code requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 A-weighted dBA at a distance of 100 feet from the source. Impact tools (such as jackhammers and impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Police Code prohibits construction work between 8:00 p.m. and 7:00 a.m. if the construction noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is authorized by the Director of Public Works. Construction noise impacts related to the project would be temporary and intermittent in nature.

The proposed project includes the addition of new residences, commercial activities, and the construction of private open spaces, which would generate some additional noise that may be considered an annoyance by occupants of nearby properties. Section 2909 of the Police Code regulates residential and commercial property noise limits. Residential noise is limited to no more than five dBA above the ambient noise level. Commercial noise is limited to no more than eight dBA above the local ambient noise level at any point outside of the property plane. Therefore, no significant noise impacts would occur.

### Air Quality

In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) in its CEQA Air Quality Guidelines (May 2011), has developed screening criteria to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in

<sup>&</sup>lt;sup>8</sup> The standard method used to quantify environmental noise involves evaluating the sound with an adjustment to reflect the fact that human hearing is less sensitive to low-frequency sound than to mid-and high-frequent sound. This measurement adjustment is called "a" weighting, and the data are reported in A-weighted decibel (dBA). A -10dB (decibel) increase in noise level is generally perceived to be twice as loud.

a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. If a proposed project meets the screening criteria, then the project would result in lessthan-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would construct approximately 18 dwelling unit, 10,000 square feet of medical office use, and 6,500 square feet of retail, which would not exceed criteria air pollutant screening levels for operation or construction.<sup>9</sup>

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but short-term) adverse effects to human health, including carcinogenic effects. In response to growing concerns of TACs and their human health effects, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Enhanced Ventilation Requirements for Urban Infill Sensitive Use Developments or Health Code, Article 38 (Ordinance 224-14, effective December 8, 2014)(Article 38). The purpose of Article 38 is to protect the public health and welfare by establishing an Air Pollutant Exposure Zone and imposing an enhanced ventilation requirement for all urban infill sensitive use development within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations or add emissions to areas already adversely affected by poor air quality.

The proposed project is not within an Air Pollutant Exposure Zone. Therefore, the proposed project would not result in a significant impact with respect to siting new sensitive receptors in areas with substantial levels of air pollution. The proposed project would require construction activities for approximately 20 months. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes,<sup>10</sup> which would further reduce nearby sensitive receptors' exposure to temporary and variable TAC emissions. Therefore, construction period TAC emissions would not result in a significant impact with respect to exposing sensitive receptors to substantial levels of air pollution. In conclusion, the proposed project would not result in significant air quality impacts.

### Water Quality

The proposed project would involve 5,000 square feet or more of ground surface disturbance; thus the project would require a Stormwater Control Plan. The project resides in a combined sewer area and has been determined to trigger compliance with the Stormwater Design Guidelines (SDG). As

9

<sup>&</sup>lt;sup>9</sup> Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2011. Table 3-1. Criteria air pollutant screening sizes for a low rise apartment is 451 dwelling units for operation and 240 dwelling units for construction. For medical office it is 117,000 square feet for operational and 277,000 square feet for construction. For a free-standing discount store it is 76,000 square feet for operational and 277,000 square feet for construction. Free-standing discount store was use as this is the most similar use to commercial.

<sup>&</sup>lt;sup>10</sup> California Code of Regulations, Title 13, Division 3, § 2485 (on-road) and § 2449(d)(2) (off-road).

per the requirements of the SDG, the project must achieve LEED Sustainable Sites (SS) c6.1, "Stormwater Design: Quantity Control." Therefore this project must implement a stormwater management approach that reduces existing stormwater runoff flow rate and volume by 25 percent for a two-year 24-hour design storm. The project would minimize disruption of natural hydrology by implementing Low Impact Design approaches such as reduced impervious cover, reuse of stormwater, or increased infiltration.

The project would not result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and stormwater would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all required utilities and public services are available. The proposed project would be connected to existing water, electric, gas, and wastewater services. Prior to receiving a building permit, the project would be reviewed by the Department of Building Inspection, the San Francisco Fire Department, the San Francisco Public Utilities Commission, and Public Works to ensure compliance with city and state regulations concerning building standards, fire protection, sewer connections, and hydrology. Therefore, the proposed project would be adequately served by all required utilities and public services.

### DISCUSSION OF ENVIRONMENTAL ISSUES:

CEQA Guidelines section 15300.2 establishes exceptions to the application of a categorical exemption for a project. None of the established exceptions applies to the proposed project.

Guidelines Section 15300.2, subdivision (a), provides that a categorical exemption shall not be used where the proposed project may have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. As discussed below under "Hazardous Materials," there is no possibility of a significant effect on the environment due to hazardous or critical concerns.

CEQA Guidelines section 15300.2, subdivision (b), provides that a categorical exemption shall not be used where the cumulative impact of successive projects of the same type in the same place, over time, is significant. There are no cumulative projects in the vicinity that could combine with the proposed project to result in significant cumulative effects on the environment. Therefore, there is no possibility of a significant cumulative effect on the environment due to the proposed project.

CEQA Guidelines section 15300.2, subdivision (c), provides that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As discussed above, the proposed project would not have a significant effect on transportation, noise, air quality and water quality. In addition, the proposed project would not have a significant effect on the environment due to unusual circumstances for other environmental topics, discussed below.

CEQA Guidelines Section 15300.2, subdivision (f), provides that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of a historical resource. For the reasons discussed below under "Historic Architectural Resources," there is no possibility that the proposed project would have a significant effect on a historic resource.

**Aesthetics.** Public Resources Code (PRC) section 21099(d)(1), effective January 1, 2014, provides that, "aesthetics...impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." The project satisfies the conditions provided in the applicable PRC section.<sup>11</sup> The following discussion of aesthetics is provided for informational purposes only.

The visual character of the project site and its vicinity is urban and mixed, with a variety of residential and commercial land uses ranging from single-story to three-story structures. The proposed building would be slightly taller than the existing surrounding buildings, but would conform to the City's 40-X Height and Bulk District. The proposed project would intensify and change the use of the site, but would not change or be inconsistent with the mixed-use visual character of surrounding development. The proposed project would not degrade or obstruct scenic views from public areas viewable by a substantial number of people.

Construction of the project would require the use of construction equipment, dumpsters, lighting, fencing, and construction vehicles. This is typical of projects under construction throughout San Francisco. The proposed project would include interior lights which would be visible through the building windows from nearby areas, including adjacent buildings and public streets; however, it would be typical of other residential and nonresidential structures in the area. Exterior lighting of the proposed project would illuminate the building's pedestrian and vehicular access points at street level, consistent with nearby buildings and street lighting fixtures. The proposed building would include glass components, but it would be typical of other residential and commercial structures in the area.

**Biological Resources.** The City's Urban Forestry Ordinance, Public Works Code section 801, et seq, requires a permit from the Department of Public Works (DPW) to remove any protected trees. Protected trees include landmark trees, significant trees, or street trees located on the site and adjacent public property. The project site does not have any existing significant trees located on or adjacent to it. The project would remove three existing trees and plant four new trees in accordance with the tree planting and protection requirements under Public Works. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources.

**Shadow.** Planning Code section 295 requires a shadow analysis for any building over 40 feet in height. The proposed building is 40 feet in height, as measured in accordance with the Planning Code. Therefore,

<sup>&</sup>lt;sup>11</sup> San Francisco Planning Department. Eligibility Checklist: CEQA Section 21099 – Modernization of Transportation Analysis, 3637-3657 Sacramento Street, April 11, 2018.

this project does not require a shadow analysis. Furthermore, a shadow fan analysis was prepared by the Planning Department per the request of the project sponsor. This analysis determined that the proposed project would not cast a new shadow on public spaces under the Recreation and Park Department or other public open space.<sup>12</sup> While shadow on private property may be a concern to nearby neighbors, it is not considered under CEQA. Therefore, no significant environmental impacts involving shadow would be associated with the proposed project.

**Historic Architectural Resources.** The proposed project includes the demolition of three existing structures, two of which were constructed more than 50 years ago. A property may be considered a historic resource if it meets any of the criteria related to (1) events, (2) persons, (3) architecture, or (4) information potential that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to an eligible historic district.

A consultant-prepared *historic resource evaluation report*<sup>13</sup> for the parking garage located on 3657 Sacramento Street found that the garage, constructed in 1920, does not qualify for individual listing on the California Register under any of the four criteria for significance nor is it eligible as a contributor to a historic district. In response to the evaluation for 3657 Sacramento Street, Planning Department staff prepared a *historic resource evaluation response*<sup>14</sup> which concurred with the consultant finding that the garage was not eligible as an individual resource for events, persons, architecture, and information potential or as a contributor to a historic district. Therefore, the property was found to not be an historic resource as defined by CEQA.

An additional consultant-prepared *historic resource evaluation* report<sup>15</sup> was prepared for the existing twostory medical office building located on 3637 Sacramento. The three-story office building located on the same parcel, with the address 3741 Sacramento Street, was not evaluated as it was constructed in 1974 and does not meet the age requirements for eligibility as a historic resource. The report found that the medical office building, constructed in 1966, is not eligible for inclusion on the California Register as an individual resource or as a contributor to an eligible historic district. In response to the evaluation for 3637 Sacramento Street, Planning Department staff prepared a *preservation team review form*<sup>16</sup>, and found that overall the medical office building does not appear associated with any significant event or persons, nor is the building a good example of a type, period, or method of construction. The building also does not relate to a potential historic district. Therefore, the property was found to not be an historic resource as defined by CEQA.

The project site is not located adjacent to any known historic resources.

For the above reasons, the proposed project would not result in a significant impact on a historic resource.

<sup>&</sup>lt;sup>12</sup> San Francisco Planning Department, Shadow Fan for 3637-3657 Sacramento Street, April 6, 2018.

<sup>&</sup>lt;sup>13</sup> Kelley and Verplanck Historical Resources Consulting, Historic Resource Evaluation Report 3657 Sacramento Street, San Francisco, California, September, 2007.

<sup>&</sup>lt;sup>14</sup> San Francisco Planning Department, *Historic Resource Evaluation Response* 3637-3657 Sacramento Street, San Francisco, California, July 18, 2008.

<sup>&</sup>lt;sup>15</sup> KDI Land Use Planning, *Historic Resource Evaluation 3637 Sacramento Street Project*, November 27, 2013.

<sup>&</sup>lt;sup>16</sup> San Francisco Planning Department, Preservation Team Review Form 3637 Sacramento Street, January 13, 2014.

**Geology, Soils, and Hydrology.** A *preliminary geotechnical investigation*<sup>17</sup> was conducted for the proposed project. Soil data was obtained from studies on nearby lots in the surrounding neighborhood to evaluate the general suitability of the site for the proposed construction, to determine the probable subsurface conditions at the site, and to provide general soil and foundation engineering design criteria.

The geotechnical investigation concludes that the site is suitable for the proposed construction, provided that a final foundation investigation is preformed to develop the detailed geotechnical engineering recommendations required for the final design and construction of the proposed mixed-use commercial-residential building. Earthwork operations at the site could consist of excavation 35 feet or more in depth for the three levels of below-grade parking.

A *memorandum*<sup>18</sup> was prepared by Murray Engineers Inc. The memorandum concludes that the proposed development appears feasible and the geotechnical conclusions are generally appropriate in the preliminary geotechnical investigation; however, updated seismic design criteria was provided that must be incorporated into the building design in accordance with current building code requirements, as well as limited modifications to the preliminary recommendations.

Excavation would extend below existing adjacent buildings to the west and east and below the sidewalks along Sacramento Street and adjoining rear yard areas to the south. The investigation and memorandum recommended a mat foundation as well as underpinning and temporary shoring during the proposed excavation operations and construction of the garage-level retaining walls. This sort of construction activity is not unusual for building construction in San Francisco.

The proposed project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Geologic and seismic hazards are considered as part of the Department of Building Inspection (DBI) review process. Background information provided to DBI would provide for the security and stability of the subject building and adjoining properties during construction. Potential damage to structures from geologic hazards on the project site would be addressed through the DBI review of the building permit application pursuant to DBI implementation of the Building Code. In light of the above, no environmental concerns involving geologic and seismic hazards would be associated with the proposed project.

**Hazardous Materials.** The building at 3657 Sacramento Street was previously used as an automotive repair facility and laundry and is suspected of contamination of hazardous materials. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance, which is administered and overseen by the San Francisco Department of Public Health (DPH). The Maher Ordinance requires the project sponsor to retain the services of a qualified professional to prepare a *phase I environmental site assessment* (ESA) that meets the requirements of Health Code section 22.A.6.

<sup>&</sup>lt;sup>17</sup> Harold Lewis & Associates Geotechnical Consultants, Preliminary Geotechnical Investigation, Proposed Mixed-Use Building at 3637 Sacramento Street, San Francisco, California, July 15, 2009.

<sup>&</sup>lt;sup>18</sup> Murray Engineers Inc., Memorandum, New Engineer-of-Record Preliminary Geotechnical Feasibility Review & Update, New Mixed-Use Building 3637-3657 Sacramento Street, San Francisco, California, June 6, 2018.

The *phase I ESA*<sup>19</sup> for the project site found that two gasoline underground storage tanks were removed from the site on August 12, 1994 and that soil samples were collected at the time a case closure was issued by DPH in November 1994. The *phase I ESA* recommended that further investigation be conducted to assess the potential presences of contaminants associated with activities formerly occurring at the site. Accordingly, soil sampling and analysis was conducted as part of a *phase II ESA*<sup>20</sup>. Soil samples detected concentrations of TPH and metals, which were within the range or did not exceed standard levels typical of San Francisco Bay Area soils. The *phase II ESA* did not recommend any further investigation of the project site. The DPH Site Assessment and Mitigation Program (DPH SAM) reviewed the site and subsurface investigations and found that no further action is required for this project site under the Voluntary Remedial Action Program.<sup>21</sup>

The project would demolish three existing buildings. Dust associated with the demolition and construction activities is subject to the Dust Control Ordinance. The intent of the Ordinance is to reduce the quantity of dust generated during site preparations, demolition, and construction work to project the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI).

The project is not located in an area where there is a known presence of serpentine soils. Furthermore, the memorandum prepared by Murray Engineers Inc. concludes that the likelihood of encountering serpentine bedrock at the proposed project site is low. Therefore, no exposure to serpentine is expected. For the above reasons, no significant impacts involving hazardous materials would be associated with the proposed project.

**Public Notice and Comment.** On November 5, 2012, and January 29, 2018, the Planning Department mailed a "Notification of Project Receiving Environmental Review" to community organizations, tenants of the affected property and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. The following concerns were expressed by members of the public:

- The visual relationship or transition of the proposed project with the neighborhood
- Height and scale of the proposed building
- Scenic impacts
- Loss of neighbor's views
- Unsightliness of dumpsters during construction.
- Loss of light and glare during the project operation
- Light pollution from project construction and operation
- Poor air quality during excavation and construction
- Damage to existing trees on the site and to adjacent properties due to excavation and construction
- Subsidence, underpinning, and structural damage to nearby buildings during construction
- Asbestos and lead exposure during construction
- Release of hazardous materials due to previous medical and auto repair uses on the site
- Potential presence of serpentine

 <sup>&</sup>lt;sup>19</sup> ICES, Phase I Environmental Site Assessment 3637, 3641, and 3657 Sacramento Street San Francisco, California, December 31, 2012.
 <sup>20</sup> Ninyo & Moore, Phase II Environmental Site Assessment 3657 Sacramento Street San Francisco, California, March 25, 2013.

<sup>&</sup>lt;sup>21</sup> City and County of San Francisco Department of Public Health, No Further Action Needed Letter 3637-3657 Sacramento Street San Francisco December 10, 2013.

- Historic status of the existing buildings
- Consistency of the project with Planning Code requirements for height and bulk, lot size, streetscape and pedestrian improvements, and floor area
- Unknown use of proposed commercial space
- Noise pollution and vibration during construction
- Noise from residential uses, commercial uses, and common open spaces
- Displacement of current medical use with commercial use
- Loss of jobs
- Increased population density
- Shadow effects on nearby properties
- Increased traffic during project construction and operation
- Loss of street parking during project construction and operation
- Groundwater contamination from excavation
- Water drainage issues
- Cumulative impact of multiple construction projects in the neighborhood
- Effect on real estate values
- Affordability of the proposed housing
- Liability for damage to private property and public infrastructure
- Loss of privacy

The certificate addresses those concerns that relate to physical environmental effects. Those concerns that do not relate to physical environmental effects are outside the scope of CEQA and are not addressed in this certificate. Comments that relate to economic, social, financial, and legal concerns may be considered by City decision-makers during their deliberations on whether to approve, modify, or disapprove the proposed project.

**Conclusion.** The proposed project satisfies the criteria for exemption under the above-cited classification(s). In addition, none of the CEQA Guidelines section 15300.2 exceptions to the use of a categorical exemption applies to the proposed project. For the above reasons, the proposed project is appropriately exempt from environmental review.



# SAN FRANCISCO PLANNING DEPARTMENT

# Land Use Information

PROJECT ADDRESS: 3637-3657 SACRAMENTO ST RECORD NO.: 2007.1347C

	EXISTING	PROPOSED	NET NEW			
GROSS SQUARE FOOTAGE (GSF)						
Parking GSF	12,250	38,720*	26,470			
Residential GSF	0	17,162	17,162			
Retail/Commercial GSF	0	6,555	6,555			
Office GSF						
Industrial/PDR GSF Production, Distribution, & Repair						
Medical GSF	13,138	9,976	-3,162			
Visitor GSF						
CIE GSF						
Usable Open Space	0	2,787	2,787			
Public Open Space	0	0	0			
Other ( common area )	0	8,743	8,743			
TOTAL GSF	25,388	83,943	58,555			
	EXISTING	NET NEW	TOTALS			
	PROJECT FEATURES	(Units or Amounts)				
Dwelling Units - Affordable						
Dwelling Units - Market Rate	0	18	18			
Dwelling Units - Total	0	18	18			
Hotel Rooms						
Number of Buildings	2	-1	1			
Number of Stories	2 + basement	2 + 2 levels of bsmt	4 + 3 levels of bsmt			
Parking Spaces	78	-15	63			
Loading Spaces						
Bicycle Spaces	0	35	35			
Car Share Spaces	0	1	1			
Other(    )						
*Includes bicycle parking, mechanical, and storage in basement parking garage.						

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

Reception: 415.558.6378

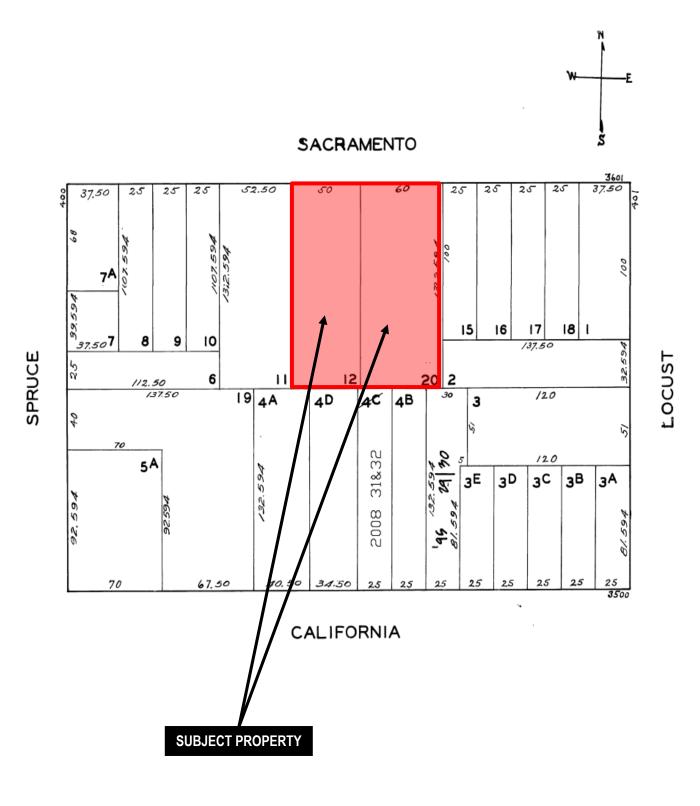
Fax: 415.558.6409

Planning Information: **415.558.6377** 

**EXHIBIT D** 

	EXISTING	PROPOSED	NET NEW		
LAND USE - RESIDENTIAL					
Studio Units					
One Bedroom Units	0	6	6		
Two Bedroom Units	0	12	12		
Three Bedroom (or +) Units					
Group Housing - Rooms					
Group Housing - Beds					
SRO Units					
Micro Units					
Accessory Dwelling Units					

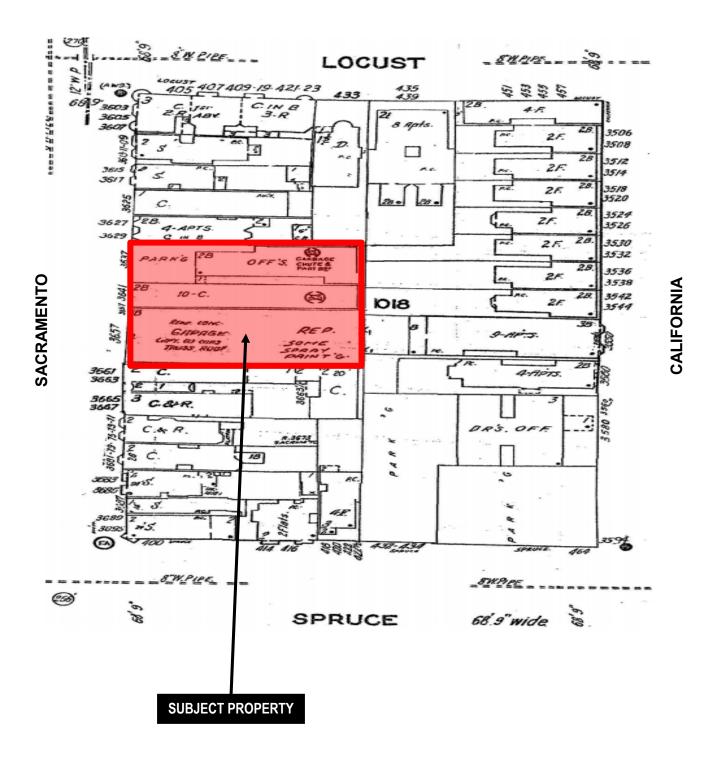
# Parcel Map



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# Sanborn Map\*

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



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# **Zoning Map**



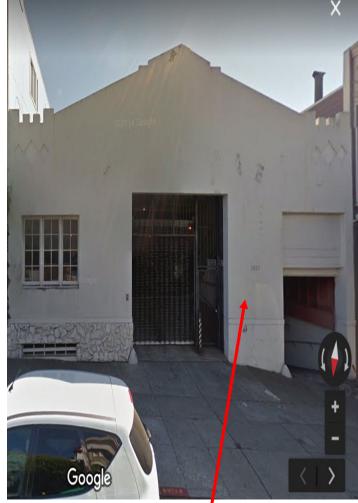
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# **Site Photos**



Source: Google Maps





# **PROJECT SITE**

Lot 020 at 3637 Sacramento St 2-story medical/dental office building with 3 surface parking spaces

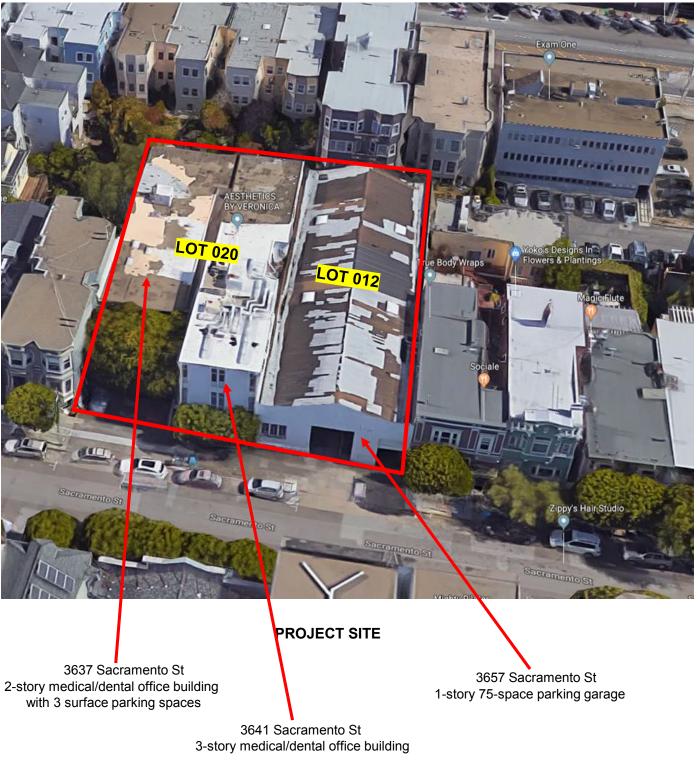
Lot 012 at 3657 Sacramento St 1-story 75-space parking garage

Lot 020 at 3641 Sacramento St 3-story medical/dental office building



# **Aerial Site Photo**

Source: Google Maps





# EXHIBIT F

NOTE: Please see EXHIBIT G/Project Sponsor Brief for a list of project support letters

Planning Department City and County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: 3637-3657 Sacramento Street – Opposition to Proposed Project 2007.1347E

To Whom It May Concern:

This letter is to express **OPPOSITION** for the proposed project at 3637-3657 Sacramento Street. I oppose the demolition of the two structures and construction of one new mixed-use building for the following reason(s):

I oppose the project size because it is incompatible with the surrounding low-density residential neighborhood.

I oppose any variances of allowable construction height in the rear setback because it does not protect rear yards at grade level.

Other: \_\_\_\_\_

Thank you for your time and consideration of this letter of opposition.

Name (please prifit): <u> </u>	HOROVICH
Signature: Lean K. Mon	oravich
Date:19-18	J Mohorovich 4245 Maher St Napa, CA 94558
Business Name (if applicable): <u>JEAN</u> K. K	10HOROVICH, TR.
Address: OWNER-3560 CA,	LIFOTINIAST. SF.
Email Address and/or Telephone: <u>707-23</u> 53 moho I@ sbcgl	58-0737 lobal.net

Planning Department City and County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: 3637-3657 Sacramento Street – Opposition to Proposed Project 2007.1347E

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l oppose any variances of allowable construction height in the rear setback because it does not protect rear yards at grade level.

Other: \_\_\_\_\_

Thank you for your time and consideration of this letter of opposition.

M M
Name (please print): Maxing Morrman
Signature:
Date: 8/14/18
Business Name (if applicable):
Address: 3524 California St SF 94113
Email Address and/or Telephone: 415 580 9946

Planning Department City and County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

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Other: \_\_\_\_\_

Thank you for your time and consideration of this letter of opposition.

Name (please print): Patrick Richards
Signature:
Date: 8/16/18
Business Name (if applicable): The Patrick Richards Salon
Address: 3631 Sacramento st. SIF Colif 94118
Email Address and/or Telephone: pirichards 007el Yahoo. Com

Planning Department City and County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

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Other: \_\_\_\_\_

Thank you for your time and consideration of this letter of opposition.

Sincerely,

Name (please print): Daniel Konhauser	
Signature: Daniel Vonhauser	
Date:	
Business Name (if applicable):	
Address: 3524 California Street	

Email Address and/or Telephone: 415 • 948 • 9379

3530

3530

Planning Department City and County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

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Other: \_\_\_\_\_

Thank you for your time and consideration of this letter of opposition.

Name (please print): JAMES A. A.R.R.K. S.
Name (please print): JAMES P. / Perking
Signature: And S A
Date: 5/1/2018
Business Name (if applicable):
Address: 449 Sprue= G
Email Address and/or Telephone: 14RV=per KinseseBeglobel wet
415 386 0400

Planning Department City and County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

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Other:\_\_\_\_

Thank you for your time and consideration of this letter of opposition.

Name (please print): LARUE PERKING
Signature:
Date: 8-18-18
Business Name (if applicable):
Address: 449 Spruce St
Email Address and/or Telephone: 1 and veperking @ 5Bcylobal, Net
415 386.0900

Planning Department City and County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

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Other:\_\_\_\_\_

Thank you for your time and consideration of this letter of opposition.

Sincerely,

ame (please print): <u>Angela L. Friday</u>	
gnature: Unjele J. Fridg	
ate: 8-14-2018	

Business Name (if applicable):		
· · · ·		

Address: \_\_\_\_

Email Address and/or Telephone: <u>Angela friday@hotmail.com / 415-412-6810</u>

Planning Department City and County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

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Other:

Thank you for your time and consideration of this letter of opposition.

Name (pleas	se print):	Atchar	Sudhyadtom
	0	- 9	
Signature:	14/20	18	
Date:/_	14/20	10	

Business	Name (if ap	plicable):		
Address:	3526	California	Street	
Email Add	dress and/o	r Telephone: _	atcha- egmil.com	

Planning Department City and County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

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Other: \_\_\_\_\_

Thank you for your time and consideration of this letter of opposition.

Sincerely,

Name (please print): <u>Aiesha Volow</u>	- residut	_
Signature: Mérro Vello		_
Date: 8/14/2018		
Business Name (if applicable):		_
Address: 3526 California Street		

Email Address and/or Telephone: <u>AVOLOW @ gmail.com</u>

Planning Department City and County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

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Other:

Thank you for your time and consideration of this letter of opposition.

Name (please print):	Louis	Loewenstein	-owner	Lt repid	at
Signature:	Zuit	Burnsten			
Date: 8/14					
Business Name (if appli					
Address:	347	7 Secrement	k 5+,	SF 4	- 9418
Email Address and/or T	elephone:				

Planning Department City and County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

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Other: \_\_\_\_\_

Thank you fo	r your time and	consideration of this	s letter of opposition.
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Name (please print):	Trel	a Coler	- 04	nek+	resida	1
Signature:	Tule	Celer				
Date: 8/16						
Business Name (if appli	cable):	<u> </u>	4			
Address:	3477	Sacrametto	JF.	SF	LA	941/8
Email Address and/or 1	elephone:					

Planning Department City and County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Opposition to Proposed Project 2007.1347E

To Whom It May Concern:

This letter is to express **OPPOSITION** for the proposed project at 3637-3657 Sacramento Street. I oppose the demolition of the two structures and construction of one new mixed-use building for the following reason(s):

I oppose the project size because it is incompatible with the surrounding low-density residential neighborhood.

I oppose any variances of allowable construction height in the rear setback because it does not protect rear yards at grade level.

Other: \_\_\_\_\_

Thank you for your time and consideration of this letter of opposition.

Sincerely,

Name (please print): Do Min	ic Antonelli	; - Owher	<u> </u>
Signature:	are	$\sum$	
Date: 8/15/2018			
Business Name (if applicable):	Antonelli	Broguers	-owner
Address: 3585 California	S4		

Email Address and/or Telephone: \_\_\_\_\_

Planning Department City and County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

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Other:\_\_\_\_\_

Thank you for your time and consideration of this letter of opposition.

Name (please print): PAULETTE KNIGHT - OWNER	
Signature:Kuight	-
Date: 8/16/18	

Business	Name (if app	licable): <u>THE RIBBONE</u>	ERIE, INC.	•
Address:	3695	SACRAMENTO ST.	SF. 94118	-
Email Ado	dress and/or	Telephone: THERIBBON	ERIE @GMAIL. Con	n

Planning Department City and County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

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Other:\_\_\_\_\_

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Name (please print):	
Name (please print):	_
Signature: Susten Fosliei	
Date: 8-16-18	
Business Name (if applicable): <u>Swan</u> - Owner Address: 3685 Sucramento St.	
Address: 3685 Secremento St.	
Email Address and/or Telephone: 415-922-368.5	

Planning Department City and County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

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Other:\_\_\_\_\_

Thank you for your time and consideration of this letter of opposition.

Name (please print): Mila VICNOVA - Main Representative
Signature: Moto Unio
Date:
Business Name (if applicable): Coul - May f
Address:
Email Address and/or Telephone:

Planning Department City and County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

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Sincerely,

- NOR

Name (please print): Nq	nd Aystrom
Signature:	MM
Date:8/16/18	
	Books Inc manager
Address: 3515	California St SF94118
Email Address and/or Telephone:	ingstrom & pooksinc. net

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Other: \_\_\_\_\_

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Sincerely,

Name (please print): Melissa P. Dodd
Signature: Mars. Dh. 3538 California St. Date: 8/15/18
Business Name (if applicable):
Address: Email Address and/or Telephone:

Planning Department City and County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

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Other: \_\_\_\_\_

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Sincerely,

Name (please print): Alexar	nder <i>M</i>	1. GUR	N	
Signature:	1A2	1 -	whia Street, S	F,94118
Business Name (if applicable):				
Address:				

Email Address and/or Telephone: \_\_\_\_\_

Mini lance aller and

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Sincerely,

Name (please print): 1) and r a Qaluna Signature Date:

Business Name (if applicable):	
Address:	
Email Address and/or Telephone:	

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Other:

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Sincerely,

Sincerely,	DUCET	P
Name (please print):	CHRISTING	DOWER
Signature:	peiston & Dec	ve
Date: 8/17	18	

Business Name (if applicable):	
Address: 3689	Sacramente St.
Email Address and/or Telephone: _	415:567-3568

Dear Ms. Woods,

The Barbanell Family Trust owns the property immediately to the east of the captioned proposed project - 3627-3629 Sacramento Street. I am aware through some research that revised plans were filed in November of last year, and we received notice from Ms. Lana Russell that her department was undertaking whether the project needed to have environmental review. I did respond, on behalf of the Barbanell Family Trust, which was the same response we made a few years ago regarding the same issues.

I just found out last week through one of our tenants that there was a neighborhood meeting called by Litke Properties for next Wednesday to discuss the revised project. We plan on attending and/or having a representative present.

What is the status of the project from your end? Is the question of environmental review the only hurdle for this project? We have huge concerns which we have voiced in writing about the scale of the project and the impacts of the finished project on our property and the street, as well as the concerns during construction.

Thank you. I can also be reached on my cell at 415-509-6980.

Regards,

Cynthia B Silverstein

Co-Trustee,

**Barbanell Family Trust** 

# Moscone Emblidge &Otis LLP

220 Montgomery St Suite 2100 San Francisco California 94104 October 25, 2018

Via Email and U.S. Mail

Ph: (415) 362-3599 Fax: (415) 362-2006

www.mosconelaw.com

Hon. Rich Hillis President San Francisco Planning Commission 1650 Mission Street, Suite 400 San Francisco, California 94103 <u>richhillissf@gmail.com</u>

Re: Proposal to Create New Housing at 3637 Sacramento Street

Dear President Hillis and Members of the Commission:

Our firm represents Litke Properties, the project sponsor, regarding an exciting project that adds 18 new units of residential housing in the Sacramento Street Neighborhood Commercial District, a part of the City where the opportunities for new housing are scarce. This project replaces three outdated and non-conforming structures with a sensitively designed building, preserves medical/dental uses that serve the neighborhood and others, adds neighborhood-serving retail uses, and creates new mid-block open space. The project has letters of support from 135 neighbors. (See Attachment A) In addition, the project sponsor modified the project earlier this year to address the concerns of neighbors who voiced opposition. We hope you will agree that this is the right project for this location.

The project site is currently occupied by three buildings: two medical/dental office buildings and a parking garage. The parking garage dates to 1920. One office building dates to 1966 and the other to 1974. The office buildings are, to put it mildly, out-of-date and Planning determined that they were not historic resources under CEQA. They have three off-street parking spaces in the front, creating a pedestrian hazard, and an architectural style and layout that clashes with the other buildings on the block.

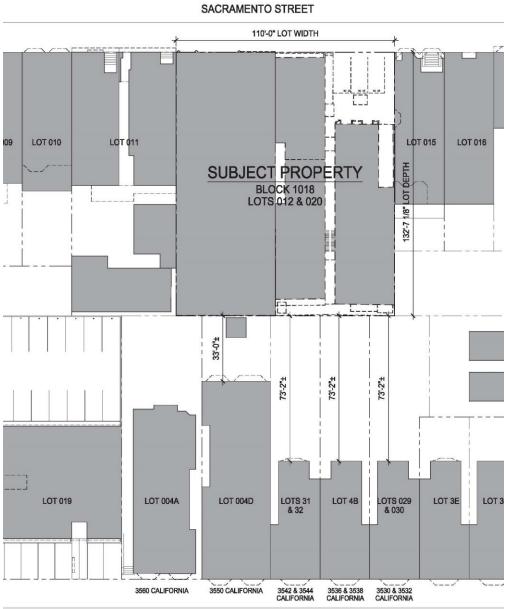
Scott Emblidge emblidge@mosconelaw.com President Hillis and Members of the Commission October 25, 2018 Page 2



The parking garage also creates pedestrian conflicts and is an architectural eyesore. It also occupies the entire lot, with no front, side or rear setbacks.



The existing buildings extend almost to the rear property line.





President Hillis and Members of the Commission October 25, 2018 Page 4

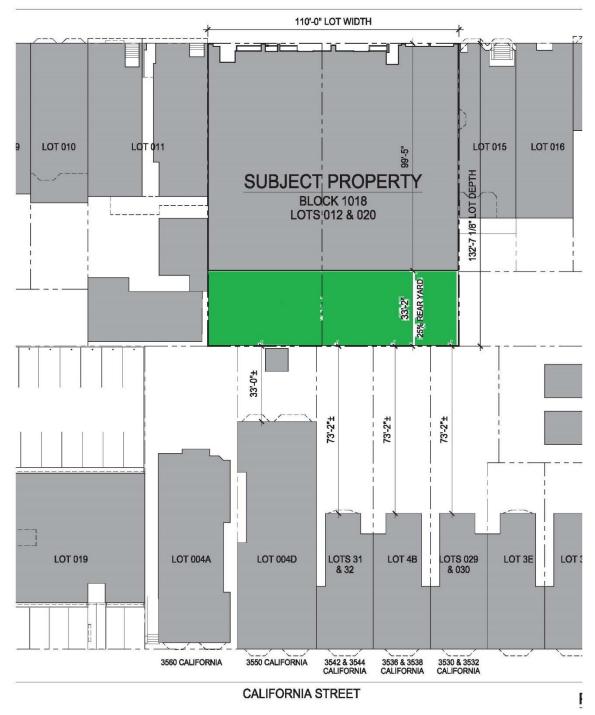


In place of the existing buildings will be this multi-use building:

The project provides ground floor retail space to enhance this commercial corridor, activate the pedestrian urban experience, and serve the neighborhood. It includes 9,976-square-feet of medical/dental space on the second floor – a use specifically sought by the neighborhood and others. And, on the third and fourth floors, the project provides 18 units of new housing, a mix of one and two-bedroom units.

The project replaces the existing 78 above-ground parking spaces with 63 coderequired, below-ground spaces accessed by one entrance/exit. Eighteen parking spaces are for residents. The remaining 45 parking space are in/out, short-term spaces that will serve the building's businesses and customers, local merchants and customers, and residential visitors.

At the rear, the project is set back over 33 feet from the rear property line, creating a new mid-block open space for the enjoyment of the project's residents as well as the adjacent neighbors.



SACRAMENTO STREET

President Hillis and Members of the Commission October 25, 2018 Page 6

The exterior design of the project is the result of lengthy collaboration between the project's architect, Gary Gee, and Planning Department staff. At staff's request, Mr. Gee modified the project's original design to make it more consistent with other buildings on the block. The massing of the project, like other neighborhood buildings, is at the street front, resulting in a new, compatible streetscape. The project is composed of 25-foot segments to be more in character with the block and neighborhood, creating separate storefront modules, and increasing the consistency of the design on the second through fourth floors to look more residential in character. The ground floor commercial storefronts were modulated to emulate the existing storefronts on Sacramento Street with a center entry, planters, large glazed areas and a horizontal band to separate the ground floor building base from the upper floor residential façade. The vertical building modules emulate the 25-foot-wide building on the block face. The vertical brick pilasters emulate the similar brick features of the wider mixed-use buildings across the street.



While at least 135 neighbors (including residents, merchants and others) support the project, a small group of neighbors expressed concerns about the noise and

President Hillis and Members of the Commission October 25, 2018 Page 6

disruption the project will cause, and about the project's size. In particular, neighbors who live to the rear of the project site in residential buildings fronting on California Street, were concerned that a large wall would be placed at the rear property line, separating their homes from the project site. In response to this concern, the project was redesigned to eliminate the need for that wall, and to place the project's rear open space at the level of the California Street yards, furthering enhancing the new mid-block open space element of the project. At least one of the adjacent neighbors has dropped his opposition to the project based on these design modifications. Other neighbors have failed to respond to our several attempts at outreach following the redesign.

We look forward to discussing this project with you at your November 8 meeting.

Sincerely G. Scott Emblidge

cc: Member of the Planning Commission (via email) Jonas Ionin Mary Woods

### ATTACHMENT A

### LETTERS OF SUPPORT

Planning Department City & County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express "**No Opposition**" for the propose project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated September 19, 2012 for the demolition of the two structures and construction of one new mixed-use building.

Name:	imney	Phay	
Signature	<u>jla</u>	$\frac{4}{7}$	
		LPH SHIPPING & BUSINESS SERVICES 3701 Sacramento Street San Francisco, CA 94118 (415) 221-9817	
Address:			
Email/Telepho	one:		

April 15, 2014

**Planning Department** City & County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

3637-3657 Sacramento Street - Proposed New Mixed Use Building RE: San Francisco, CA

TO WHOM IT MAY CONCERN:

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The addition of new ground floor retail/commercial space will enhance the pedestrian experience of Sacramento Street. The new construction will also bring in new housing and additional parking to this neighborhood.

Name: K Z //entr Travis

Signature

Address: 488 Locust St

Email/Telephone: Kertrauco @ xahoo

415-867-7306

April 15, 2014

Planning Department City & County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

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Name: Kari Trauis STONA 4/15/14 zari Address: <u>488 Locust St</u> # Email/Telephone: <u>415-935-2505</u> 305

April 8, 2014

Planning Department City & County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

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Name: NCY

Address: 3698 Sacramonto St, SFC Email/Telephone: <u>Mary aday one baby.com</u> 415-309-5830

March 28, 2014

Planning Department City & County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

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MH N Name: Signature Address:

johnschicker gmail.com Email/Telephone: 415 308 - 2548

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Very truly yours,

Name: Rhyan Politano

R	RA	4/10/14
Signature		Date

	Charles Schwab
	Presidio Heights Branch
Address:	3478 California St.
Address.	S.F., CA, 94118

Email/Telephone: \_\_\_\_\_

April 8, 2014

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Name: NASa
Signature Date Date
Address: 3525 California St. 87 0A 94118
Email/Telephone: $415 - 751 - 1526$

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Name: SARI SWI

Address: <u>488 Wowst St. SF. CA 94118</u> Email/Telephone: <u>Sanswig@yahov.com 45517-634-</u>G

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Name:	SLE W. PAYNE		
Signature	4/11/14 Date		
Address:	3616 DA ckson Stepet	-, SMAN FRANCISA	6 94118
Email/Telepho	ne: <u>415-981.2810</u>		

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Very truly yours, Name: 4.11.14 Signature Date Address: 3490 (al, farn, a St. #209 Email/Telephone: Bob @ FRLTY, cm 415. )1,0741

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enesc Name: nature Date alif St 3490 Address: Email/Telephone:  $\checkmark$ 

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Name: Kyoko Kawachi

Kamarki, 4/11/14 Signature Date

Address: <u>J70 Mangels Ave Sen Francisco</u>, <u>CA9413/</u> Email/Telephone: <u>(416)</u> 613-1901

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Name: <u>SUSAN E. MANGIAMELI</u>

<u>Suran & Mangiameli</u> 4/9/14 Signature Date

Address: 488 LOCUST ST #306 SF 94168 Email/Telephone: 415 - 359 - 9644

Planning Department City & County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

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Very truly yours,

Name: JOSEPH L MANGIAMECI

Signature 1/9/14

Address: 488 Locust ST # 306

Email/Telephone: 415 359-9684

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terman Name: Maynie

Mayorie a lowen

Address: 488 fourt Opt 405 Email/Telephone: 415-771-8992

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Name:	Heather	Rhyn	
		1	

mkhp 4/9

Address:	188 Lowst	St. ap.1. 408	
		(	
Email/Telepho	ne: http://	310-972-8-	186

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Very truly yours	Abida G.	Silvermo	M		
Name:U	"Ahida G. Lida 6 Si	l			
	)				
Rec	ila 6 Sh	- Cepi	192		
Signature	Date	_			
Address:	488 Locus	t # yg	5. Fg4118		
Email/Telephone: <u>Qlidas O concast.net</u>					

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Very truly yours,

Alberta Name:

BEORGE HEALST 4/09/2014

Signature

Address: <u>401</u> Locner Email/Telephone: <u>915-629-255</u>

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Name:

BONNIE BARNET 4/09/2014 Signature Date

Address: 488 Locust # 401 Email/Telephone: 415/699-2555

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Namę:	me Chu	
	4/8/14	
Signature	Date	
Address:	) Box 1678, SF- CA 84/18	
Email/Telephone:	415-571-8806	

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Name: Orty Kego

Signature

Address: <u>3701 Seriguente 6+ #467 SF CH 94/18</u> Email/Telephone: <u>Gregor 219 @ yakeorom</u> 415-595-2273

Planning Department City & County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated September 19, 2012 for the demolition of the two structures and construction of one new mixed-use building.

The addition of new ground floor retail/commercial space will enhance the pedestrian experience of Sacramento Street. The new construction will also bring in new housing and additional parking to this neighborhood.

Name: Nick	Simpson		
Mat			
Signature	Date		
Address:429	EL GRANADA	CA 94018	
Email/Telephone:	nicksimpson750	yahoo.com	

April 7, 2014

Planning Department City & County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated September 19, 2012 for the demolition of the two structures and construction of one new mixed-use building.

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Lifton Tam Name: 04/08/2014 Signature 671 38th Ave, San Francisco Address: clifton tam (2)S Email/Telephone:

Planning Department City & County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

3637-3657 Sacramento Street - Proposed New Mixed Use Building RE: San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express support for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated September 19, 2012 for the demolition of the two structures and construction of one new mixed-use building.

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Very truly yours,

Name: <u>VIEN Hint</u> <u>MM 4-9-14</u> Signature Date

Signature

Address: <u>3473</u> CALIFORNIA ST. Email/Telephone: <u>N/P</u>

Planning Department City & County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

TO WHOM IT MAY CONCERN:

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Name: Jason Horward	
<u>4-9-14</u> Signature Date	
Address: 3431 Califoria st	
Email/Telephone: <u>415 - 544 - 5074</u>	

**Planning Department** City & County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

3637-3657 Sacramento Street - Proposed New Mixed Use Building RE: San Francisco, CA

TO WHOM IT MAY CONCERN:

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Name: Dold MATHIE

Signature Date

Address: 3465 CALIFORNIA ST Email/Telephone: 415-575-0803

Planning Department City & County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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Name: Erik

4/9/2014

Address: 3634 Sacramento Street, SF CA 94118 Email/Telephone: erikbjorn@roundhillpacific.com

Planning Department City & County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated September 19, 2012 for the demolition of the two structures and construction of one new mixed-use building.

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Name: <u>Sarah Lamb</u>

amb 4/9/14

Address: 3634 Sacramento St, SF, CA 94/18 Email/Telephone: <u>Slamb@roundhillpacific.com</u>/415.922.5700

Planning Department City & County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

TO WHOM IT MAY CONCERN:

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Name: <u>Susan Mager</u>

Signature

Address: 3634 Sacramento St. San Francisco 94118

Email/Telephone: (352)537-9831

Planning Department City & County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

3637-3657 Sacramento Street - Proposed New Mixed Use Building RE: San Francisco, CA

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Name: Juel Rubin Juel Rubin Juel Mark 4/9/14 Date

Address: <u>488 Locust ST. Apt. 201</u> Email/Telephone: <u>jlocks-1@hotmail.com</u>

April 7, 2014

Planning Department City & County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express "**No Opposition**" for the propose project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated September 19, 2012 for the demolition of the two structures and construction of one new mixed-use building.

Very truly yours,

Name: Tohald Lovi

6

Signature

Date

Address:	SHIPPING & BUSINESS SERVICES 3701 Sacramento Street San Francisco, CA 94118 (415) 221-9817
Email/Telephone:	

I DU

March 28, 2014

Planning Department City & County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated September 19, 2012 for the demolition of the two structures and construction of one new mixed-use building.

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BOSCH Name: Signature Address: <u>3665</u> Sa crammto 4. Email/Telephone: <u>7</u> 415. 428. 3694 San Francis 4118

March 28, 2014

Planning Department City & County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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Name: ann Signature Date 69 Sacinner Address: 415-921-2192 Email/Telephone:

Planning Department City & County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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Very truly yours, mD Name: 49.11 Date Silgnatŭr 64 Address: Email/Telephone: LACIDO 0 noahsimonsmd@me.com 415 613 4014 harright

Planning Department City & County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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Name: Margaret 4014 Address: <u>3491</u> California St. SF cA 9411B Email/Telephone: <u>margavet. lopez e Stopes.gap.com</u>

Planning Department City & County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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Name: Jeff Canbardella Address: 3465 California St Email/Telephone: Jeffe Rigolocaferoum

Planning Department City & County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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Very truly yours,

Name:

Signature

Address: 3465 Galitania

Email/Telephone: time rigolocate.com

3637-3657 Sacramento Street - Proposed New Mixed Use Building RE: San Francisco, CA

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This letter is to express support for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated March 17, 2017 for the demolition of the two structures and construction of one new mixed-use building.

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Very truly yours,

Name: Rachel Cink

Paul Cirl 3/14/18 Date

Signature

Address: <u>3654</u> Sacramento St. SF, CA Email/Telephone: <u>(415)</u> 440-4480 94118

3637-3657 Sacramento Street - Proposed New Mixed Use Building RE: San Francisco, CA

TO WHOM IT MAY CONCERN:

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Very truly yours,

Name: DIAM MAM AM 3-15-18

Signature

Address: 488 tocust St # 301

Business name:

Email/Telephone: p1mm23521 Umast.net

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated March 17, 2017 for the demolition of the two structures and construction of one new mixed-use building.

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Very truly yours,

Name: VICTOVIA HIMMO gnature

	100		in at -	704	CIMO	Brancisco Ch	APILIX
Address:	418	LOMAT	HPT :	304	SOM	Prancisco. Ct	1-1-110

Business name:

Email/Telephone: VICTOVIG HIVANDE gmail.com

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated March 17, 2017 for the demolition of the two structures and construction of one new mixed-use building.

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Name: Andrea C. Schudrtz
Signature Date
Address: 488 LOCUST SF #302, SF, CA 94118
Business name:
Email/Telephone: andrea conti 28@gmail. com

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated March 17, 2017 for the demolition of the two structures and construction of one new mixed-use building.

The addition of new ground floor retail/commercial space will enhance the pedestrian experience of Sacramento Street. The new construction will also bring in new housing and additional parking to this neighborhood.

Name:	Jenn	Crippen	

4/3/18

Address: _	3634	Sacramento St.	SF (A 94118	
Business r	name: <b>RO</b>	nd Hill Pacific		
Email/Tele	ephone:	(800)275 3680		

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated March 17, 2017 for the demolition of the two structures and construction of one new mixed-use building.

The addition of new ground floor retail/commercial space will enhance the pedestrian experience of Sacramento Street. The new construction will also bring in new housing and additional parking to this neighborhood.

Very truly yours,

Name: cotherine Sanders

413/18

Signature

Date

Address: 3634 Sacramento Street, San Francisco, CA 94118
Business name: Round Hill Pacific
Email/Telephone: 415 963 9804

3637-3657 Sacramento Street - Proposed New Mixed Use Building RE: San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express support for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated March 17, 2017 for the demolition of the two structures and construction of one new mixed-use building.

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Name: <u>Brad Bennett</u> <u>Bead Bennett</u> 4/3/18 Signature Date

Address: 488 Locust Street, Unit 406
Business name: N/A
Email/Telephone: 61635@hotmail.com

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated March 17, 2017 for the demolition of the two structures and construction of one new mixed-use building.

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Name: Darbava evane

Signature Date

Address:	EXPLORE & EXPRESS	
Business name:	FAMILY COUNSELING 3637 SACRAMENTO ST., SUITE G SAN FRANCISCO, CA 94118	
Email/Telephone:	415.267.1831	
	arbara Cexplore and express. (0)	m

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated March 17, 2017 for the demolition of the two structures and construction of one new mixed-use building.

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Ph.D. 3/26/18 Name: \_ Date enature tett acromento: Address: 423-9170 Email/Telephone:

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated March 17, 2017 (with latest revisions dated November 21, 2017) for the demolition of the two structures and construction of one new mixed-use building.

The addition of new ground floor retail/commercial space will enhance the pedestrian experience of Sacramento Street. The new construction will also bring in new housing and additional parking to this neighborhood.

Name: NIKLAS NOROLUND
Signature Date
Address: 488 Locust ST, #308
Business name:
Email/Telephone: $415 - 613 - 9533$

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated March 17, 2017 for the demolition of the two structures and construction of one new mixed-use building.

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Name: Jeff LEeperD
Signature Date
Address: 3545-55 Glifamia St
Business name: STANDAPO 57/6 Acte
Email/Telephone: Jeff e Marin Act CCM
415-257-5762

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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Name: Locust St \$305 488 Address: Business name: N/A Email/Telephone: heathermann 2000 @ Jahour com

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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Very truly yours,

Name: AEDEN MOTNY

3/23/2018 Signature

Address: 438 LOCUST # 305 SFCA 94115

Business name:

Email/Telephone: AEDENONED YA(100, COM

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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FREDO HELNANDEZ Name: A/ gnàtu Address: <u>7491 California Otalet</u> Business name: <u>GAP INC</u>. Email/Telephone: <u>415 386-7517</u> Email/Telephone:

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

TO WHOM IT MAY CONCERN:

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Very truly yours,

Name: UETUICA REVEN

2 3

Address: <u>3491 CALIFORNIA</u> (T. Business name: <u>CAP INC</u>. Email/Telephone: <u>415 - 396 - 7517</u>

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated March 17, 2017 for the demolition of the two structures and construction of one new mixed-use building.

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Very truly yours,

Name: MONICA UTAHNER

32

Address: 3491 CATIFORNIA JT.

Business name: <u>GAP INC.</u>

Email/Telephone: 4/5 - 38/6 - 75/7

TO WHOM IT MAY CONCERN:

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> Ciancido DC Name: LEONART 21(18 Signature Date A YELLO Address: 3641 Sacramento StFSF Business name: (EDMARD CLANCIDO ] Email/Telephone: 4(5346-2445)

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

3637-3657 Sacramento Street - Proposed New Mixed Use Building RE: San Francisco, CA

TO WHOM IT MAY CONCERN:

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Name: ERIK BJORN COB: 3/15/2018 Date Signature

Address:	363	34 SAC	FAMEN	ITO ST.	 
Business n	ame:	ROUND	HILL	PACIFIC	 
Email/Tele	phone:	(415)	922-5	700	 

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated March 17, 2017 for the demolition of the two structures and construction of one new mixed-use building.

The addition of new ground floor retail/commercial space will enhance the pedestrian experience of Sacramento Street. The new construction will also bring in new housing and additional parking to this neighborhood.

Very truly yours, Kent Hudson

Signature

<u>3/15/18</u> Date

Address: 488 Locust Street, #307, San Francisco, CA 94118

Email/Telephone: kent@onethree.org / (512) 517-1954

To Whom It May Concern,

This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the prospective architectural drawings (dated March 17, 2017) and am for the removal of the two structures and construction of one new mixed-use building.

The addition of a new ground floor retail/commercial space will enhance the pedestrian experience of Sacramento Street. The new construction will also bring in new housing and additional parking to this neighborhood. This helps my business and my own experience of working on this block.

Sincerely,

Zapata Printed Name

Signature B

03/15/2018

Date

Address: 3609 Sacramento St, San Francisco, CA 94118

Business name: \_\_\_\_\_ Psychiatric Alternatives

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

To Whom It May Concern,

This letter is to express support for the proposed project at 3637-3657 Sacramento Street. I have reviewed the prospective architectural drawings (dated March 17, 2017) and am for the removal of the two structures and construction of one new mixed-use building.

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Sincerely,

Nishi Bhopal Printed Name Munippopol

03/15/2018

Date

3609 Sacramento St, San Francisco, CA 94118 Address:

Business name: Psychiatric Alternatives

Email/Telephone: admin@psychiatricalternatives.com; 415-237-0377

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Sincerely,

Maria Carretero Printed Name

Signature

03/15/2018

Date

Address: 3609 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

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This letter is to express **support** for the proposed project at 3637-3657 Sacramento Street. I have reviewed the prospective architectural drawings (dated March 17, 2017) and am for the removal of the two structures and construction of one new mixed-use building.

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Sincerely,

Alicia Bulin Printed Name

Clicic Bulin

03/15/2018

Signature

Date

Address: 3609 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

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Sincerely,

Janisen Printed Name

Signature

03/15/2018

Date

Address: 3609 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

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Sincerely,

aura sturtevant

Printed Name

towart

03/15/2018

Date

3609 Sacramento St, San Francisco, CA 94118 Address:

Business name: Psychiatric Alternatives

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Sincerely,

Printed Name

03/15/2018

Date

Address: 3609 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

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Sincerely,

Grossman Printed Name

Signature

03/15/2018

Date

Address: 3676 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

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Sincerely,

Laura Feren Printed Name

low la

03/15/2018

Signature

Date

3676 Sacramento St, San Francisco, CA 94118 Address:

Business name: Psychiatric Alternatives

To Whom It May Concern,

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Sincerely,

Brenda McKinley Printed Name

Signature

03/15/2018

Date

Address: 3676 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

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Sincerely,

Anmaril Hegering Printed Name Aunffegnty

03/15/2018

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Briar Printed Name

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Signature

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Sincerely,

Maria Jose Perry Printed Name

Signature

03/15/2018

Date

Address: 3676 Sacramento St, San Francisco, CA 94118

Business name: \_\_\_\_\_ Psychiatric Alternatives

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Sincerely,

Stephanie Lim Printed Name

03/15/2018

Date

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Business name: Psychiatric Alternatives

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Sincerely,

Mollie Lyddane Printed Name Malle Jyddare Signature

03/15/2018

Date

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Business name: Psychiatric Alternatives

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Sincerely,

Printed Name

Signature

03/15/2018

Date

Address: 3675 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

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Sincerely,

CASEY WILLIS Printed Name Casey Willy Signature Signature

03/15/2018

Date

3675 Sacramento St, San Francisco, CA 94118 Address:

Business name: Psychiatric Alternatives

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Sincerely,

<u>Katherine Ehinger</u> Printed Name

03/15/2018

Date

Address: 3675 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

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Sincerely,

Triona Cayle Printed Name / Cayle Signature

03/15/2018

Date

3641 Sacramento St, suite J, San Francisco, CA 94118 Address:

Business name: Psychiatric Alternatives

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Printed Name n 11 Lug

03/15/2018

Signature

Date

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Sincerely,

elia Lastie Printed Name

Signatu

03/15/2018

Date

Address: 3641 Sacramento St, suite J, San Francisco, CA 94118

Business name: Psychiatric Alternatives

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Sincerely,

Suzanne Adams **Printed Name** 

Signature

03/15/2018

Date

Address: 3641 Sacramento St, suite J, San Francisco, CA 94118

Business name: Psychiatric Alternatives

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Sincerely,

Rachel Gotch - Strain

Printed Name

Solul Cotton tro

03/15/2018

Signature

Date

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Sincerely,

Printed Name

schick 2 Chia Signature

03/15/2018

Date

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Sincerely,

an Su Printed Name

Ala fi

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Signature

Date

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Sincerely,

<u>Stanley Terman</u> Printed Name

Signature

03/15/2018

Date

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Sincerely,

von Lee

Printed Name

Signatu

03/15/2018

Date

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Sincerely,

Sabine Baltasisbrence Printed Name

03/15/2018

Date

Address: 3611 Sacramento St, San Francisco, CA 94118

Business name: Psychiatric Alternatives

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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Name: Jb 3.15.2018

Address: 3535 California Street, San Francisco Business name: <u>Peninsula Beauty</u> 876-0322 Email/Telephone: (415)

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express support for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated March 17, 2017 (with latest revisions dated November 21, 2017) for the demolition of the two structures and construction of one new mixed-use building.

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Very truly yours,

harber Name:

Date

Signature

Locust Greet 94/18 Address:

Business name:

Email/Telephone: \_\_\_\_\_\_\_

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Very truly yours,

Name: Soans GALLAGHER

4-12-13

Address: 488 LOCUST ST APT 306, SF, CA 94/18

Business name: \_

Email/Telephone: <u>GAUACHERSRYAND GMASL.Com</u>

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

TO WHOM IT MAY CONCERN:

This letter is to express "**No Opposition**" for the proposed project at 3637-3657 Sacramento Street. I have reviewed the architectural drawings dated March 17, 2017 for the demolition of the two structures and construction of one new mixeduse building.

Name: Jimmy Phan -12 4 13 18 Date Signature

3701 SAORAMENTO ST. SAN FRANCISCO, CA 94118 Address:		
Business name:	LPH Shipping and Business Services	
Email/Telephone:	(415) 221 - 9817	

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Name: <u>Alfredo Hernander</u> <u>BIGNATIONE</u> Signature Date Signature

Address: 3491 CACIFORNIA St. S.F. CA 94118 Business name:  $G_{LP} / vc$ . Email/Telephone: (415) 386-7517

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aura Richard Name:

Whank 3-15-18

3535 California Address: Business name: PenhSula Beaut 8716-032Z Email/Telephone:

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Name: Cynthia Bahmani Aprilie J. Bahman 3/14/18 Signature (Date 3556 Sacmento St Address: Business name: 415 519.5926 Email/Telephone:

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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Name: Swati Reichmuth Lurati Phichmuth 3/2/2018 Signature

Address: <u>488 Locust St. #407 S.F. CA 94118</u> Email/Telephone: <u>Swatipunatar@hotmail.com</u>

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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Very truly yours,

Name: Michael Reichmuth

nin	3/2/18
Signature	Date

Address: 488 Locust St Apt. 407 Sm francisco, (A 94113 Email/Telephone: Fish Mboy@ychuo.com / 415-673-1988

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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Name: RavettiEV	
Signature Date	L.

3654 SACRAMENTO ST Address:

Email/Telephone:

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Name: Akira Kurihara 3/7/18 Signature Date Address: <u>3654</u> Sacramento St., SF 94118 Email/Telephone: <u>Akira CSkurman.com</u>.

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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Name: SUZETTE SMITH

<u>Mydty brith</u> 3-2-2018 Signature Date

Address: <u>3654</u> Sacramento St SF CA 94/118 Email/Telephone: <u>SVZette @ Skurman.com</u> 415 706 8470 (c) 415 440 4490 (w)

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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Very truly yours,

Name:	Jorany	Romero
Signature	<u>n</u>	<u>8/21/1</u> 7 Date

Address: 3533 California St SF, CA 94118 Email/Telephone: Jovany romero22@gniailcom (209)648-0630

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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Very truly you	ırs,			
	Nome	la		
Name:				
L	h			
Signature		Date		
Address:		Califania		
Email/Telepho	41	5-831-666	K	
Linan reception				

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Name:	Clifton	Tam	
Signatur	re	8/2//7 Date	

1 SOM AVE, SF Address: Email/Telephone: Clifton tam Dsbcglobal,

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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Name:	Sovary Romero	
Af	W 03/02/2018	
Signature	Date	

B533 Colifornia St SF, CA94118 hone: jovany romerozz & gmail. com /29-648-0630 Address: Email/Telephone: \_

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Name:	C.N.	LMOLAS SIMPJON	
Signature	EAA	Date	
Address: _	7533	CALIFONNIAST	SF CA 94,118
Email/Tele	ephone:	50 333 7830	

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Very truly yours,

Name: Natalie DeLeon

ler 8/21/17 Signature

Address: <u>137-C1</u> 2tt 3468 California St. SF CA Email/Telephone: <u>natmdeleon 89 @ yaloo.com</u>

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Very truly yours,
Name: HOBERT M. OWNTIFLE, MS
fm 8/2/17
Signature Date
<i>N</i>
Address: 3468 CALIFORMAST, SFCA
Email/Telephone: CM donatiello Davail.com

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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Very truly yours,

Name: Dakika rand

<u>Ausch anuka</u> Nor \$/21/19. Signature Date

Address: 3448 California Street 87 94118 .

Email/Telephone: nands/@sutterhealth.org.

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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Name: Jennifer Fronk

<u>March</u> 2018 Date

Address:	3468	Californ	nia St	SF,	CA		 
Email/Tele	phone:	A15. 2	3A5.0	100		,	

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Name: Signature California St. SF Address: ~ (ND) Email/Telephone

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Name: Nicole marl

3/9/18 Signature Date

Address: _	3446	California	st.			
Email/Tele	ephone:	345-354-0100	>	,		

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Name: Celyle Mar

ub 1 3/9/18 Signature Date

Address: 34(08 California St SFC Email/Telephone: 415.345.010

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Very truly yours,

Name: Wei Ann Howeld

22 3) 12 Date

Signature

	Address:	3468	cali foeni	1 87.
--	----------	------	------------	-------

Email/Telephone: 7187532953

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phon. la

Very truly yours,

Name: Jamie (Jane

gnature

Date

Address:

168 Cali

12 unbb-C-C

Email/Telephone: \_

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Name: DOUGLAS MATHIEUX

Signature

Address: 3465 CULIFORNIA ST, S.F. CH 94118 Business name: <u>RIGOLO GAFE</u> Email/Telephone: Dalb@RIGOLOCHFE.COM 415-595-0803

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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Name: Najib El Ferrouj	
Signature Date	
Address: 3415 California St, San Francisco CA 90 Business name: Artesano	<i>i</i> 118
Email/Telephone: <u>elnaj 92 E galioo.com</u> 415-992-2730	

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Very truly yours,

Name: STEPHEN C PARDYS M.D.

- 1 River --

Address: 3641 Sacramento Street, Suite E, San Francisco, CA 94118

Email/Telephone: SPARDYSMD@ GMAIL, COM

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Very truly yours,

Name: Hope SelinGER

lings 8/23/17 ignature

Address: 3529 Sacramento Street

Email/Telephone: (415) 923-0143

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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Name:	Bonnie	e wate	25			
Bonnie	trate	2 8	23	17		
Signature		Date				
Address:	3490	California	i st	SHC 201	sf, ca	94118
Email/Telepho	one:	Kas .	115-	440-24	172	

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Name: Jenine Bacq 9/22/17 Date 500 Sproce st. #204, SE 94118 Address: Email/Telephone: JUDEquz 739 @ Yahoo. Com

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Jillian Janisen Name:

8/21/2017 ature

Address: _	3609	Sacramonto	A. San	Francisco, CA	44118
Email/Tele	ephone:	415.410	.3393		

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Name: Carmen Elena Sin

r E. SM ignature Date

Address: 2020 Sacramm Email/Telephone: 650-580-649

3637-3657 Sacramento Street - Proposed New Mixed Use Building RE: San Francisco, CA

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Name: William Ly

Address: 3490 California St #203 San Francisco, CA 94/18 Email/Telephone: Willi Lu @qmail.com

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Very truly yours, Reg Aliza
Name:
Signature Date
Address: 3543 JACSA WEALD ST Email/Telephone: NAY WEAL AVIENC SPC COLORAD AVEL

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Very truly yours,

Name: Peter Klos

Signature

Date/

Address: <u>488 Locust Apt. 405 SF, CA</u> Email/Telephone: <u>phelos ØI @gma, I.rom</u> <u>415-264-1969</u>

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Name: Jennifer Suffin	
Signature 3/14/10 Date Date Date	
Address: 3548 Sacramento Street - Day One Baby	1
Email/Telephone: <u>lenne care in the curve, com</u>	

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Name: Navganta Talorda	
Signature Date	
Address: 3468 Californi, St	
Email/Telephone: (45) 345-0100	

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Name: Rajut	Shame	
Signature	13 Narth 2018 Date	
Address: <u>487</u> 12	must street	SAN FRANCISU
Email/Telephone:	RJ184BRANAC	GMALL CO

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Name: Mylene Pamine 7 Signature Address: 3628 Sachert Email/Telephone: May Rom i'rezaoy gmail . COM

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Very truly yours,

Name: JASMINE FREI

Address: 3654 SACRAMENTO STREET, 94118

Email/Telephone: MARKING JASMINE Q SKURMAN. COM

3637-3657 Sacramento Street - Proposed New Mixed Use Building RE: San Francisco, CA

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Very truly yours,

Name: <u>Megan Leicht</u> <u>Maymulut 3/14/18</u> Signature Date

Address	3654	Sacramento	JF.	
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Email/Telephone: 415 -440 - 4480

RE: 3637-3657 Sacramento Street - Proposed New Mixed Use Building San Francisco, CA

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Name: Willim Hul

Signature

Address: 3654 Sacramento St., San Francisco, CA Email/Telephone: Whull@ SKUTMAN. Com; (415) 440-8024 9412 X107

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Very truly yours,

Name: GAYAN HETTIPOLA

3.14.18

Address: 3634 SACRAMENTO STREET

Email/Telephone: 415-440.4480 GAYAN C SKURMAN COM

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Very truly yours,

Name: Andrew Skuman

03/14/2018 Date Signature

Address: 3654 Sacramento St. SFCA 94118

Email/Telephone: and rew@skurman.com/415-440-4480

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Name: Cienna Patmont

03/14/2018 Date Signature

Address: 2654 Sacramento St. SF CA 94118

Email/Telephone: Cienna Skyman.com / 415-440-4480

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Very truly yours,

Name: Patrick Mahar Signature Address: 3654 Sacramento St, San Francisco, CA, 94118 Email/Telephone: Patrick @, Skurman.com

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Very truly yours,

Name: ED WATKINS

*Zmpz* 3/14/18 Signature Date

Address	3654	SACRAIMENTO	ST	SF.	CA.	94118
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Email/Telephone: ewathing e Skipping. COM

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Very truly yours,

Name: David Hay-s

<u>al 1/18</u> 3/14/18

Signature

Address: 3654 Sacramento St. San Francisco CA 94118 Email/Telephone: dhayes@skurman.com

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Name: WILHELM NOTHNAGEL

Inllue Notburgel 03/14/18 Signature Data

Address: 3654 SACRAMENTO ST, SAN FRANCISCO CA 94118 Email/Telephone: wilhelm@skurman.cm

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Name:	PAIGE	MARIUCCI	

03/14/2018 Date Signatúre

Address: _	3654	SACK	CAMENTO	STRET	51		
Email/Tele	ephone:	paige	-eskurm	n.com	/	413 - 440 - 4480	

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Name: <u>Carolina</u> Mendy

Carolina Menely 3/14/18 Signature Date

Address: 3654 Sacramento Street, San Francisco, CA 94118

Email/Telephone: <u>415 - 440 - 4480</u>

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Very truly yours,

Name: Nicde Kynn MA SIN2/1-Signature

Address: <u>390 Lannel St. Ste 310. SF. CA 94118</u> Email/Telephone: Nicole p4582 gmailes

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Very truly yours,

Name: <u>Ludmilla Fox</u> <u>Ludmilla Fox</u> Signature Date

Address: 2635 California ST SF

Email/Telephone:

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Name: Suker Burnel

Suker Bennett 9/22/17 Signature

Address: 3333 California St. Sen Francisco

Email/Telephone: <u>Subsection with Stredu</u>

## COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM



# Plan Francisco

SAN FRANCISCO PLANNING DEPARTMENT 1650 MISSION STREET, SUITE 400 SAN FRANCISCO, CA 94103-2479 MAIN: (415) 558-6378 SFPLANNING.ORG

Date: July 20, 2018

- To: Applicants subject to Planning Code Section 415 and 419: Inclusionary Affordable Housing Program
- From: San Francisco Planning Department

### Re: Compliance with the Inclusionary Affordable Housing Program

All projects that include 10 or more dwelling units must participate in the *Inclusionary Affordable Housing Program* contained in Planning Code Sections 415 and 419. Every project subject to the requirements of Planning Code Section 415 or 419 is required to pay the Affordable Housing Fee. A project may be eligible for an Alternative to the Affordable Housing Fee. All projects that can demonstrate that they are eligible for an Alternative to the Affordable Housing Fee must provide necessary documentation to the Planning Department and Mayor's Office of Housing and Community Development.

Before the Planning Department and/or Planning Commission can act on the project, this Affidavit for Compliance with the Inclusionary Affordable Housing Program must be completed. Please note that this affidavit is required to be included in Planning Commission packets and therefore, must comply with packet submittal guidelines.

The inclusionary requirement for a project is determined by the date that the Environmental Evaluation Application (EEA) was deemed complete by the Department ("EEA accepted date"). There are different inclusionary requirements for smaller projects (10-24 units) and larger projects (25+ units). Please use the attached charts to determine the applicable requirement. Charts 1-3 include two sections. The first section is devoted to projects that are subject to Planning Code Section 415. The second section covers projects that are located in the Urban Mixed Use (UMU) Zoning District and certain projects within the Mission Neighborhood Commercial Transit District that are subject to Planning Code Section 419. Please use the applicable form and contact Planning staff with any questions.

For projects with complete EEA's accepted on or after January 12, 2016, the Inclusionary Affordable Housing Program requires the provision of on-site and off-site affordable units at a mix of income levels. The number of units provided at each income level depends on the project tenure, EEA accepted date, and the applicable schedule of on-site rate increases. Income levels are defined as a percentage of the Area Median Income (AMI), for low-income, moderate-income, and middle-income units, as shown in Chart 5. Projects with a complete EEA accepted prior to January 12, 2016 must provide the all of the inclusionary units at the low income AMI. Any project with a complete EEA accepted prior to January 12, 2016 must obtain a site or building permit by December 7, 2018, or will be subject to higher Inclusionary Housing rates and requirements. Rental projects with 25 units or more be subject to an 18% on-site rate and ownership projects with 25 units or more will be subject to a 20% on-site rate.

**Summary of requirements.** Please determine what requirement is applicable for your project based on the size of the project, the zoning of the property, and the date that a complete Environmental Evaluation Application (EEA) was submitted deemed complete by Planning Staff. Chart 1-A applies to all projects throughout San Francisco with EEA's accepted prior to January 12, 2016, whereas Chart 1-B specifically addresses UMU (Urban Mixed Use District) Zoning Districts. Charts 2-A and 2-B apply to rental projects and Charts 3-A and 3-B apply to ownership projects with a complete EEA accepted on or after January 12, 2016. Charts 4-A and 4-B apply to three geographic areas with higher inclusionary requirements: the North of Market Residential SUD, SOMA NCT, and Mission Area Plan.

The applicable requirement for projects that received a first discretionary approval prior to January 12, 2016 are those listed in the "EEA accepted before 1/1/13" column on Chart 1-A.

EXHIBIT H

#### CHART 1-A: Inclusionary Requirements for all projects with Complete EEA accepted before 1/12/2016

Complete EEA Accepted: $ ightarrow$	Before 1/1/13	Before 1/1/14	Before 1/1/15	Before 1/12/16
Fee or Off-site				
10-24 unit projects	(20.0%)	20.0%	20.0%	20.0%
25+ unit projects at or below 120'	20.0%	25.0%	27.5%	30.0%
25+ unit projects over 120' in height *	20.0%	30.0%	30.0%	30.0%
On-site				
10-24 unit projects	12.0%	12.0%	12.0%	12.0%
25+ unit projects	12.0%	13.0%	13.5%	14.5%

\* except buildings up to 130 feet in height located both within a special use district and within a height and bulk district that allows a maximum building height of 130 feet, which are subject to he requirements of 25+ unit projects at or below 120 feet.

#### CHART 1-B: Requirements for all projects in UMU Districts with Complete EEA accepted before 1/12/2016

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

		Complete EEA Accepted: $ ightarrow$	Before 1/1/13	Before 1/1/14	Before 1/1/15	Before 1/12/16
On-site	MU UMU					
Tier A	10-24 unit projects		14.4%	14.4%	14.4%	14.4%
Tier A	25+ unit projects		14.4%	15.4%	15.9%	16.4%
Tier B	10-24 unit projects		16.0%	16.0%	16.0%	16.0%
Tier B	25+ unit projects		16.0%	17.0%	17.5%	18.0%
Tier C	10-24 unit projects		17.6%	17.6%	17.6%	17.6%
Tier C	25+ unit projects		17.6%	18.6%	19.1%	19.6%
Fee or	Off-site UMU					
Tier A	10-24 unit projects		23.0%	23.0%	23.0%	23.0%
Tier A	25+ unit projects		23.0%	28.0%	30.0%	30.0%
Tier B	10-24 unit projects		25.0%	25.0%	25.0%	25.0%
Tier B	25+ unit projects		25.0%	30.0%	30.0%	30.0%
Tier C	10-24 unit projects		27.0%	27.0%	27.0%	27.0%
Tier C	25+ unit projects		30.0%	32.0%	30.0%	30.0%
Land D	edication in UMU or M	ission NCT				
Tier A	10-24 unit < 30K		35.0%	35.0%	35.0%	35.0%
Tier A	10-24 unit > 30K		30.0%	30.0%	30.0%	30.0%
Tier A	25+ unit < 30K		35.0%	40.0%	42.5%	45.0%
Tier A	25+ unit > 30K		30.0%	35.0%	37.5%	40.0%
Tier B	10-24 unit < 30K		40.0%	40.0%	40.0%	40.0%
Tier B	10-24 unit > 30K		35.0%	35.0%	35.0%	35.0%
Tier B	25+ unit < 30K		40.0%	45.0%	47.5%	50.0%
Tier B	25+ unit > 30K		35.0%	40.0%	42.5%	45.0%
Tier C	10-24 unit < 30K		45.0%	45.0%	45.0%	45.0%
Tier C	10-24 unit > 30K		40.0%	40.0%	40.0%	40.0%
Tier C	25+ unit < 30K		45.0%	50.0%	52.5%	55.0%
Tier C	25+ unit > 30K		40.0%	45.0%	47.5%	50.0%

Complete EEA Accepted BEFORE: $\rightarrow$	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/12/24	1/1/25	1/1/26	1/1/27	1/1/28
Fee or Off-site	1										
10-24 unit projects	20.0%)	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects*	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%

CHART 2-B: Requirements for Rental Projects in <u>UMU Districts</u> with Complete EEA accepted <u>on or after</u> 1/12/16 Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

Complete EEA Accepted BEFORE: $ ightarrow$	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site UMU											
Tier A 10-24 unit projects	14.4%	14.4%	14.4%	14.4%	14.4%	14.4%	15.0%	15.0%	15.0%	15.0%	15.0%
Tier A 25+ unit projects	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Tier B 10-24 unit projects	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%
Tier B 25+ unit projects	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Tier C 10-24 unit projects	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%
Tier C 25+ unit projects	19.6%	19.6%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Fee or Off-site UMU	an da ana										
Tier A 10-24 unit projects	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%
Tier A 25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier B 10-24 unit projects	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Tier B 25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier C 10-24 unit projects	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Tier C 25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Land Dedication in UMU or Mission N	СТ										
Tier A 10-24 unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 10-24 unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier A 25+ unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 25+ unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier B 10-24 unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 10-24 unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier B 25+ unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 25+ unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier C 10-24 unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 10-24 unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier C 25+ unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 25+ unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%

#### CHART 3-A: Inclusionary Requirements for Owner projects with Complete EEA accepted on or after 1/12/16

Complete EEA Accepted BEFORE: $ ightarrow$	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/12/24	1/1/25	1/1/26	1/1/27	1/1/28
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects*	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%

#### CHART 3-B: Requirements for Owner Projects <u>UMU Districts</u> with Complete EEA accepted <u>on or after</u> 1/12/16 Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

Complet	te EEA Accepted BEFORE: $ ightarrow$	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
<b>On</b> -site	UMU											
Tier A	10-24 unit projects	14.4%	14.4%	14.4%	14.4%	14.4%	14.4%	15.0%	15.0%	15.0%	15.0%	15.0%
Tier A	25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Tier B	10-24 unit projects	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%
Tier B	25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Tier C	10-24 unit projects	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%
Tier C	25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Fee or	Off-site UMU											
Tier A	10-24 unit projects	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%
Tier A	25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Tier B	10-24 unit projects	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Tier B	25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Tier C	10-24 unit projects	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Tier C	25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Land D	edication in UMU or Mission N	СТ										
Tier A	10-24 unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A	10-24 unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier A	25+ unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A	25+ unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier B	10-24 unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B	10-24 unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier B	25+ unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B	25+ unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier C	10-24 unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C	10-24 unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier C	25+ unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C	25+ unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%

CHART 4-A: Inclusionary Requirements for <u>Rental projects</u> with Complete EEA accepted <u>on or after</u> 1/12/16 located in the North of Market Residential Special Use District, the Mission Area Plan, or the SOMA Neighborhood Commercial Transit District.

Complete EEA Accepted BEFORE: $ ightarrow$	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/12/24	1/1/25	1/1/26	1/1/27	1/1/28
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects*	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Complete EEA Accepted BEFORE: $ ightarrow$	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/12/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Rental Projects - North of Ma	rket Resi	dential SU	ID; Missio	n Plan Ar	ea; SOMA	NCT with	n 25+ unit	S			
INCLUSIONARY RATE	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Low Income (55% AMI)	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Moderate Income (80% AMI)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Middle Income (110% AMI)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%

CHART 4-B: Inclusionary Requirements for <u>Owner projects</u> with Complete EEA accepted <u>on or after</u> 1/12/16 located in the North of Market Residential Special Use District, the Mission Area Plan, or the SOMA Neighborhood Commercial Transit District.

Complete EEA Accepted BEFORE: $ ightarrow$	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/12/24	1/1/25	1/1/26	1/1/27	1/1/28
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects*	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Complete EEA Accepted BEFORE: $ ightarrow$	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/12/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Ownership Projects - North o	of Market	Residentia	al SUD; M	ission Pla	in Area; Si	oma nci	' with 25+	units			
INCLUSIONARY RATE	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Low Income (80% AMI)	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Moderate Income (105% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Middle Income (130% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%

#### CHART 5: Income Levels for Projects with a complete EEA on or after January 12, 2016

Projects with complete EEA Application on or after January 12, 2016 are subject to the Inclusionary rates identified in Charts 2 and 3. For projects that propose on-site or off-site Inclusionary units, the Inclusionary Affordable Housing Program requires that inclusionary units be provided at three income tiers, which are split into three tiers. Annual increases to the inclusionary rate will be allocated to specific tiers, as shown below. Projects in the UMU Zoning District are not subject to the affordablity levels below. Rental projects with 10-24 units shall provide all of the required Inclusionary units with an affordable rent at 55% Area Median Income (AMI), and ownership projecs with 10-24 units shall provide all of the required Inclusionary units at sales price set at 80% AMI.

Complete EEA Accepted BEFORE: $ ightarrow$	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/12/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Rental Projects with 25+ un	its										
INCLUSIONARY RATE	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Low Income (55% AMI)	10.0%	11.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
Moderate Income (80% AMI)	4.0%	4.0%	4.0%	4.25%	4.5%	4.75%	5.0%	5.25%	5.5%	5.75%	6.0%
Middle Income (110% AMI)	4.0%	4.0%	4.0%	4.25%	4.5%	4.75%	5.0%	5.25%	5.5%	5.75%	6.0%
Complete EEA Accepted BEFORE: $ ightarrow$	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/12/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Ownership Projects with 25-	+ units										
INCLUSIONARY RATE	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Low Income (80% AMI)	10.0%	11.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
Moderate Income (105% AMI)	5.0%	5.0%	5.0%	5.25%	5.5%	5.75%	6.0%	6.25%	6.5%	6.75%	7.0%
Middle Income (130% AMI)	5.0%	5.0%	5.0%	5.25%	5.5%	5.75%	6.0%	6.25%	6.5%	6.75%	7.0%
Complete EEA Accepted BEFORE: $ ightarrow$	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/12/24	1/1/25	1/1/26	1/1/27	1/1/28
Off-Site: Rental Projects with 25+ uni	its										
INCLUSIONARY RATE	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Low Income (55% AMI)	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%
Moderate Income (80% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Middle Income (110% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Complete EEA Accepted BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/12/24	1/1/25	1/1/26	1/1/27	1/1/28
Off-Site: Ownership Projects with 25-	- units										
INCLUSIONARY RATE	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Low income (80% AMI)	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%
Moderate Income (105% AMI)	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
Middle Income (130% AMI)	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%

## AFFIDAVIT

# COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM PLANNING CODE SECTION 415, 417 & 419



# Plan Francisco

SAN FRANCISCO PLANNING DEPARTMENT 1650 MISSION STREET, SUITE 400 SAN FRANCISCO, CA 94103-2479 MAIN: (415) 558-6378 SFPLANNING.ORG

## 10/10/18

Date

## Jeffrey Litke

do hereby declare as follows:

The subject property is located at (address and block/lot):

## 3637-3657 Sacramento Street

Address

## 1018/12&20

Block / Lot

The subject property located within the following Zoning District:

## Sacramento NCD

Zoning District

## 40-X

Height and Bulk District

## N/A

Special Use District, if applicable

The proposed project at the above address is subject to the *Inclusionary Affordable Housing Program*, Planning Code Section 415 and 419 et seq.

The Planning Case Number and/or Building Permit Number is:

## 2007.1347E/CUA/VAR

Planning Case Number

## to be submitted

Building Permit Number

This project requires the following approval:

- Planning Commission approval (e.g. Conditional Use Authorization, Large Project Authorization)
- Zoning Administrator approval (e.g. Variance)
- ☐ This project is principally permitted.

The Current Planner assigned to my project within the Planning Department is:

## Mary Woods

Planner Name

A complete Environmental Evaluation Application was submitted on:

## 11/20/2007

Date

The project contains <u>18</u> total dwelling units and/or group housing rooms.

This project is exempt from the *Inclusionary Affordable Housing Program* because:

- ☐ This project is 100% affordable.
- ☐ This project is 100% student housing.

Is this project in an UMU Zoning District within the Eastern Neighborhoods Plan Area?

Yes

( If yes, please indicate Affordable Housing Tier)

### Is this project a HOME-SF Project?

( If yes, please indicate HOME-SF Tier)

Is this project a State Density Bonus Project?

🛛 No

- This project will comply with the Inclusionary Affordable Housing Program by:
  - Payment of the Affordable Housing Fee prior to the first construction document issuance (Planning Code Section 415.5)
  - On-site Affordable Housing Alternative (Planning Code Sections 415.6)
  - Off-site Affordable Housing Alternative (Planning Code Sections 415.7)
  - Combination of payment of the Affordable
     Housing Fee and the construction of on-site or off-site units
     (Planning Code Section 415.5 required for Individually Requested State Density Bonus Projects)
  - Eastern Neighborhoods Alternate Affordable
     Housing Fee (Planning Code Section 417)
  - Land Dedication (Planning Code Section 419)

The applicable inclusionary rate is:

## 20%

On-site, off-site of fee rate as a percentage

- If the project will comply with the Inclusionary Affordable Housing Program through an **On-site** or **Off-site Affordable Housing Alternative**, please fill out the following regarding how the project is eligible for an alternative.
  - □ Ownership. All affordable housing units will be sold as ownership units and will remain as ownership units for the life of the project.
  - Rental. All affordable housing units will be rental units and will remain rental untis for the life of the project.
- The Project Sponsor acknowledges that any change which results in the reduction of the number of on-site affordable units following the project approval shall require public notice for a hearing and approval by the Planning Commission.

The Project Sponsor acknowledges that failure to sell the affordable units as ownership units or to eliminate the on-site or off-site affordable ownershiponly units at any time will require the Project Sponsor to:

(1) Inform the Planning Department and the Mayor's Office of Housing and, if applicable, fill out a new affidavit;

- (2) Record a new Notice of Special Restrictions; and
- (3) Pay the Affordable Housing Fee plus applicable interest (using the fee schedule in place at the time that the units are converted from ownership to rental units) and any applicable penalties by law.
- The Project Sponsor acknowledges that in the event that one or more rental units in the principal project become ownership units, the Project Sponsor shall notify the Planning Department of the conversion, and shall either reimburse the City the proportional amount of the Inclusionary Affordable Housing Fee equivalent to the thencurrent requirement for ownership units, or provide additional on-site or off-site affordable units equivalent to the then-current requirements for ownership units.
- For projects with over 25 units and with EEA's accepted before January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project before December 7, 2018, rental projects will be subject to an 18% on-site rate and ownership projects will be subject to a 20% on-site rate.
- For projects with EEA's accepted on or after January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project within 30 months of the Project's approval, the Project shall comply with the Inclusionary Affordable Housing Requirements applicable thereafter at the time the Sponsor is issued a site or building permit.
- If a Project Sponsor elects to completely or partially satisfy their Inclusionary Housing requirement by paying the Affordable Housing Fee, the Sponsor must pay the fee in full sum to the Development Fee Collection Unit at the Department of Building Inspection for use by the Mayor's Office of Housing prior to the issuance of the first construction document.

## **UNIT MIX TABLES**

Number of All Units in	PRINCIPAL PROJECT:				
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
18			6	12	

If you selected the On-site, Off-Site, or Combination Alternative, please fill out the applicable section below. The On-Site Affordable Housing Alternative is required for HOME-SF Projects pursuant to Planning Code Section 206.3. State Density Bonus Projects that have submitted an Environmental Evaluation Application prior to January 12, 2016 must select the On-Site Affordable Housing Alternative. State Density Bonus Projects that have submitted an Environmental Evaluation Application on or after to January 12, 2016 must select the Combination Affordable Housing Alternative to record the required fee on the density bonus pursuant to Planning Code Section 415.3. If the Project includes the demolition, conversion, or removal of any qualifying affordable units, please complete the Affordable Unit Replacement Section.

On-site Affordable Housing Alternative (Planning Code Section 415.6): % of the unit total.

Number of Affordable Units to be Located ON-SITE:							
TOTAL UNITS:	SRO / Group Housing:	Studios:		One-Bedroom Units:	Two-Bedroom Units:		Three (or more) Bedroom Units:
LOW-INCOME	Number of Affordable Unit	Inits % o		% of Total Units		AMI Level	
MODERATE-INCOME	Number of Affordable Units		% of Total Units		AMI Level		
MIDDLE-INCOME	Number of Affordable Units		% of Total Units		AMI Level		

#### Off-site Affordable Housing Alternative (Planning Code Section 415.7): % of the unit total.

Number of Affordable Units to be Located OFF-SITE:						
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:	
Area of Dwellings in Princip	al Project (in sq. feet):	Off-Site Project Address:				
Area of Dwellings in Off-Site	Project (in sq. feet):					
Off-Site Block/Lot(s):		Motion No. for Off-Site Project (if applicable): Number of Market-Rate Units in the Off-site Project:			nits in the Off-site Project:	

AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
	Number of Affordable Units	% of Total Units	AMI Level
	Number of Affordable Units	% of Total Units	AMI Level

### UNIT MIX TABLES: CONTINUED

Combination of payment of a fee, on-site affordable units, or off-site affordable units with the following distribution: Indicate what percent of each option will be implemented (from 0% to 99%) and the number of on-site and/or off-site below market rate units for rent and/or for sale.

1. On-Site 0 % of affordable housing requirement.

If the project is a State Density Bonus Project, please enter "100%" for the on-site requirement field and complete the Density Bonus section below.

Nem	ber of Affordable	Units to be Located ON	I-SITE:			
тоти	L UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:

2. Off-Site 0 % of affordable housing requirement.

Number of Affordable Units to be Located OFF-SITE:							
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:		
Area of Dwellings in Princip	al Project (in sq. feet):	Off-Site Project Address:	Off-Site Project Address:				
Area of Dwellings in Off-Site	Project (in sq. feet):						
Off-Site Block/Lot(s):		Motion No. for Off-Site Pro	ject (if applicable):	Number of Market-Rate Units in the Off-site Project:			

Income Levels for On-Site or Off-Site Units in Combination Projects:						
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level			
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level			
	I					
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level			

3. Fee

100 % of affordable housing requirement.

#### Is this Project a State Density Bonus Project? Yes 😑 No

If yes, please indicate the bonus percentage, up to 35% \_\_\_\_\_\_, and the number of bonus units and the bonus amount of residential gross floor area, if applicable \_\_\_\_\_\_

I acknowledge that Planning Code Section 415.4 requires that the Inclusionary Fee be charged on the bonus units or the bonus residential floor area.

Affordable Unit Replacement: Existing Number of Affordable Units to be Demolished, Converted, or Removed for the Project					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
0					

This project will replace the affordable units to be demolished, converted, or removed using the following method:

□ On-site Affordable Housing Alternative

- D Payment of the Affordable Housing Fee prior to the first construction document issuance
- □ Off-site Affordable Housing Alternative (Planning Code Sections 415.7)
- Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Planning Code Section 415.5)

Contact Information and Declaration of Sponsor of PRINCIPAL F	PROJECT
Sacramento Locust Associates	
Company Name	
Jeffrey Litke	
Name (Print) of Contact Person	
3490 California Street, Suite 206	San Francisco, CA 94118
Address	City, State, Zip
415-922-0178	annie@litkeproperties.com
Phone / Fax	Email
I am a duly authorized agent or owner of the subject proper of the State of California that the foregoing is true and accurate to the best of my knowledge and that I intend 415 as indicated above.	correct. I hereby declare that the information herein is
	Alama (Drink) Tisla
Signature:	Name (Print), Title: Jeffrey Litke, Project Sponsor
	Jenney Like, Project Oponsol
$\mathcal{V}$	
Executed on this day in:	
Location:	Date:
San Francisco	10/10/18
Contact Information and Declaration of Sponsor of OFF-SITE PR	OJECT ( If Different )
Name (Print) of Contact Person	
Address	City, State, Zip
Phone / Fax	Email
I hereby declare that the information herein is accurate to t the requirements of Planning Code Section 415 as indicate Sign Here	
Signature:	Name (Print), Title:

# SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

#### 1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
Sacramento Locust Associates	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
	(415)922-0178
3490 California Street, Suite 206, San Francisco, CA 94118	EMAIL:
	annie@litkeproperties.com
APPLICANT'S NAME:	

	Same as Above 🔳
APPLICANT'S ADDRESS:	TELEPHONE:
	EMAIL

CONTACT FOR PROJECT INFORMATION:	
	Same as Above
ADDRESS:	TELEPHONE:
	( )
	EMAIL:
	1

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR)	:
	Same as Above
ADDRESS:	TELEPHONE:
	( )
	EMAIL:
1	 

#### 2. Location and Project Description

STREET ADDRESS OF PROJECT:					ZIP CODE:
3637-3657 Sacramento Street, San Francisco					94118
CROSS STREETS:					
California Street					
ASSESSORS BLOCK/LOT:	ZONING DIST	RICT;		HEIGHT/BULK D	STRICT:
1018/12 &20 /	Sacramer	nto NCD		40-X	
PROJECT TYPE: (Please check all that apply)		EXISTING DWELLING UNITS:	PROPOSED D	WELLING UNITS	NET INCREASE:
New Construction		0	18		18
E Demolition		0	10		10
Alteration					
Other:					

## **EXHIBIT I**

## Compliance with the Anti-Discriminatory Housing Policy

1.	Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in States or jurisdictions outside of California?	🗌 YES	NO
	1a. If yes, in which States?		
	1b. If yes, does the applicant or sponsor, as defined above, have policies in individual States that prohibit discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the State or States where the applicant or sponsor has an ownership or financial interest?	☐ YES	□ NO
	1c. If yes, does the applicant or sponsor, as defined above, have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property?	🗌 YES	□ NO
	If the answer to 1b and/or 1c is yes, please provide a copy of that policy or policies as part of the supplemental information packet to the Planning Department.		

Human Rights Commission contact information hrc.info@sfgov.org or (415)252-2500

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature:

Date: 10/10/18

Print name, and indicate whether owner, or authorized agent:

Owner / Authorized Agent (circle one)

PLANNING I	PLANNING DEPARTMENT	USE ONLY
🗖 Anti-	Discriminatory Housing Policy Form is Complete Discriminatory Housing Policy Form is Incomplete cation of Incomplete Information made: Date:	e
	ERMIT NUMBER(S):	DATE FILED:
-10	be submitted	
RECORD NU	JMBER:	DATE FILED:
	D7. 1347 CUA	6/24/2014
Signature	: Many Woods	Date: 10/29/18-
Printed Na	ame: MARY WOUDS	Phone: (415)538-6315
ROUTED TO	HRC:	DATE:
🗲 Emai	iled to: <u>mullane.ahern@sfgov.</u>	org 10/29/2018



SAN FRANCISCO

PLANNING DEPARTMENT

# AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM Administrative Code Chapter 83

1650 Mission Street, Suite 400 • San Francisco CA 94103-2479 • 415.558.6378 • http://www.sfplanning.org

## Section 1: Project Information

PROJECT ADDRESS			BLOCK/LOT(S)		
BUILDING PERMIT APPLICATION NO.		CASE NO. (IF APPLICABLE)		MOTION NO. (IF APPLICABLE)	
PROJECT SPONSOR		MAIN CONTACT		PHONE	
ADDRESS					
CITY, STATE, ZIP			EMAIL		
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT	COMMERCIAL SPACE	ESTIMATED HEIGHT/FL	OORS	ESTIMATED CONSTRUCTION COST
ANTICIPATED START DATE					

## Section 2: First Source Hiring Program Verification

	ALL BOXES APPLICABLE TO THIS PROJECT
	Project is wholly Residential
	Project is wholly Commercial
	Project is Mixed Use (retail, medical office, residential, public garages)
	A: The project consists of ten (10) or more residential units;
	B: The project consists of 25,000 square feet or more gross commercial floor area.
	C: Neither 1A nor 1B apply.
NOTES:	

Continued...

1

#### Section 3: First Source Hiring Program - Workforce Projection

Per Section 83.11 of Administrative Code Chapter 83, it is the developer's responsibility to complete the following information to the best of their knowledge.

Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

ANTICIPATED # TOTAL POSITIONS # TOTAL POSITIONS # APPRENTICE ANTICIPATED # APPRENTICE TRADE/CRAFT TRADE/CRAFT JOURNEYMAN WAGE POSITIONS JOURNEYMAN WAGE POSITIONS Abatement Laborer 10 Laborer Operating Boilermaker Engineer Painter 2 Bricklayer Carpenter 2 **Pile Driver Cement Mason** Plasterer I Plumber and Drywaller/ 1 1 Latherer Pipefitter Roofer/Water 1 Electrician 1 proofer Sheet Metal Elevator 1 1 Worker Constructor Sprinkler Fitter Floor Coverer 1 Glazier Taper 1 Heat & Frost Tile Layer/ 1 Insulator Finisher Other: ١ Ironworker 9 TOTAL: TOTAL: 18

Check the anticipated trade(s) and provide accompanying information (Select all that apply):

		YES	NO
1.	Will the anticipated employee compensation by trade be consistent with area Prevailing Wage?	X	
2.	Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations?		X
з.	Will hiring and retention goals for apprentices be established?		凶
4.	What is the estimated number of local residents to be hired?	10.	-15

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
Jeffrey Little	annie @litke properties.	com 415-922-0178
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMIN		ND THAT I COORDINATED WITH DEWD'S $\frac{10}{5}$
(SIGNATURE OF AUT OF IZED REPRESENTATIVE)		(DATE)
FOR PLANNING DEPARTMENT STAFF ONLY: PLEASE EMAIL AN ELEC OEWD'S CITYBUILD PROGRAM AT CITYBUILD@SFGOVORG Cc: Office of Economic and Workforce Development, CityBuild	TRONIC COPY OF THE COMPLETED AFFIDAVIT FOR	FIRST SOURCE HIRING PROGRAM TO
Address: 1 South Van Ness 5th Floor San Francisco, CA 94 Website: www.workforcedevelopmentsf.org Email: CityBuik	had the set of a long to the set of the set	