



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MAY 7, 2015

Date: April 30, 2015
Case No.: 2013.1238CV
Project Address: 1238 SUTTER STREET
Zoning: RC-4 (Residential Commercial Combined, High Density)
Van Ness Special Use District
130-V Height and Bulk District
Block/Lot: 0670/011

Project Sponsor & Owner: Celtic Development, LLC
1911 Mission Street
San Francisco, CA 94103

Staff Contact: Sara Vellve – (415) 558 - 6263
sara.vellve@sfgov.org

Recommendation: Approval with Conditions

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415.558.6378

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Information:
415.558.6377

PROJECT DESCRIPTION

The proposal would demolish the existing one-story building, but retain the Sutter Street facade. The proposed 9-story, mixed-use building would provide up to 37 residential units and two retail spaces (4,250 sf). One two-story retail space would front Sutter Street and a smaller ground-floor retail space would front Fern Street. The building would include a mix of studios and one-to-two-bedroom units. The proposal includes 51 Class I bicycle parking spaces located at the ground-floor and accessible from both Sutter and Fern Streets. Four Class II bicycle parking spaces would be added on the Sutter Street sidewalk. No off-street auto parking is required or proposed. Residential open space would be provided through balconies for each unit. The inclusionary housing requirement would be met by providing on-site Below Market Rate dwelling units. The sponsor proposes to construct a bulb-out on Fern Street in front of the proposed retail space.

SITE DESCRIPTION AND PRESENT USE

The project is located on the north side of Sutter Street between Polk Street and Van Ness Avenue, Block 0670, Lot 011. The property is located within the RC-4 (Residential Commercial Combined, High Density) Zoning District, the Van Ness Special Use District and a 130-V Height and Bulk District. The midblock through lot fronts Sutter and Fern Streets and contains a one-story, 4,380 sf commercial building originally constructed circa 1932. The building is occupied by G&R Paint Store and covers the approximately 4,800 square foot lot.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located on the western fringe of the Downtown/Civic Center neighborhood with the Western Addition to the west, and the Lower Nob Hill and Polk Street neighborhoods to the east. The subject property is located in the Van Ness Special Use District and is part of the Van Ness Area Plan, which is predominantly RC-4 and RC-3 zoning districts. The area consists of a variety of residential, commercial, and mixed-use buildings featuring residential uses above ground-floor commercial establishments. Generally, the commercial establishments characterizing the neighborhood include a mixture of retail stores, office buildings, restaurants, and automobile dealership/repair shops. The Regency Ballroom is located one-half block east at the corner of Sutter Street and Van Ness Avenue. The majority of lots are fully covered by buildings.

ENVIRONMENTAL REVIEW

On April 20, 2015 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 (CEQA Guidelines Section 15332).

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 17, 2015	April 17, 2015	20 days
Posted Notice	20 days	April 17, 2017	April 17, 2017	20 days
Mailed Notice	10 days	April 28, 2006	April 18, 2011	10 days

PUBLIC COMMENT

- **Public Comment.** As of April 27, 2015, the sponsor has provided approximately 30 letters of support for the development including one from the Lower Polk Neighbors. The Department has not received communication in opposition to the development.

ISSUES AND OTHER CONSIDERATIONS

- The proposal requires Variances from the rear yard (Section 134(a)(1)), and Street Frontage and Active Uses (Planning Code Section 145.1(c)(4)) requirements. The Zoning Administrator will hear the requests after the Planning Commission has taken action on the Conditional Use Authorization.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow a building to exceed a height of 50 feet in the Van Ness Special Use District. The proposed building would reach a height of approximately 90 feet in a 130-foot Height and Bulk District.

BASIS FOR RECOMMENDATION

- The project would not displace housing and would provide 37 new dwelling units with four on-site Below Market Rate units.
- The commercial space proposed to front Fern Alley would activate an underutilized street frontage.
- The proposal provides 51 bicycle storage spaces where 37 are required by the Planning Code in a transit-rich neighborhood.
- The proposal does not include off-street parking in a transit-rich neighborhood.
- On balance, the project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Draft Motion

Parcel Map

Sanborn Map

Zoning Map

Special Use District Map

Aerial Photo

Context Photos

Site Photos

Certificate of Determination – Exemption from Environmental Review

Affidavit for Compliance with the Inclusionary Affordable Housing Program

Project Sponsor Submittal

- Public Correspondence

- Reduced Plans

Attachment Checklist

- | | |
|---------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

Planner's Initials

KG: G:\Documents\Projects\1423 Polk\2011.0097C - 1423 Polk Street - Exec Sum.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

☒ Affordable Housing (Sec. 415)

☐ Jobs Housing Linkage Program (Sec. 413)

☐ Downtown Park Fee (Sec. 412)

☒ First Source Hiring (Admin. Code)

☐ Child Care Requirement (Sec. 414)

☐ Other

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Planning Commission Draft Motion HEARING DATE: MAY 7, 2015

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 253.2(a) OF THE PLANNING CODE TO CONSTRUCT A 9-STORY MIXED-USE BUILDING OF APPROXIMATELY 38,000 SQUARE FEET CONTAINING UP TO 37 DWELLING UNITS, UP TO 52 BICYCLE STORAGE SPACES AND TWO GROUND-FLOOR RETAIL SPACES WITHIN THE RC-4 (RESIDENTIAL COMMERCIAL COMBINED, HIGH DENSITY), VAN NESS SPECIAL USE DISTRICT AND A 130-V HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 20, 2014 Celtic Development, LLC (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 303 and 253.2(a) to construct a 9-story mixed-use building of approximately 38,000 square feet containing up to 37 dwelling units, up to 51 bicycle storage spaces and two ground-floor retail spaces within the RC-4 (Residential Commercial Combined, High Density), Van Ness Special Use District and a 130-V Height and Bulk District.

On May 7, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.1238C.

On April 20, 2015 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 requested in Application No. 2013.1238C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the north side of Sutter Street between Polk Street and Van Ness Avenue, Block 0670, Lot 011. The property is located within the RC-4 (Residential Commercial Combined, High Density) Zoning District, the Van Ness Special Use District and a 130-V Height and Bulk District. The midblock through lot fronts Sutter and Fern Streets and contains a one-story, 4,380 sf commercial building originally constructed circa 1932. The building is occupied by G&R Paint Store and covers the approximately 4,800 square foot lot.
3. **Surrounding Properties and Neighborhood.** The project site is located on the western fringe of the Downtown/Civic Center neighborhood with the Western Addition to the west, and the Lower Nob Hill and Polk Street neighborhoods to the east. The subject property is located in the Van Ness Special Use District and is part of the Van Ness Area Plan, which is predominantly RC-4 and RC-3 zoning districts. The area consists of a variety of residential, commercial, and mixed-use buildings featuring residential uses above ground-floor commercial establishments. Generally, the commercial establishments characterizing the neighborhood include a mixture of retail stores, office buildings, restaurants, and automobile dealership/repair shops. The Regency Ballroom is located one-half block east at the corner of Sutter Street and Van Ness Avenue. The majority of lots are fully covered by buildings.
4. **Project Description.** The proposal would demolish the existing one-story building, but retain the Sutter Street facade. The proposed 9-story, mixed-use building would provide up to 37 residential units and two retail spaces (4,250 sf). One two-story retail space would front Sutter Street and a smaller ground-floor retail space would front Fern Street. The building would include a mix of studios and one-to-two-bedroom units. The proposal includes 51 Class I bicycle parking spaces located at the ground-floor and accessible from both Sutter and Fern Streets. Four

Class II bicycle parking spaces would be added on the Sutter Street sidewalk. No off-street auto parking is required or proposed. Residential open space would be provided through balconies for each unit. The inclusionary housing requirement would be met by providing on-site Below Market Rate dwelling units. The sponsor proposes to construct a bulb-out on Fern Street in front of the proposed retail space.

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

A. **Buildings Exceeding a Height of 50 feet in the Van Ness Special Use District.** Planning Code Section 253.2 states that any new construction over 50 feet in height shall be permitted as a Conditional Use upon approval by the Commission. Per Section 253.2, the Commission may impose the following requirement in addition to any others deemed appropriate.

1. The Planning Commission may require that the permitted bulk and required setbacks of a building be arranged to maintain appropriate scale on and maximize sunlight to narrow streets (rights-of-way 40 feet in width or narrower) and alleys.

Fern Street is 35 feet wide. At the Department's request the sponsor has designed a project that retains the massing of the original building façade on Sutter Street with a strong cornice, finely textured materials, and large picture windows, all of which are well represented on other buildings on the block, particularly at the corners. By keeping the original building façade the block face will retain a strong sense of the original architecture found on the block. In order to differentiate between the original building and new development, the proposed building mass has been recessed from the Sutter Street facade by approximately 20 feet.

B. **Rear Yard.** Planning Code Section 134(a)(1) requires a rear yard equal to 25 percent of the lot depth to be provided at every residential level in the RC-4 zoning district. The Project provides a 20 foot setback at the front of the lot facing Sutter Street, and thus the Project requires a modification of the rear yard requirement pursuant to Section 243(c)(6). Section 243(c)(6) allows the Zoning Administrator to modify or waive the normally applicable rear yard requirements pursuant to Section 307(g) if: 1) the interior block open space formed by the rear yards of abutting properties will not be adversely affected, 2) a comparable amount of usable open space is provided elsewhere on the lot or within the development where it is more accessible to residents, and 3) the access of light and air to abutting properties will not be significantly impeded. A rear yard modification will be considered by the Zoning Administrator following the public hearing on the conditional use.

The required 25% rear yard setback equals 30 feet and approximately 1,200 square feet. The approximately 20 foot setback at the front of the lot does not meet the minimum dimension and is not located at the rear of the lot, and thus modifications by the Zoning Administrator pursuant to Section 243(c)(6) are required. The Project Site is adjacent to two buildings constructed to each side property line, thus the Project will have no effect on interior block open space since none exists, nor will it affect light and air to adjacent properties. Residential open space for each unit will be provided through Code-complying balconies.

- C. **Street Frontage and Active Uses.** Planning Code Section 145.1(c)(4) requires ground floors in RC districts to have a minimum floor-to-floor height of 14 feet, as measured from grade.

The site fronts both Sutter and Fern Streets. The existing building façade on Sutter Street would be retained and the proposed commercial space on this frontage would provide an approximately 18 foot floor-to-floor height. This condition is a result of the existing building façade, which is essentially a double-high volume due to the window height. The proposed building façade on Fern Street would provide an approximately 10 foot floor-to-floor height, which requires a variance by the Zoning Administrator. The reduced height of the ground-floor fronting Fern Street is a result of aligning the floor plates of the building at both street frontages. If the ground floor fronting Fern Street were increased to 14 feet in height, the floor above would be reduced to approximately 6 feet, which is unusable and could result in the loss of three dwelling units.

- D. **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, these requirements would apply to projects that consist of 10 or more units, where the first application (EE or BPA) was applied for on or after July 18, 2006. Pursuant to Planning Code Section 415.5 and 415.6, the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 12% of the proposed dwelling units as affordable.

The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has 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 by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project. The Project Sponsor submitted such Affidavit on January 30, 2015. The EE application was submitted on January 2, 2014. Pursuant to Planning Code Section 415.3 and 415.6, the on-site requirement is 12%. 4 units (1 studio, 1 one-bedroom and 2 two-bedroom) of the 37 units provided will be affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable.

- E. **Bicycle Storage.** For residential uses, Planning Code Section 155.2 requires one Class I bicycle storage space for each dwelling unit and one Class II storage space for every 20 units. For retail uses Planning Code Section 155.2 requires one Class I space for every 7,500 square feet of occupied floor area and one Class II space for every 2,500 feet of occupied floor area.

The proposal includes up to 51 Class I bicycle storage spaces for the residential uses, which would be accessible from both Sutter and Fern Streets. Two Class II bicycle racks would be located in the

sidewalk on Sutter Street providing four bicycle storage spaces where three are required (one for residential and two for commercial).

F. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. The proposed business does not have a name as of this writing. Any proposed signage will be subject to the review and approval of the Planning Department.

6. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Project will demolish a one-story commercial building containing a paint store. At approximately 90 feet tall, the proposed replacement building is appropriate for its location midblock between Polk Street and Van Ness Avenue. The proposed residential and commercial/retail uses are compatible with the neighborhood that includes a variety of land uses, including residential, retail, commercial, religious and community services.

B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project Site is located midblock between Polk Street and Van Ness Avenue and is appropriate for such a mixed-use development. The size and shape of the proposed building is compatible with the scale and context of the surrounding neighborhood. While the building, at approximately 90 feet, would be taller than many in the immediate vicinity, it does not reach the permitted height limit of 130 feet. A recently constructed building at the corner of Sutter Street and Van Ness Avenue, one-half block away from the subject site, reaches a height of 130 feet. The subject project's mass will be set back from Sutter Street in deference to the original building façade. The building shape will be rectilinear which is consistent with other lots and buildings on the block. As off-street vehicular parking is not proposed, there will be no curb cuts to interrupt the pedestrian nature and experience of each street frontage. The ground-floor commercial space on Sutter Street contains double-high windows to improve visibility into the commercial space, and the commercial space on Fern Alley will encourage activation of this street.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

There is no off-street parking requirement in the RD Districts. The proposal does not include any off-street vehicular parking and includes up to 51 Class I bicycle storage spaces where only 37 are required. As off-street vehicular parking is not proposed there will be no curb cuts to degrade the pedestrian experience on either street frontage.

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

The Project will consist of residential units and ground floor retail/commercial, and will not produce noxious or offensive emissions, noise, glare, dust or odors. Should a restaurant be proposed in the future it would be subject to applicable requirements to address potential nuisances.

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

The project proposes street trees along both frontages. As there is no off-street parking or loading, screening of parking, loading and service areas is not necessary. Signage pursuant to Article 6 of the Planning Code has not been proposed, or reviewed, under the subject proposal. Lighting along the building façade and at the street level will be consistent with the neighborhood character.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

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

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed project is consistent with the stated purpose of RC-4 District and Van Ness Special Use District in that the intended mixed-use development promotes commercial uses at the ground floor with residential uses above, and street frontages that promote an active pedestrian environment.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

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

The proposed development will provide desirable services to the neighborhood and will provide resident employment opportunities. Further, the Project Site is located within a Commercial District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 6:

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

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 6.7

Promote high quality urban design on commercial streets.

Policy 6.10

Promote neighborhood commercial revitalization, including community-based and other economic development efforts where feasible.

The proposal would promote the intention of the RC district and Van Ness SUD through development of a mixed-use building containing ground-floor commercial space and up to 37 dwelling units with on-site affordable units, thus contributing to the intended commercial-residential character of the neighborhood. The site does not currently contain any residential uses and no existing affordable housing would be eliminated. The proposed building will retain an original façade while promoting contemporary architecture that is differentiated from the original façade. A commercial space will front Fern Street to promote activation of a neglected frontage. The combination of expanded commercial opportunities and

increased residential activity will help to promote commercial revitalization in this portion of Sutter Street, which is not currently optimized.

HOUSING

Objectives and Policies

OBJECTIVE 2

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.1

Discourage the demolition of sound existing housing, unless the demolition results in a new increase in affordable housing.

The proposal would demolish an existing commercial building and replace it with up to 37 dwelling units with four Below Market Rate units that will be permanently affordable.

OBJECTIVE 11

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

Policy 11.3

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

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

The proposal, located in a high-density zoning district, will complement the emerging residential neighborhood in response to development along Van Ness Avenue. While the building will be taller than many presently in the neighborhood, it is below the height limit and will retain an existing façade constructed in approximately 1932 that complements historic resources on the block face.

OBJECTIVE 12

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

Policy 12.1

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

This mixed-use development with up to 37 dwelling units is located in a transit rich neighborhood one-half block from both Van Ness Avenue and Polk Street with access to approximately six MUNI bus routes.

Sutter Street accommodates an additional MUNI bus route. Up to 51 bicycle storage spaces will be provided where only 37 are required. Four Class II bike storage spaces will be provided on Sutter Street.

VAN NESS AVENUE AREA PLAN

OBJECTIVE 11

PRESERVE THE FINE ARCHITECTURAL RESOURCES OF VAN NESS AVENUE.

Policy 11.4

Encourage architectural integration of new structures with adjacent significant and contributory buildings.

The adjacent building to the west of the subject site, 1244 Sutter Street the Regency Ballroom, is a Category A historic resource. In order to compliment, and integrate, the proposed building, the original façade is to be retained and the newly constructed building has been set back approximately 20 feet from the Sutter Street property line.

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

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

The existing retail use would be replaced by two new retail spaces. One retail space would front Fern Street in an attempt to activate the street. Each retail space could provide future opportunities for resident employment in and ownership of retail 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 proposal would not remove any housing, and would create up to 37 dwelling units which would augment the existing neighborhood character by providing new housing opportunities. The existing retail space would be separated into two spaces with one fronting Fern Street in order to activate that street.

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

No housing is removed for this Project. Four Below Market Rate units are proposed to be incorporated into the development.

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

The proposal does not include off-street parking. Up to 51 Class I bicycle storage spaces are proposed.

- 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 will not displace any service or industry establishment and does not include office development. The existing retail space will be replaced.

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

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

- G. That landmarks and historic buildings be preserved.

Through Case No. 2013.1238E, a landmark or historic building does not occupy the Project site.

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

Pursuant to Planning Code Section 295, a shadow fan completed for Case No. 2013.1238PPA determined that shadow from the proposed building would not reach a property owned and operated by the Recreation and Parks Department.

9. On balance, 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.
10. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2013.1238C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 7, 2015, and stamped "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 No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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 May 7, 2015.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 7, 2015

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a mixed-use development containing a 9-story building with up to 37 dwelling units, two ground-floor commercial spaces (\pm 5,000 sf) and up to 51 Class I bicycle storage spaces located at 1238 Sutter Street, Block 0670, Lot 011 pursuant to Planning Code Section(s) 303 and 253.2(a) within the RC-4 (Residential Commercial Combined, High Density) and the Van Ness Avenue Special Use Districts and a 130-V Height and Bulk District; in general conformance with plans, dated XXXXXX, and stamped "EXHIBIT B" included in the docket for Case No. 2013.1238ECV and subject to conditions of approval reviewed and approved by the Commission on May 7, 2014 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 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 May 7, 2014 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

2. **Extension.** All time limits in the preceding paragraph 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, www.sf-planning.org.

3. **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, www.sf-planning.org.

DESIGN

4. **Architectural Addenda.** The sponsor shall route the Architectural Addenda (or other similar plans) to the staff planner for review prior to review by the Department of Building Inspection.

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

5. **Architecture.** The project sponsor shall continue to work with Department staff on the following design areas.
 - a. Enliven the residential lobby (interior) to promote a better street presence of the residential use.
 - b. Refine the exterior expression of the residential use at the residential entry.
 - c. Create a stronger distinction between the residential entry and commercial use on Fern Street.

- d. Create a more cohesive storefront system on Fern Street.
 - e. Refine the sidewalk materials and design of the bulb-out proposed on Fern Street.
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, www.sf-planning.org
7. **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, www.sf-planning.org
8. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
9. **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 architectural addenda. 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, www.sf-planning.org .
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).
- h) 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, <http://sfdpw.org>

11. **Street Trees.** Pursuant to Planning Code Section 138.1 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

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

12. **Fern Street Improvements.** The proposed bulb out and street improvements on Fern Street must be reviewed and approved by the Department of Public Works (DPW) and the Municipal Transit Agency (MTA).

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

PARKING AND TRAFFIC

13. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than 41 bicycle parking spaces (37 Class 1 spaces for the residential portion of the Project and 4 Class 1 or 2 spaces for the commercial portion of the Project).

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

14. **Conversion of Bicycle Parking Spaces.** Once bicycle parking spaces replace an automobile parking space, such bicycle parking shall not be reduced or eliminated. Such bicycle parking spaces may be converted back to automobile parking space, provided that the required numbers

of bicycle parking spaces subject to Sections [155.2](#) and [155.3](#) of this Code are still met after removal of bicycle parking spaces.

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

15. **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

16. **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, www.onestopSF.org

17. **Transit Impact Development Fee.** Pursuant to Planning Code Section 411, the Project Sponsor shall pay the Transit Impact Development Fee (TIDF) as required by and based on drawings submitted with the Building Permit Application. Prior to the issuance of a temporary certificate of occupancy, the Project Sponsor shall provide the Planning Director with certification that the fee has been paid.

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

INCLUSIONARY AFFORDABLE HOUSING PROGRAM

18. **Affordable Units**

- a) **Number of Required Units.** Pursuant to Planning Code Section 415.6, the Project is required to provide 12% of the proposed dwelling units as affordable to qualifying households. The Project contains 37 units; therefore, four (4) affordable units are required. The Project Sponsor will fulfill this requirement by providing the four (4) affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

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.

- b) **Unit Mix.** The Project contains 7 studios, 14 one-bedroom, and 16 two-bedroom; therefore, the required affordable unit mix is 1 studio, 1 one-bedroom and 2 two-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.
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.
- c) **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.
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.
- d) **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than twelve percent (12%) of the each phase's total number of dwelling units as on-site affordable units.
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.
- e) **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.
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.
- f) **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 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 MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet 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.
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.

- i. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- ii. If the units in the building are offered for sale, the affordable unit(s) shall be sold to first time home buyer households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average of ninety (90) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco." The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- iii. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- iv. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- v. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- vi. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning

Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the Project.

- vii. If the Project Sponsor 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 Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.
- viii. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit or may seek a fee deferral as permitted under Ordinances 0107-10 and 0108-10. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.

MONITORING

19. **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*

OPERATION

20. **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, <http://sfdpw.org/>*
21. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>*
22. **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

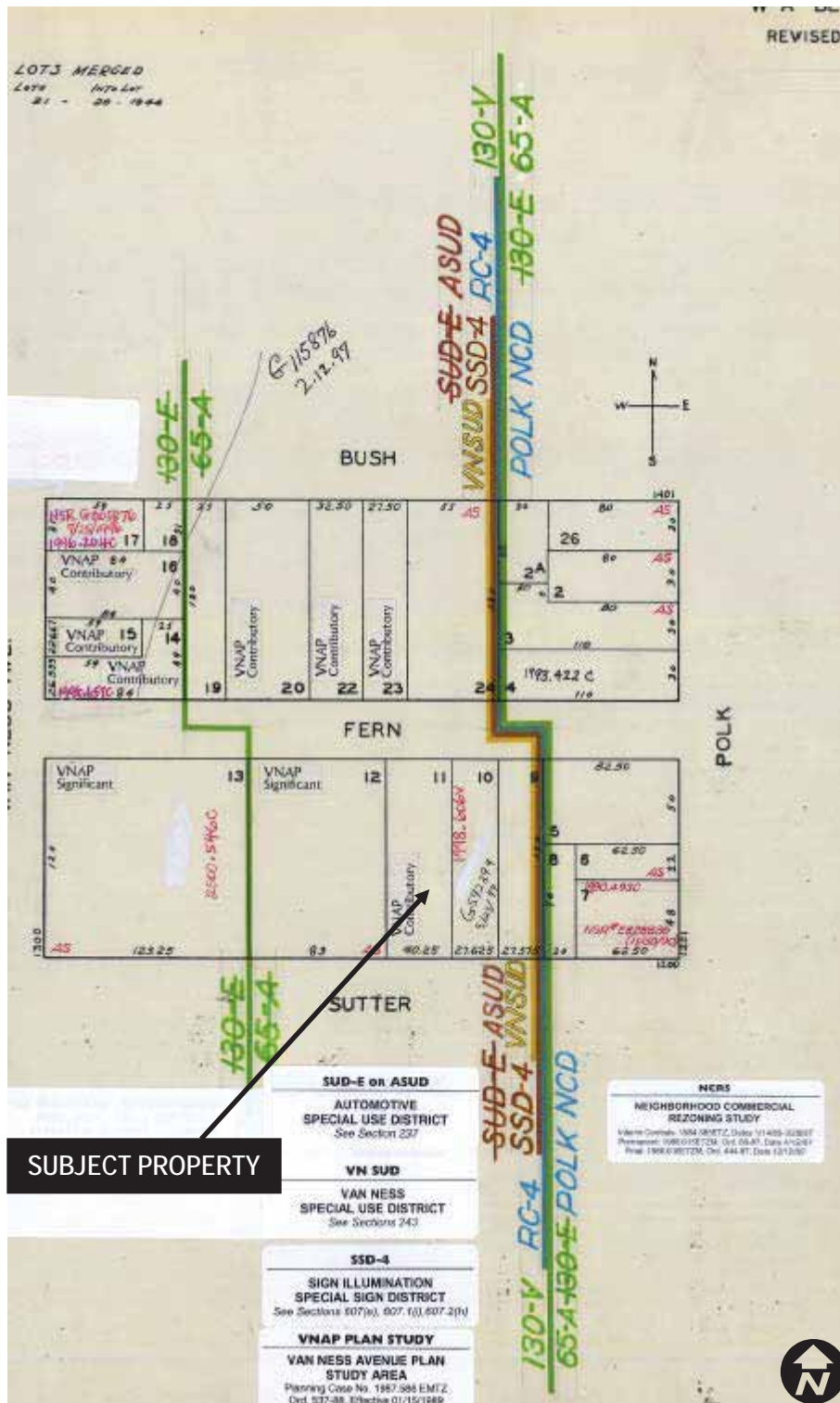
deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall 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, www.sf-planning.org

23. **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.

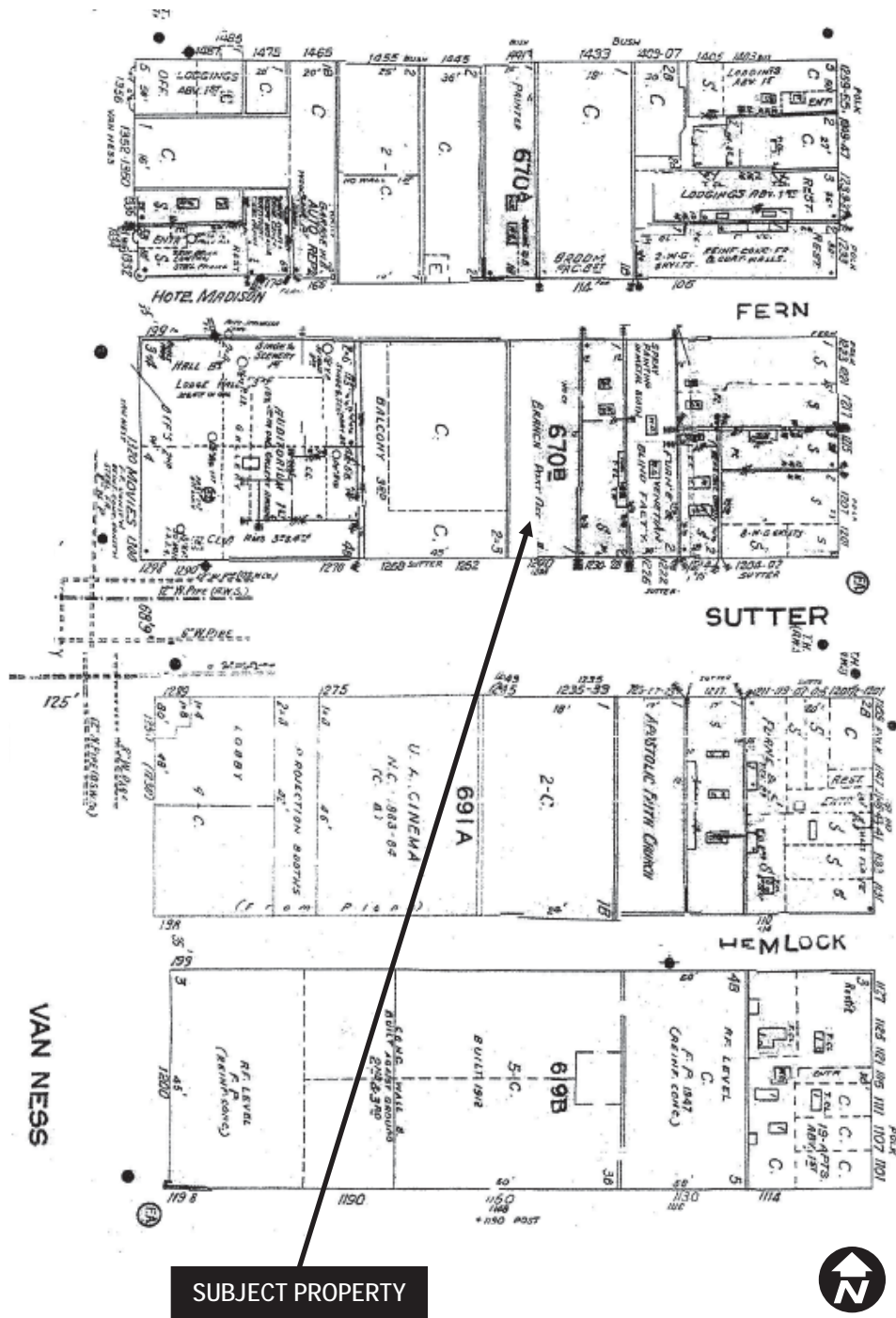
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Parcel Map



Conditional Use & Variance Hearing
Case Number 2013.1238CV
1238 Sutter Street

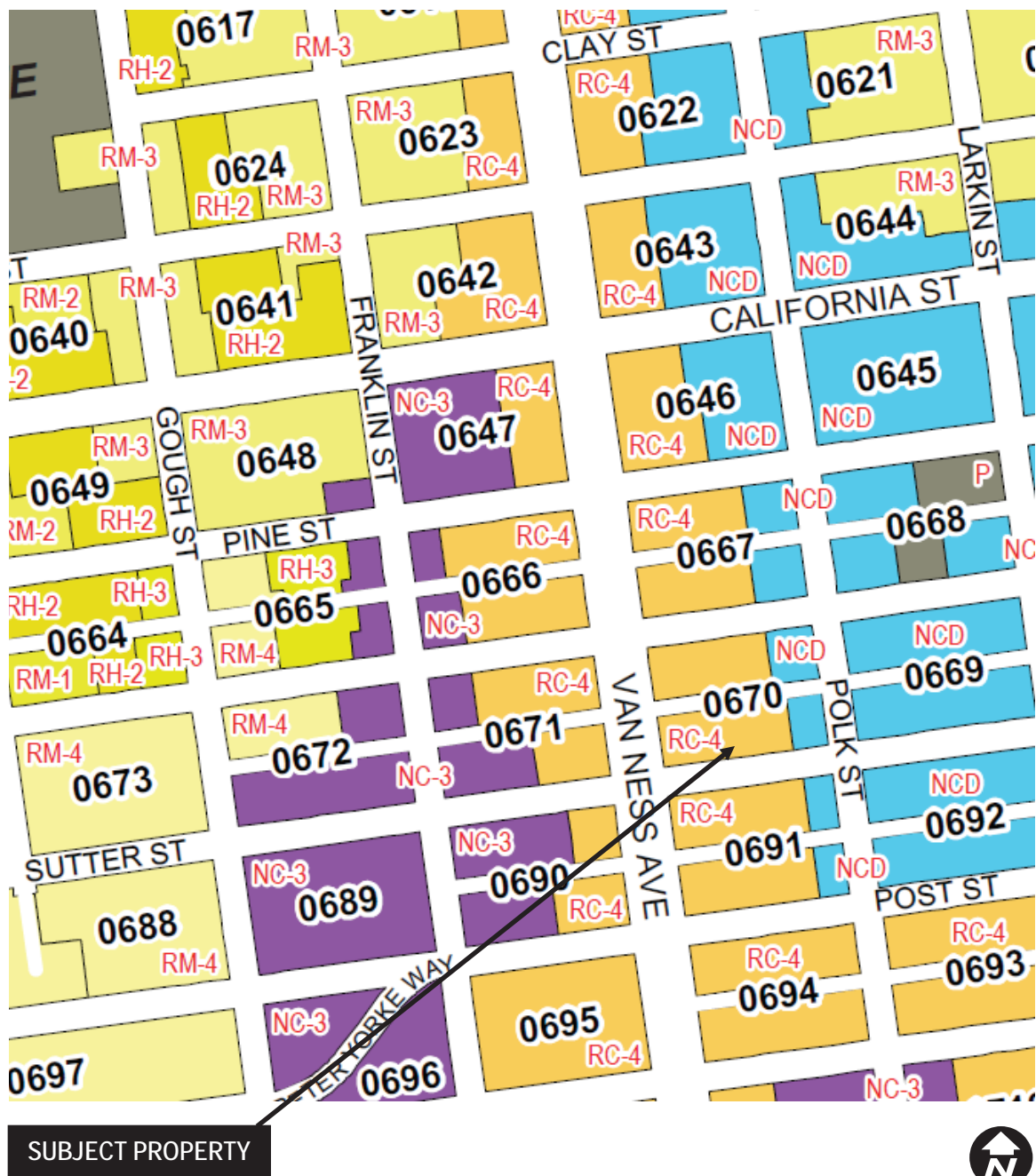
Sanborn Map*



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

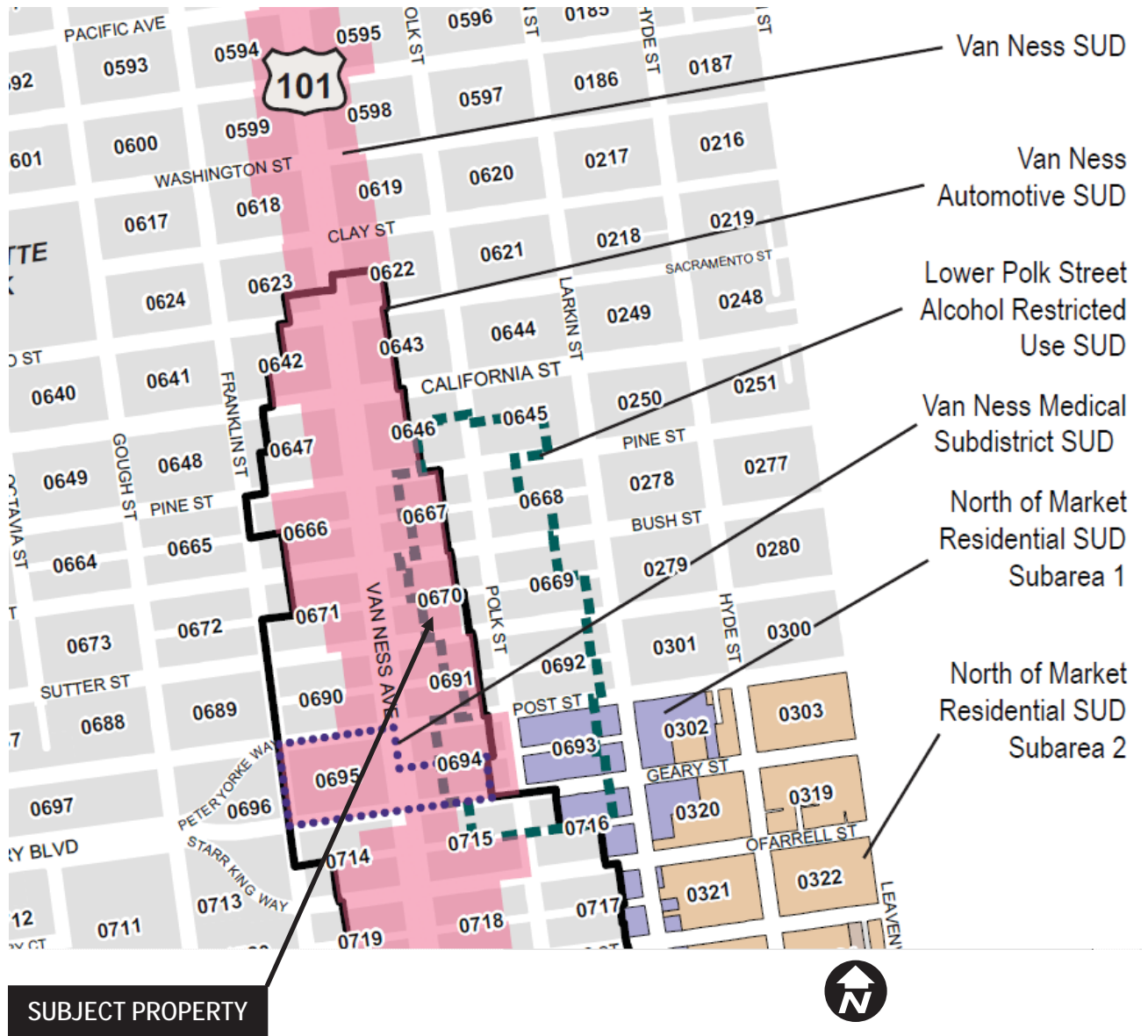
Conditional Use & Variance Hearing
Case Number 2013.1238CV
1238 Sutter Street

Zoning Map



Conditional Use & Variance Hearing
Case Number 2013.1238CV
1238 Sutter Street

Special Use District Map



Conditional Use & Variance Hearing
Case Number 2013.1238CV
1238 Sutter Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use & Variance Hearing
Case Number 2013.1238CV
1238 Sutter Street

Context Photos



SUBJECT PROPERTY



SUBJECT PROPERTY

Conditional Use & Variance Hearing
Case Number 2013.1238CV
1238 Sutter Street

Site Photos



Sutter Street Frontage



Fern Street Frontage

Conditional Use & Variance Hearing
Case Number 2013.1238CV
1238 Sutter Street



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Case No.: **2013.1238E**
Project Title: **1238 Sutter Street**
Zoning: RC-4 (Residential-Commercial, High Density) Use District
Van Ness Automotive Special Use District
130-V Height and Bulk District
Block/Lot: 0670/011
Lot Size: 4,826 square feet
Project Sponsor: Juancho C. Isidoro Jr., D-Scheme Studio
(415) 252-0888
Staff Contact: Laura Lynch – (415) 575-9045
Laura.lynch@sfgov.org

PROJECT DESCRIPTION:

The project site is located midblock on a regularly shaped through-lot with frontages on Sutter and Fern Streets. The project site is on a block bounded by Fern Street to the north, Sutter Street to the south, Polk Street to the east and Van Ness Avenue to the west, within the Downtown/Civic Center neighborhood. The proposed project would preserve the façade fronting Sutter Street of the existing building and construct a nine-story, 86-foot-tall, 43,943 square-foot (sf) residential and commercial building.

EXEMPT STATUS:

Categorical Exemption, Class 32 (California Environmental Quality Act (CEQA) Guidelines Section 15332)

REMARKS:

See next page.

DETERMINATION:

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

Sarah B. Jones
Environmental Review Officer

April 20, 2015
Date

cc: **Juancho C. Isidoro Jr.**, Project Sponsor Historic Preservation Distribution
Sara Vellve, Current Planner Virna Byrd, M.D.F.
Gretchen Hilyard, Preservation Planner Supervisor **David Chiu**, District 3

PROJECT DESCRIPTION (continued):

The project site (block 0670/lot 011) currently contains a one-story, 4,380 sf commercial building built in 1932. The project site has frontages on both Fern and Sutter Streets. Sutter Street consists of a number of mixed-use residential and commercial uses including restaurants and neighborhood and regional retail services. In addition, the project is adjacent to the historic American Pacific Enterprises building located at 1244 Sutter Street. Fern Street is an alley running from Van Ness Avenue to Polk Street that contains on-street parking and access to the existing commercial use.

The proposed mixed-use building would provide up to 37 residential units (33,943 sf) and two retail spaces (4,250 sf). One two-story retail space would front Sutter Street and a smaller ground-floor retail space would front Fern Street. The proposed project would also propose sidewalk improvements along the Fern Street frontage including sidewalk widening and new planters. The building would include a mix of studios and one-to-two-bedroom units. The project would involve approximately 537 cubic yards of soil disturbance. The proposed building would include 51 Class I bicycle parking spaces located at the ground floor and accessible from Fern Street. Two Class II bicycle parking spaces would be added on the Sutter Street sidewalk. No on-site vehicle parking would be provided.

Project Approvals

The proposed project would require the following approvals:

- **Conditional Use Authorization** (*Planning Commission*). The proposed project would require a conditional use authorization pursuant to Planning Code Section 253.2(a) for proposing a building with a height exceeding 50 feet.
- **Variance** (*Zoning Administrator*). The proposed project would require a variance from Planning Code Sections 134 – Rear Yard and 145.1 – Street Frontage and Active Uses,
- **Site Permit** (*Department of Building Inspection*) (DBI). The proposed project would require approval from DBI for a site permit.
- **Demolition Permit** (*Department of Building Inspection*) (DBI). The proposed project would require approval from DBI for a demolition permit.
- **Encroachment Permit** (*Department of Public Works*) (DPW). The proposed project would require approval from DPW for the Class II bicycle parking, street trees and the proposed sidewalk widening along Fern Street.

Approval Action: The proposed project is subject to notification under Section 306.3 of the Planning Code. The Planning Commission Hearing associated with the Conditional Use Application would constitute the Approval Action for the 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.

REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

- 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 would not conflict with any such policy. The project site is located within the Residential-Commercial, High Density (RC-4) Use District and 130-V Height and Bulk district in the Downtown/Civic Center neighborhood of San Francisco. The proposed project would introduce new retail and residential uses to the site; these uses are principally permitted within the designated RC-4 use district. The project would require Conditional Use Authorization pursuant to Planning Code Section 253.2(a) for proposing a building with a height exceeding 50 feet. The proposed project would require variances from Planning Code Sections 134 – Rear Yard and 145.1 - Street Frontage and Active Uses. Section 305 of the Planning Code allows for certain projects to receive variances from the strict application of quantitative standards of the Planning Code. The granting of these variances and the conditional use authorizations would be determined by the Planning Commission and the Zoning Administrator; approval of these variances and conditional uses would be consistent with all applicable zoning and general plan policies. Thus, the proposed project is consistent with all *General Plan* policies and designations and the applicable zoning designation.

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

The 0.11-acre (4,826 sf) project site is located within a fully developed area of San Francisco. The surrounding uses are primarily commercial and residential. Therefore, the proposed project 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 located within a fully developed urban area, occupied by an existing commercial building, with no landscaping. No contiguous and substantial habitat for any rare or endangered plant or animal species is located near or on the project site or within the project site vicinity.

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

Traffic. The project site is located on the north side of Sutter Street, on the block bounded by Fern Street to the north, Polk Street to the east and Van Ness Avenue to the west, within the Downtown/Civic Center

neighborhood. As set forth in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (Transportation Guidelines), the Planning Department evaluates traffic conditions for the weekday PM peak period to determine the significance of an adverse environmental impact. Weekday PM peak hour conditions (between the hours of 4 PM to 6 PM) typically represent the worst-case conditions for the local transportation network. Using the Transportation Guidelines, the proposed project at 1238 Sutter Street would generate an estimated 318 average daily person-trips. Of the 318 average daily person-trips generated by the proposed project, there would be approximately 55 PM peak hour person-trips. These PM peak hour person-trips would be distributed among various modes of transportation, including 10 automobile trips, 12 transit trips, 30 walking trips, and three trips by other means, which includes bicycles and motorcycles.¹

The minimal increase in daily automobile person-trips generated by the proposed project would not substantially contribute to traffic delays at local intersections. Traffic impacts associated with the proposed project during the PM peak hour would not be a substantial increase relative to the existing capacity of the surrounding street system. Therefore, the proposed project would not cause an increase in traffic that could not be accommodated by the existing infrastructure capacity, and thus would not result in significant adverse traffic-related impacts.

Transit. The project site is located in an area well-served by transit. Specifically, the project site is within one-quarter mile of transit stops for Muni routes 1-California, 2-Clement, 3-Jackson, 19-Polk, 27-Bryant, 38-Geary, 38L-Geary Limited, 47- Van Ness, 49 Mission/Van Ness and 76X-Marin Headlands Express. In addition, Golden Gate Transit lines 10, 54, 70, 80, 93, 101 and 101X are within one-quarter mile from the project site. The existing commercial use generates approximately 10 daily PM peak hour transit trips and the proposed project would generate 11 additional PM peak hour transit trips. The proposed project's transit trips would be accommodated by the existing transit network. In addition, the proposed project does not include any off-street vehicular parking and the existing curb cut would be removed; thus, there would be no vehicular conflict with existing transit lines.

Pedestrian. The proposed project would not provide any vehicular access to the proposed project, in addition the existing 10 foot curb cut on Fern Street would be removed and additional streetscape improvements would occur. The existing commercial use produces approximately 21 PM peak hour pedestrian trips, and the proposed project would add approximately 29 PM peak hour pedestrian trips. The minimal increase of 29 PM peak hour pedestrian trips generated by the proposed project would not substantially overcrowd sidewalks in the project vicinity or otherwise interfere with pedestrian accessibility to the site and adjoining areas. Therefore, as a result of the proposed project, pedestrian-related impacts would be less than significant.

Bicycle. Three bicycle routes (#16, #25, and #310) are within a half-mile of the project site. Bicycle Route #16 is located along Sutter Street. The proposed project would comply with *Planning Code* Section 155.2.11 by providing 51 new Class I and two Class II bicycle spaces. The minimal increase in bicycle trips would be accommodated by the existing bicycle network. The project would not add any new curb cuts to streets

¹ Mode split data for the uses were obtained from the Guidelines for Census Tract 120 and for Superdistrict 1, where the project site is located. Please note that these numbers have been rounded to the nearest whole number.

containing an existing bicycle network and would not create potentially hazardous conditions for bicyclists. Therefore, as a result of the proposed project, bicycle impacts would be less than significant.

Loading. The proposed project would not add or eliminate loading zones. *Planning Code* Section 152 would not require any off-street freight loading zones for the proposed project. Based on the Planning Department's Guidelines for residential and commercial use trip rates, the proposed project would have a daily loading demand of 0.07 trucks per hour, and 0.09 trucks during the hours of 10am to 1pm. Given the low loading demand for the proposed project, on-street loading would occur at Fern Street where the traffic volume is less than Sutter Street. Therefore, loading impacts would be less than significant.

Emergency Access. Existing streets or access to public use areas would not be impaired as a result of the proposed project. Therefore, the proposed project would not result in a significant impact related to emergency vehicle access.

Construction Traffic. Construction would last approximately 16 months (64 weeks), assuming work would occur five days per week. Construction impacts would be predominantly limited to the project site, and would be temporary and limited in duration. Construction-related traffic impacts would be less than significant as a result of the proposed project.

Parking. *Public Resources Code* Section 21099(d), effective January 1, 2014, provides that, "aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment." Accordingly, aesthetics and parking are no longer to be considered in determining if a project has the potential to result in significant environmental effects for projects that meet all of the following three criteria:

- a) The project is in a transit priority area;
- b) The project is on an infill site; and
- c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above three criteria and thus, this determination does not consider the adequacy of parking in determining the significance of project impacts under CEQA.² The Planning Department acknowledges that parking conditions may be of interest to the public and the decision makers. Therefore, this determination presents a parking demand analysis for informational purposes.

Per the requirements of Section 151.1 of the *Planning Code*, nine off-street parking spaces are required. The Transportation Guidelines determined that parking demand for the proposed project would be 46 off-street spaces. The proposed project would not provide any off street vehicle parking and would instead provide bicycle parking. Therefore, the proposed project would have an unmet parking demand of 46 off-street parking spaces. Regardless, the proposed project would not result in a substantial parking deficit

² Transit-Oriented Infill Project Eligibility Checklist for 1238 Sutter Street, March 7, 2014. This document is on file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1238E.

that would create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians; at this location, the unmet parking demand could be accommodated within existing on-street and off-street parking spaces within a reasonable distance of the project vicinity. Additionally, the project site is well served by public transit and bicycle facilities. Therefore, any unmet parking demand associated with the project would not materially affect the overall parking conditions in the project vicinity such that hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians are created.

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. While parking conditions change over time, a substantial deficit in parking caused by a project that creates hazardous conditions or significant delays to traffic, transit, bicycles or pedestrians could adversely affect the physical environment. Whether a deficit in parking creates such conditions will depend on the magnitude of the shortfall and the ability of drivers to change travel patterns or switch to other travel modes. If a substantial deficit in parking caused by a project creates hazardous conditions or significant delays in travel, such a condition could also result in secondary physical environmental impacts (e.g., air quality or noise impacts cause by congestion), depending on the project and its setting. 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 or other modes (walking and biking), would be in keeping with the City's "Transit First" policy and numerous San Francisco General Plan Policies, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. The secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area, and thus choose to reach their destination by other modes (i.e. walking, biking, transit, taxi). If this occurs, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, would reasonably address potential secondary effects.

If the project were ultimately approved with no off-street parking spaces, the proposed project would have an unmet demand of 46 spaces. As mentioned above, the unmet parking demand of 46 spaces could be accommodated by existing on-street and off-street parking facilities. Given that the unmet demand could be met by existing facilities and that the proposed project site is well-served by transit and bicycle

facilities, the reduction in off-street parking spaces resulting from the proposed project would not result in significant delays or hazardous conditions.

In summary, the proposed project would not result in a substantial parking deficit such that it would create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians. Therefore, parking impacts would not be significant.

Noise. Ambient noise levels in the vicinity of the project site are typical of neighborhoods in San Francisco, which are dominated by vehicular traffic, including Muni vehicles, trucks, cars, emergency vehicles, and by land use activities, such as commercial businesses or street maintenance. Noises generated by residential uses are common and generally accepted in urban areas. An approximate doubling in traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people (3 decibel [dB] increase).³ The proposed project would not double traffic volumes because the proposed residential buildings would generate a total of 10 average daily PM peak hour vehicle trips near the Van Ness Avenue/Sutter Street intersection, which according to the California Pacific Medical Center Long Range Development Plan EIR has a PM peak hour volume of 1,444 automobiles. Given the project's relatively small contribution to the traffic volume of a nearby high-traffic volume roadway, the project would not result in increased noise levels related to project-generated traffic. In addition, the proposed project's rooftop operational equipment includes noise attenuation features that would ensure compliance with the *San Francisco Noise Ordinance*. Therefore, the proposed project would result in less-than-significant noise impacts related to a substantial permanent increase in ambient noise levels in the project vicinity.

A noise analysis was prepared for the proposed project by a firm qualified in acoustical analysis, and the results are summarized below.⁴ In the vicinity of the project site existing vehicular traffic is the main source of environmental noise.⁵ To determine the existing noise exposure levels impacting the site, noise surveys were conducted between January 18th and January 28th, 2014. These measurements were placed along both Sutter and Fern Street. The measured noise level at the Sutter Street façade is approximately 75 dBA L_{dn} and 72 dBA L_{dn} at the Fern Street facade.

The noise analysis provides design recommendations to achieve interior habitable spaces to not exceed 45 dBA from exterior noise sources. These recommendations include, but are not limited to, using sound-rated full window assemblies (windows and frames) at the exterior building façade and using concrete shear walls or heavy gauge metal studs along the property line walls. Since windows and doors must be closed to achieve the interior noise level criteria of 45 dBA, an alternate means of providing air to habitable spaces (e.g., heating, ventilation and air conditioning [HVAC] with fresh-air intake, etc.) would

³ A decibel is a unit of measurement describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals.

⁴ Walsh Norris Associates, Inc., *Exterior Noise Evaluation, 1238 Sutter Street*, San Francisco, California, February 3, 2014. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.1238E.

be required for the proposed project. The proposed project would be subject to noise requirements in Title 24 of the *California Code of Regulations*. For the reasons above, the proposed project would not expose sensitive receptors to significant noise levels.

Construction Noise. 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 may be considered an annoyance by occupants of nearby properties. Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the City Police Code). Section 2907 of the Police Code requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 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. Considering the above, the proposed project would not result in a significant impact with respect to noise.

As discussed above, the proposed project would not result in significant noise impacts related to generating excessive noise levels or exposing noise-sensitive receptors to excessive interior noise levels.

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 (NO₂), sulfur dioxide (SO₂) 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 their *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 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 less-than-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 not exceed criteria air pollutant screening levels for operation or construction.⁶

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 Required for Urban Infill Sensitive Use Developments

⁶ Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2011. Table 3-1.

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. Projects 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 the approximate 16-week construction phase. 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,⁸ 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 not involve 5,000 square feet or more of the ground surface disturbance; thus the project would not require a Stormwater Control Plan. The project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply.

The project site is completely covered with impervious surfaces and natural groundwater flow would continue under and around the site. Construction of the proposed project would not increase impervious surface coverage on the site nor reduce infiltration and groundwater recharge. 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 substantially alter existing groundwater quality or surface flow conditions, and 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 public services and utilities are available. The proposed project would be connected with the City's water, electric, and wastewater services. Prior to receiving a building permit, the project would be reviewed by the City to ensure compliance with City and State fire and building code regulations concerning building standards and fire protection. The

⁸ California Code of Regulations, Title 13, Division 3, § 2485. This regulation applies to on-road heavy duty vehicles and not off-road equipment.

proposed project would not result in a substantial increase in intensity of use or demand for utilities or public services that would necessitate any expansion of public utilities or public service facilities.

Other Environmental Concerns

Historic Architectural Resources. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 1238 Sutter Street is a historical resource as defined by CEQA. A property may be considered a historic resource if it meets any of the California Register of Historical Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential or if it is within an eligible historic district.

According to the Planning Department files, the subject property at 1238 Sutter Street was previously identified as a contributory building in the Van Ness Area Plan in 1995. The project site was constructed in 1932, by P.F. Reilly and John Grace. The Planning Department preservation staff has re-evaluated the project based on a consultant prepared Historic Resource Evaluation (HRE)⁹. The HRE concluded that the subject property is not eligible for listing in the California Register under any criteria. No known historic events occurred at the property (Criteria 1), none of the owners or occupants have been identified as important to history (Criteria 2), and the building is not architecturally distinct (Criterion 3) such that it would qualify for listing in the California Register. In addition although the adjacent property at 1244 Sutter Street is a known historic resource, the surrounding block exhibits a variety of architectural styles, periods and building types and is not representative of a potential or eligible historic district. The Planning Department's preservation staff concurs with the HRE that the subject building has been significantly altered from its original appearance and therefore the proposed project would not cause a significant adverse impact upon historic resources as defined by CEQA.

Shadow. Section 295 of the *Planning Code* was adopted in response to Proposition K (passed November 1984). Planning Code Section 295 mandates that new structures above 40 feet in height that would cast additional shadows on properties under the jurisdiction of, or designated to be acquired by, the Recreation and Parks Department (RPD) can only be approved by the Planning Commission (based on recommendation from the Recreation and Park Commission) if the shadow is determined to be insignificant or not adverse to the use of the park. The proposed project would include the construction of an 86-foot-tall residential/commercial building. Therefore, a preliminary shadow fan analysis for the proposed project was prepared in compliance with Section 295 of the Planning Code.¹⁰ The preliminary shadow fan analysis found that no parks would receive new shadow as a result of the proposed project.

The proposed 86-foot-tall residential/commercial building would potentially result in increased shadows on the adjacent properties and their open spaces. However, reduction in the amount of lighting into a

⁹ 1238 Sutter Street Historical Resource Report, Left Coast Architectural History, March 21, 2014. This document is available for review as part of the case number 2013.1238E at the San Francisco Planning Department, Suite 400, 1650 Mission Street, San Francisco, CA.

¹⁰ Christine Lamorena, Current Planner, *Preliminary Shadow Fan Analysis for 1238 Sutter Street*, San Francisco, California, October 18, 2013. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.1238E.

private parcel resulting from development on an adjacent parcel would not be considered a significant physical environment impact under CEQA. The proposed building would also shade portions of nearby streets and sidewalks at times within the project vicinity. These new shadows would not exceed levels commonly expected in urban areas, and would be considered a less-than-significant effect under CEQA.

Wind. Section 148 of the San Francisco Planning Code establishes wind criteria to determine impacts for the purposes of environmental review in C-3 districts, which the proposed project at 1238 Sutter Street is not located. Nonetheless, Section 148 can be applied to assess wind impacts resulting for the proposed 86-foot-tall residential/commercial building. Section 148 identifies comfort levels of 7 mph equivalent wind speed for public seating areas, and 11 mph equivalent wind speed for areas of substantial pedestrian use. These comfort levels are not to be exceeded more than ten percent of the time between the hours of 7:00 am and 6:00 pm. In addition Section 148 establishes a hazard criterion, which is a 26 mph equivalent wind speed for a single full hour of the year.

Due to the proposed building height of 86 feet, a wind assessment was prepared for the proposed project analyzing potential wind impacts and compliance with Section 148 of the San Francisco Planning Code.¹¹ The wind analysis concluded that compliance with Section 148, wind criteria can only be ascertained through wind tunnel testing. Previous wind tunnel tests conducted on other nearby proposed developments provide information on whether the comfort or hazard criteria are met in the project vicinity. Wind tunnel tests conducted for the 1285 Sutter Street project, west and across Sutter Street from the project site, provide information about existing winds near the 1238 Sutter project site. The 1285 Sutter wind tests included sidewalk measurement points directly in front of the 1238 Sutter project site on both sides of Sutter Street. Winds at the locations directly in front of 1238 Sutter Street were found to be in compliance with the Section 148 comfort and hazard criteria both before and after construction of the 1285 Sutter Street development. That project's design was found to not have the potential to cause significant changes to the wind environment in pedestrian areas adjacent or near the site.

The wind assessment concludes that the project's exposure to prevailing winds is limited by the shelter from existing buildings and its small dimensions. In addition, based on the exposure, massing and orientation of the proposed project, there is no potential to cause significant changes to the wind environment in pedestrian areas adjacent or near the site. Thus, Section 148 wind criteria are currently met at the project site and the project should not cause the criteria to be exceeded.

Hazardous Materials. The proposed project would develop a property that is currently used as a paint store and historically used as a lighting warehouse. 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 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. The Phase I determines the potential for site contamination and level of exposure risk associated with the project. The project sponsor has provided a

¹¹ Donald Ballanti, Consulting Meteorologist. *Wind and Comfort Analysis of the Proposed 1238 Sutter Street Project, San Francisco, California*, February 7, 2014. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.1238E.

Phase 1¹² noting that the project can be classified as having a “Low Environmental Risk” and “Low Cleanup Risk” but may require asbestos sampling prior to demolition. In addition, based on DPH’s review of the Phase 1, the project sponsor may be required to conduct soil and/or groundwater sampling and analysis. Where such analysis reveals the presence of hazardous substances in excess of state or federal standards, the project sponsor is required to submit a site mitigation plan (SMP) to DPH or other appropriate state or federal agency(ies), and to remediate any site contamination in accordance with an approved SMP prior to issuance of any building permit. The project applicant has submitted a Maher Application to DPH and would be required to remediate potential soil and/or groundwater contamination in accordance with Article 22A of the Health Code. Thus, the proposed project would not result in a significant hazard to the public or the environment through the release of hazardous materials.

PUBLIC NOTICE AND COMMENT

A “Notification of Project Receiving Environmental Review” was mailed on April 9, 2014 to owners of properties within 300 feet of the project site and to adjacent occupants.

The Planning Department received one comment in response to the notice. There were no concerns raised in the public comment regarding the environmental review of this project. No significant, adverse environmental impacts from issues of concern have been identified. Comments that do not pertain to physical environmental issues and comments on the merits of the proposed project will be considered in the context of project approval or disapproval, independent of the environmental review process. While local concerns or other planning considerations may be grounds for modifying or denying the proposal, in the independent judgment of the Planning Department, there is no substantial evidence that the proposed project could have a significant effect on the environment.

EXEMPT STATUS:

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CONCLUSION:

CEQA State Guidelines Section 15300.2 states 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. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited

¹² *Environmental Site Assessment 1238 Sutter Street San Francisco, California, 94109*, AEI Environmental Consultants, December 2, 2013. This document can be reviewed under Case Number 2013.1238E at the San Francisco Planning Department reception, 1650 Mission Street, San Francisco, CA

classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	5/2/2014
----------------------------------------	--	--------------------------------	----------

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	1238 Sutter Street	
Block/Lot:	Cross Streets:	
0670/011	Van Ness Avenue and Polk Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	n/a	2013.1238E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration	<input checked="" type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	10/12/2013
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input checked="" type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation for 11238 Sutter Street prepared by Left Coast Architectural History, dated March 21, 2014.	
Proposed project: Demolition of existing building and construction of a new 35,150 square foot, 9-story building.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		<input type="radio"/> Yes	<input checked="" type="radio"/> No *
		<input type="radio"/> N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance:	<input type="text"/>	Period of Significance:	<input type="text"/>
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
<p>According to Planning Department files, the subject property at 1238 Sutter Street was previously identified as a "contributory" building in the Van Ness Area Plan in 1995 and is flagged as a historic resource in the Planning Information Map. According to the detailed analysis provided in the Historic Resource Evaluation (HRE) prepared by Left Coast Architectural History (dated March 21, 2014) the property does not appear to be significant under any criteria and should be reclassified to Category C (Not a Historic Resource) due to lack of significance as outlined below.</p> <p>The subject property contains a single-story, early-twentieth century commercial building with some Classical Revival ornamentation, originally designed as a post office in 1932 and built by contractors P.F. Reilly and John Grace. The building is a common example of an early twentieth-century commercial building and does not display a specific era of standardized post office design in the United States. The building lacks design features that would have distinguished it as a post office and in its current state is not recognizable as a post office.</p> <p>The Department concurs with the findings of the HRE that the subject property is not eligible for listing in the California Register under any criteria, specifically: No known historic events occurred at the property (Criterion 1), none of the owners or occupants have been identified as important to history (Criterion 2), and the building is not architecturally distinct (Criterion 3) such that it would qualify for listing in the California Register. The subject block exhibits a wide variety of architectural styles, periods and building types and is not cohesive in a manner that would suggest a historic district is present in the area. Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.</p> <p>The Department agrees with the findings of the HRE that the existing building has been significantly altered from its original appearance. The proposed project therefore does not directly or indirectly involve any historic resources and will not cause a significant adverse impact upon a historic resource as defined by CEQA.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Smada</i>	5-2-2014



1238 Sutter ca. 1982. Source: San Francisco Heritage Field Survey, 1982.



1238 Sutter Street in 2014. Source: Tim Kelley Consulting, 2014.

Affidavit for Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415

Jan. 29, 2015

Date

I, Paul O'Driscoll, do hereby declare as follows:

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

1238 Sutter Street

Address

0670 / 011

Block / Lot

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

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

2013.1238CV

Planning Case Number

Building Permit Number

This project requires the following approval:

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

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

Sara Vellve

Planner Name

Is this project within the Eastern Neighborhoods Plan Area?

- ☐ Yes (if yes, please indicate Tier) _____
☒ No

This project is exempt from the Inclusionary Affordable Housing Program because:

- ☐ This project uses California Debt Limit Allocation Committee (CDLAC) funding.
☐ This project is 100% affordable.

- c. This project will comply with the Inclusionary Affordable Housing Program by:

- ☐ Payment of the Affordable Housing Fee prior to the first site or building permit issuance (Planning Code Section 415.5).
☒ On-site or Off-site Affordable Housing Alternative (Planning Code Sections 415.6 and 416.7).

JAN 30 2015

d. 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 and the accompanying unit mix tables on page 4.

- ☒ **Ownership.** All affordable housing units will be sold as ownership units and will remain as ownership units for the life of the project.
- ☐ **Rental.** Exemption from Costa Hawkins Rental Housing Act.² The Project Sponsor has demonstrated to the Department that the affordable units are not subject to the Costa Hawkins Rental Housing Act, under the exception provided in Civil Code Sections 1954.50 through one of the following:
- ☐ Direct financial contribution from a public entity.
 - ☐ Development or density bonus or other public form of assistance.
 - ☐ Development Agreement with the City. The Project Sponsor has entered into or has applied to enter into a Development Agreement with the City and County of San Francisco pursuant to Chapter 56 of the San Francisco Administrative Code and, as part of that Agreement, is receiving a direct financial contribution, development or density bonus, or other form of public assistance.

e. The Project Sponsor acknowledges that failure to sell the affordable units as ownership units or to eliminate the on-site or off-site affordable ownership-only 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.

f. The Project Sponsor must pay the Affordable Housing 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, with an option for the Project Sponsor to defer a portion of the payment to prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge that would be deposited into the Citywide Affordable Housing Fund in accordance with Section 107A.13.3 of the San Francisco Building Code.

g. I am a duly authorized officer or owner of the subject property.

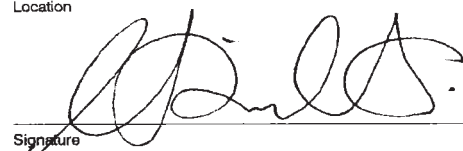
I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.
Executed on this day in:

222 8th Street, San Francisco, CA 94103

01.29.2015

Location

Date



Signature

Marc Dimalanta

Name (Print), Title

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

415-252-0888

Contact Phone Number

Unit Mix Tables

NUMBER OF ALL UNITS IN PRINCIPAL PROJECT:					
Total Number of Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units
37		7	14	16	

If you selected an On-site or Off-Site Alternative, please fill out the applicable section below:

- ☒ On-site Affordable Housing Alternative (Charter Section 16.110 (g) and Planning Code Section 415.6): calculated at 12% of the unit total.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED ON-SITE					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units
4		1	1	2	

- ☐ Off-site Affordable Housing Alternative (Planning Code Section 415.7): calculated at 20% of the unit total.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED OFF-SITE					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units

Area of Dwellings in Principal 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. (if applicable)			Number of Market-Rate Units in the Off-site Project	

- ☐ 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 would 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. Fee _____ % of affordable housing requirement.

2. On-Site _____ % of affordable housing requirement.

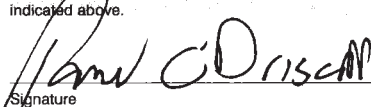
NUMBER OF AFFORDABLE UNITS TO BE LOCATED ON-SITE					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units

3. Off-Site _____ % of affordable housing requirement.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED OFF-SITE					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units

Area of Dwellings in Principal 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. (if applicable)			Number of Market-Rate Units in the Off-site Project	

Affidavit for Compliance with the Inclusionary Affordable Housing Program

CONTACT INFORMATION AND DECLARATION OF SPONSOR OF PRINCIPAL PROJECT	CONTACT INFORMATION AND DECLARATION OF SPONSOR OF OFF-SITE PROJECT (IF DIFFERENT)
Company Name Celtic Development, LLC	Company Name
Print Name of Contact Person Paul O'Driscoll	Print Name of Contact Person
Address 1911 Mission Street	Address
City, State, Zip San Francisco, CA 94103	City, State, Zip
Phone, Fax 415-626-2666	Phone, Fax
Email paul@mission-properties.com	Email
<p>I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.</p> <p> <small>Signature</small></p> <p>Paul O'Driscoll Owner <small>Name (Print), Title</small></p>	<p>I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.</p> <p> <small>Signature</small></p> <p> <small>Name (Print), Title</small></p>

CELTIC DEVELOPMENT LLC

1911 Mission Street

San Francisco, CA 94103

Ph; 415-626-266

April 23, 2015

San Francisco Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

Case No. 2013-1238CV (1238 Sutter Street)

Dear Commissioners,

My name is Paul O'Driscoll; I am the president of a small Construction/Development Company called Celtic Development, based in the Mission District of San Francisco. We are a company consisting of two brothers, a few cousins and several employees. All of our employees live in San Francisco. Our kids attend local schools and I personally am very involved in the community, coaching soccer, volunteering for several different neighborhoods groups etc. Over the past 20 years we have developed several small infill projects in various neighborhoods of the City; however our primary focus has been on the Lower Polk & Soma areas of the City. Back in 2002 we developed a project at **1452 Bush Street** and at that time I began to get involved with the Lower Polk neighborhood. I recently helped support the Lower Polk CBD and I was delighted when it was passed into Law last year. I am also a member of LPN (Lower Polk Neighborhood Association).

I am writing to you today to ask for your support of our Project at 1238 Sutter Street. I have worked diligently over the past 12 Months with SF Planning to achieve a plan that we believe will fit nicely into the Lower Polk neighborhood. I have reached out and had several meetings with my neighbors and local community groups. My Architects and I have taken the positive input from these meetings and incorporate a lot of these ideas into our plan. I have received overwhelming support from the local community organizations, merchants and residents; this I believe is evident in the 30 or so support letters that you will see in our project package. I also had a chance to present our project to Local Supervisor Julie Christenson and she is very supportive of our project.

Thank you for all you do for our great City, Paul D. O'Driscoll



April 15, 2015

Sara Vellve
Planner Northwest Quadrant
SF Planning Dept
1650 Mission Street, Suite 400,
San Francisco CA 94103
re: Case No. 2013-1238CV (1238 Sutter Street)

Dear Ms. Vellve,

In reference to case 2013-1238CV, I am writing on behalf of Lower Polk Neighbors [LPN], a community association made up of residents and merchants. Our association boundaries are California Street on the North, Ellis Street on the South, Hyde on the East and the Van Ness on the West. 1238 Sutter Street is situated within our neighborhood organization boundaries. Celtic Development LLC, represented by Mr. Paul O'Driscoll, gave two presentations of the proposed project to LPN at our March and April meetings, presenting the project and updating us on its current design. The project sponsor and his architect, Mr. Juancho Isidoro of D-Scheme Studio Architects, were both receptive to membership inquiries into and comments on the project design.

At the conclusion of the second presentation, we took a vote of membership attendees to support the project as it was presented to us. The results were 95% in favor and 5% opposed, indicating an extremely high level of support among member attendees for the project as presented. The negative 5% vote was solely due to lack of any automobile parking within the project.

Here are the following aspects of the project that we find very positive for our neighborhood:

- The project does not displace any residents, one of the most important issues for our neighborhood.
- The project is car-free and will not create any new automobile traffic for the area and Fern Alley.
- The project is bike friendly, providing ample parking for bikes.
- The existing facade on Sutter will be retained. Especially good is the architect's design to step back the new building behind the older facade and allowing for some volume of the old building to be retained. This avoids the unsuccessful and flat condition most buildings use when they retain an existing facade.
- The project actively addresses Fern Alley. Enriching and bringing life to our alleys is LPN's top priority in the neighborhood and this project fronts Fern alley in an excellent way, including the bulbout design, vegetation and lighting. WE ENCOURAGE THE COMMISSION TO ALLOW THE INNOVATIVE BULBOUT DESIGN.
- The project is one of the first projects to be "pro-Alley" in our neighborhood. Fern Alley is one of our especially troublesome alleys for homelessness and unsavory activities so this is an important step for this particular alley.
- The architectural design of the exterior is elegant and is sensitive to the scale of the neighborhood.

It is with pleasure that LPN supports the proposed project at 1238 Sutter Street. Please do not hesitate to contact us if you have any questions.

Andrew Chandler, AIA
Chair, Lower Polk Neighbors

To: Ms. Sara Vellve, Planner, Northwest Quadrant
San Francisco Planning Department, 1650 Mission St., Suite 400
San Francisco, CA 94103
From: Madeleine Savit, Founder/Director
Folks for Polk - neighborhood organization
1835 Franklin St. apt.1203; SF, CA 94109
m: 650 305 9261
Re: 1238 Sutter Street proposed Mixed Use Development

Ms. Vellve -

I'm writing to convey my full support for D-Scheme's upcoming mixed use development project at 1238 Sutter Street. I'm a former architect with urban planning experience who is now working for best practice urban design on Polk St., a busy corridor adjacent to the proposed development site.

I recently reviewed Mr. O'Driscoll's proposed project and am very pleased with the attention to scale, finish materials, sustainability, and sensitive response to the street context. I'm confident that the project will be a great asset to our neighborhood by adding much needed housing and commercial space and will contribute to our efforts by greatly enlivening a currently underused alley.

I'd like to add that Mr. O'Driscoll and company have been articulate, patient, and polite in presenting their concept to the neighborhood.

Kind regards,
Madeleine
www.folksforpolk.org
Facebook: Folks for Polk
Twitter: @folksforpolk

1238 SUTTER STREET
Case No. 2013.1238CV

Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: *ALEXANDER PARKER.*

Address: *1452 Bush St
Unit 11.*

Phone No:

Merchant

Resident X



Property Management Consultancy, Inc.

April 15, 2015

To Whom It May Concern

Re: 1238 Sutter Street proposed mixed use Development

We are a condominium building management company, managing about 60 residential and mixed use condominium buildings in San Francisco, including a number in and adjacent to this location.

As such we are extremely familiar with local housing needs and would therefore express our support for this upcoming project .

We have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us and are confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Yours truly,

A handwritten signature in dark ink, appearing to read 'Piers N. P. Mackenzie'. The signature is fluid and cursive, with the first name 'Piers' being the most prominent.

Piers N. P. Mackenzie

Manager



**Object: 1238 SUTTER STREET
Case No. 2013.1238CV**

Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

**Name: Cosimo Spera, CEO BeeBell
Address: 1452 Bush st #6, San Francisco**

A handwritten signature in black ink, appearing to read "Cosimo Spera", is written over a faint, larger version of the BeeBell logo.

**Phone No: 415 307 0038
Resident**

1238 SUTTER STREET
Case No. 2013.1238CV

Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have personally met with project sponsor Paul O'Driscoll and/or his architect Juancho Isidoro of D-Scheme Architects. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: Mark McNeel
Address: 1452 Bush Street
San Francisco, CA 94109
Phone No: 415.637.2163
Merchant ☐
Resident ☒



353 Sacramento Street, Suite 1788
San Francisco, CA 94111
(415) 780.7300
(415) 780.7301
www.pacificagleholdings.com

21 April 2015

Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Ms. Vellve, or to whom it may concern:

Regarding: 1238 Sutter Street, Case No. 2013.1238CV

Pacific Eagle is neighbor to 1238 Sutter Street, owning a condominium development site at 1545, 1533, 1535, 1529 and 1527 Pine Street. We would like to express our support of the upcoming mixed use development project sited above and welcome this addition to our neighborhood.

I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us and am confident that this project will be a positive addition to the neighborhood adding much needed housing and commercial space.

Regards,

Lindsey Fisher
Development Manager
Pacific Eagle Holdings Corporation

1238 SUTTER STREET
Case No. 2013.1238CV

Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: *Randy Robertson*
Address: *1452 Bush St*
Unit 20

Phone No:

Merchant

Resident *x*

Chai-Yo Thai Restaurant

1331 Polk St.
San Francisco, CA 94109
(415) 771-2562

1238 SUTTER STREET

Case No. 2013.1238CV

Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name:

Ghu Yung

Address:

1331 Polk

Phone No:

(415) 771-2562

Merchant

X

Resident

—

1238 SUTTER STREET
Case No. 2013.1238CV

Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: D. Zelen Interior Design, Dan Zelen Owner

Address: 1228 Sutter St.

Phone No: 415-583-0461 dan@danzelen.com

Merchant ☒ X

Resident ☐ ____

1238 SUTTER STREET
Case No. 2013.1238CV

Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: Kristina Murphy
Address: 1452 BUSH ST
#18
San Francisco, CA 94109
Phone No: 831-818-9244
Merchant ☐
Resident ☒

1238 SUTTER STREET
Case No. 2013.1238CV

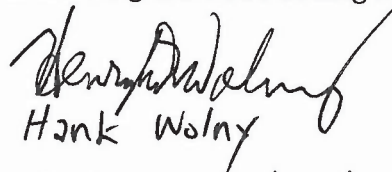
Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name:


Hank Wolny

Address:

1214 Sutter Street
Felicity's Foot Fetish

Phone No:

Merchant

☒

Resident

☐

1238 SUTTER STREET
Case No. 2013.1238CV

Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: Vu Nguyen



Address: 1452 Bush St Unit 3
San Francisco, CA 94109

Phone No: 415-830-5242

Merchant ☐

Resident ☒

1238 SUTTER STREET
Case No. 2013.1238CV



Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

1327 Polk str (between Pine and Bush)

415-440-7662 .

www.sfpourhouse.com

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name:

The Pour House

Address:

Phone No:

415-440-7662

Merchant

☒

Resident

☐

1238 SUTTER STREET
Case No. 2013.1238CV

Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: THOMAS WALSH

Address: 1452 BUSH ST

Phone No: 650-520-5600

Merchant ☐

Resident ☒

1238 SUTTER STREET
Case No. 2013.1238CV

Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: MARTIN J. COYNE
Address: 1237 POLK ST

Phone No: (415) 205-6159

Merchant ☒

Resident ☐

1238 SUTTER STREET
Case No. 2013.1238CV

Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: Jin Im
Address: #7 1452 Bush St.
Phone No: (312) 952-6349
Merchant ☐
Resident ☒

Property Management Consultancy Inc.

One Daniel Burnham Court, Suite 200C

San Francisco, CA 94109

Ms. Sara Vellve

SF Planning Department

April 15, 2015

Re: 1238 Sutter Street proposed mixed use Development. Case No. 2013.1238CV

We are an condominium building management company, managing about 60 residential and mixed use condominium buildings in San Francisco, including a number in and adjacent to this location.

As such we are extremely familiar with local housing needs and would therefore express our support for this upcoming project.

We have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us and are confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Yours truly,

Piers N. P. Mackenzie

1238 SUTTER STREET
Case No. 2013.1238CV

Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name:

Paul O'Driscoll

Address:

1452 Bush St

Phone No: *415 661-5704*

Merchant

Resident

X

1238 SUTTER STREET
Case No. 2013.1238CV

Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: City Rent-A-Car, Joseph Blandino

Address: 1433 Bush
San Francisco, CA 94109

Phone No: (415) 359-1331

Merchant ✓

Resident —

1238 SUTTER STREET
Case No. 2013.1238CV

Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: Gary J Baumann
Address: 1452 Bush st. Unit 20

Phone No:

Merchant ☐

Resident ☒

1238 SUTTER STREET
Case No. 2013.1238CV

Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: Matt Corvi
Address: 1233 Polk St SF CA 94109
Phone No: 415-994-6438
Merchant — Yes
Resident —

1238 SUTTER STREET
Case No. 2013.1238CV

Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: The Treatment Room, Devin Romero Owner

Address: 1230 Sutter St.

San Francisco, CA 9419

Phone No: 415-252-8181

Merchant ☒

Resident ☐

1238 SUTTER STREET
Case No. 2013.1238CV

Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: Allia Kelley
Address: 1 Daniel Burnham Ct.
SF CA 94109
Phone No: 415. 629-5169
Merchant _____
Resident x

1238 SUTTER STREET
Case No. 2013.1238CV

Ms. Sara Velve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: PATRICK COAKLEY
Address: 1452 BUSH ST.

Phone No: (415) 867-4974

Merchant ☐

Resident ☒

1238 SUTTER STREET
Case No. 2013.1238CV

Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: Justin Worman
Address: 1 DAVID BURHAM Ct #517
SF CA 94109
Phone No: 415-717-2661
Merchant
Resident X

1238 SUTTER STREET
Case No. 2013.1238CV

Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: Andrew Garbin

Address: #13 1452 Bush St.

Phone No: (415) 203-6455

Merchant ☐

Resident ☒

1238 SUTTER STREET
Case No. 2013.1238CV

Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: Glory Studio Photography, Yan Chun Owner

Address: 1205 Polk Street

Phone No: 415-616-2355

Merchant ___X

Resident ___

1238 SUTTER STREET
Case No. 2013.1238CV

Ms. Sara Velve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: JOHN TAI MITOSTRANO. in
Address: 1452 BUSH
Phone No: 415 580 1452
Merchant ☒
Resident ☐

1238 SUTTER STREET
Case No. 2013.1238CV

Ms. Sara Vellve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: Rochele Roldan
Address: 1452 Bush St. #18
San Francisco CA 94109
Phone No:
Merchant
Resident ✓

1238 SUTTER STREET
Case No. 2013.1238CV

Ms. Sara Velve
Planner, Northwest Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1238 Sutter Street proposed mixed use Development

Dear Sara:

I would like to express my support for the upcoming mixed use development project at 1238 Sutter Street in San Francisco. I have reviewed the proposed project that the Project Sponsor Paul O'Driscoll and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: Café Zitouna

Address: 1201 Polk Street

Phone No: 415-673-2622

Merchant ☒

Resident ☐

[illegible]

1. ALL WORK SHALL CONFORM TO ALL GOVERNING CODES AND ORDINANCES.
2. CONTRACTOR SHALL APPLY FOR, OBTAIN AND PAY FOR ALL LICENSES AND INSPECTIONS AS REQUIRED TO COMPLY WITH ALL CITY AND LOCAL CODES AND LAWS.
3. PRIOR TO COMMENCING WORK, THE CONTRACTOR, IN CONFERENCE WITH BUILDING MANAGEMENT, SHALL PREPARE A LIST OF HIS ACTIVITIES THAT WILL, IN ANY WAY, AFFECT THE NORMAL OPERATIONS OF THE BUILDING AND NEIGHBORING TENANTS. PROTECTIVE MEASURES AND SCHEDULING SHALL BE ESTABLISHED TO MINIMIZE DISRUPTION OF PROJECT PROPERTY NOT RELATED TO THIS PROJECT. PROVIDE THE MANAGEMENT WITH A COPY OF THE SCHEDULE AND THE DESCRIPTION OF PROTECTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK IS BUILDING AS SHOWN BY THE CONTRACT DOCUMENTS. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR INFORMING THE ARCHITECT AND BUILDING MANAGEMENT IN WRITING AND OBTAINING A CLARIFICATION FROM THE ARCHITECT AND BUILDING MANAGEMENT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK. REQUESTS FOR ADDITIONAL CHARGES WILL NOT BE ENTERED FOR THE CONTRACTOR'S FAILURE TO FORESEE MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURES.
5. REFERENCES TO MAKES, BRANDS, AND MODELS IS TO ESTABLISH TYPE AND QUALITY DESIRED. SUBSTITUTIONS FOR "EQUALS" WILL NOT BE ACCEPTABLE UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT.
6. THE CONTRACTOR SHALL ORDER MATERIALS IN SUFFICIENT TIME FOR ORDERLY INSTALLATIONS. THE ARCHITECT WILL NOT ENTER ANY REQUESTS FOR MATERIAL SUBSTITUTIONS. IF NECESSARY, THE CONTRACTOR SHALL PROVIDE AND INSTALL TEMPORARY FINISHES OR MATERIALS. MONIES WILL BE WITHHELD DURING THE SATISFACTORY INSTALLATION OF SPECIFIED FINISHES AND MATERIALS.
7. THE CONTRACTOR SHALL DETERMINE ALL LEAD TIMES FOR FINISH MATERIAL AT TIME OF PRICING TO ASSURE AVAILABILITY OF MATERIALS AS SCHEDULE REQUIRES. ANY COSTS FOR SPECIAL HANDLING OR AIR FREIGHT OF MATERIALS IN ORDER TO MEET REQUIRED DEADLINES IS THE RESPONSIBILITY OF THE CONTRACTOR.
8. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
9. ALL WALL DIMENSIONS ARE FINISHED FACE-OF-WALL, UNLESS SHOWN OR NOTED OTHERWISE.
10. ALL CLEAR DIMENSIONS ARE REQUIRED TO BE EXACT WITHIN 1/8" SLOTTED TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS.
11. DIMENSIONS NOTED "V.I.F." SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
12. NEW CONSTRUCTION SHALL MATCH EXISTING. EVERY EFFORT MUST BE MADE TO PROVIDE A SEAMLESS, LIKE-NEW SPACE. NO EVIDENCE OF PREVIOUSLY EXISTING CONSTRUCTION SHALL REMAIN. NEW CONSTRUCTION, INCLUDING NEW GYPSUM BOARD PARTITIONS THAT ABUT EXISTING DEMOUNTABLE PARTITIONS, SHALL MEET FLUSH IN THE SAME PLANE WITH NO VISIBLE JOINTS SHOWING U.O.N.
13. THE CONTRACTOR SHALL COMPLETE SUBMITTALS FOR ARCHITECT'S APPROVALS PRIOR TO INSTALLATION FOR THE FOLLOWING ITEMS:
 1. DOOR HARDWARE
 2. 12" X 12" PAINT BRUSH OUTS AND SAMPLES OF ALL FINISH TYPES AND COLORS.
14. SHOP DRAWINGS MUST BE SUBMITTED FOR ARCHITECTS AND BUILDING MANAGEMENT'S APPROVAL BEFORE ANY MILLWORK, CASEWORK, STRUCTURAL OR METAL FABRICATION IS BEGUN. PRIOR TO SUBMITTAL TO ARCHITECT AND BUILDING MANAGEMENT, SHOP DRAWINGS HAVE BEEN CHECKED FOR CONFORMANCE WITH CONTRACT DOCUMENTS.
15. SHOP DRAWINGS ARE NOT CONSIDERED CONTRACT DOCUMENTS. THEY ARE ONLY A CONVENIENCE TO FACILITATE PROGRESS OF WORK. SHOP DRAWINGS WILL BE REVIEWED BY ARCHITECT, TENANT AND BUILDING MANAGEMENT FOR GENERAL REQUIREMENTS.
16. UPON PROJECT COMPLETION, CLEAN AND POLISH ALL ORNAMENTAL METAL, GLASS, STAINLESS STEEL, RESILIENT FLOORING, CERAMIC TILE AND OTHER SUCH ITEMS WITH FACTORY FINISHES. REMOVE ALL DUST WITH DUST-CLOTH OR VACUUM CLEANERS. VACUUM/CLEAN CARPET.

Figure 1: Symbols and Abbreviations

Symbol	Description
	NORTH ARROW
	CENTER LINE
	ELEVATION NUMBER SHEET NUMBER
	SECTION NUMBER SHEET NUMBER
	DETAIL NUMBER SHEET NUMBER
	ENLARGED DETAIL
	DETAIL NUMBER SHEET NUMBER
	INTERIOR ELEVATION ELEVATION GROUP NUMBER SHEET NUMBER ELEVATION DESIGNATION
	FINISH MATERIAL
	OFFICE ROOM NAME ROOM NUMBER
	KEY NOTES & SHEET NOTES
	REFLECTED CEILING PLAN CEILING HEIGHT
	REVISION
	DOOR SYMBOL DOOR MARK SEE DOOR SCHEDULE HARDWARE GROUP SEE SPECS.
	PARTITION TYPE
	ALIGNMENT SYMBOL

NOTE:
SOME OF THE ABOVE SYMBOLS
MAY NOT HAVE BEEN USED FOR
THIS PROJECT.

LOCATION:	1238 SUTTER ST. SAN FRANCISCO, CA 94109
BLOCK / LOT NO.:	BLOCK 0670 / LOT 011
CONSTRUCTION TYPE:	TYPE I-B
OCCUPANCY GROUP:	B-OFFICE / R-2
EXISTING USE:	RETAIL PAINT STORE
EXISTING BUILDING AREA:	4,800 S.F.
PROPOSED BUILDING AREA:	38,321 S.F.

[illegible]

JOB NUMBER: DRAWN BY: JH
DATE: 10.24.2013 CHECKED BY: MD
SCALE: AS NOTED
SHEET TITLE:

COVER SHEET

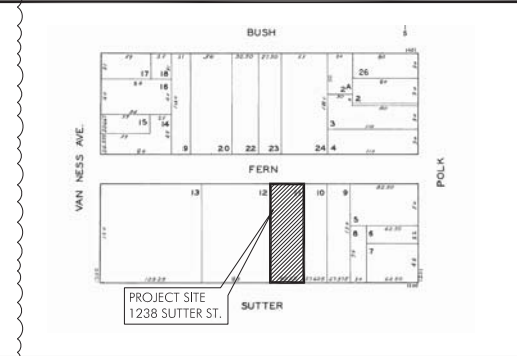
SHEET NUMBER:

A0.0

		RESIDL	GROSS SQUARE FOOTAGE (G.S.F.)
LOT AREA:	4,830 S.F.	GRND. FLR	1,919 G.S.F.
F.A.R.:	7 TO 1	2ND FLR.	2,754 G.S.F.
MAXIMUM COMM'L G.S.F.:	4,830	3RD FLR.	4,766 G.S.F.
	$\frac{X}{7}$	4TH FLR.	4,251 G.S.F.
	33,810 G.S.F.	5TH FLR.	4,058 G.S.F.
PROPOSED COMM'L G.S.F.:	4,250 G.S.F.	6TH FLR.	4,052 G.S.F.
REMAINING COMM'L G.S.F.:	29,560 G.S.F.	7TH FLR.	4,058 G.S.F.
		8TH FLR.	4,052 G.S.F.
		9TH FLR.	4,053 G.S.F.
		TOTAL	33,943 G.S.F.
		COMM'L #1	3,144 G.S.F.
		COMM'L #2	1,106 G.S.F.
		TOTAL	4,250 G.S.F.
		COMM'L F.A.R.	1.10

		RESIDL	GROSS SQUARE FOOTAGE (G.S.F.)
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		COMM'L #2	1,106 G.S.F.
		TOTAL	4,250 G.S.F.
		COMM'L F.A.R.	1.10

The map is a detailed plat showing a grid of land parcels. A callout box points to a specific parcel labeled "PROJECT SITE 1238 SUTTER ST." which is shaded with diagonal lines. The map includes labels for "VAN KESS AVE" on the left, "BUSH" at the top, "FERN" in the middle, and "SUTTER" at the bottom. A north arrow is located in the top right corner. The map also shows "SUTTER" and "POLK" as street names on the right side.



- MECHANICAL PERMIT
- ELECTRICAL PERMIT
- PLUMBING PERMIT
- FIRE SPRINKLER PERMIT

- MECHANICAL PERMIT
- ELECTRICAL PERMIT
- PLUMBING PERMIT
- FIRE SPRINKLER PERMIT

2013 CBC, 2013 CPC, 2013 CMC, 2013 CEC, 2013 CFC,
2013 CALIFORNIA ENERGY CODE, AS ADOPTED AND AMENDED BY
THE CITY OF SAN FRANCISCO, AND THE CITY OF SAN FRANCISCO MUNICIPAL CODE.

2013 CBC, 2013 CPC, 2013 CMC, 2013 CEC, 2013 CFC,
2013 CALIFORNIA ENERGY CODE, AS ADOPTED AND AMENDED BY
THE CITY OF SAN FRANCISCO, AND THE CITY OF SAN FRANCISCO MUNICIPAL CODE.

TENANT:	ARCHITECT:
CELTIC DEVELOPMENT, LLC	D-SCHEME STUDIO
1911 MISSION ST.	222 8TH STREET
SAN FRANCISCO, CA 94103	SAN FRANCISCO, CA 94103
CONTACT: PAUL O'DRISCOLL	CONTACT: MARC DIMALANTA
T: 415-626-2666	T: 415.252.0888
	F: 415.252.8388

TENANT:	ARCHITECT:
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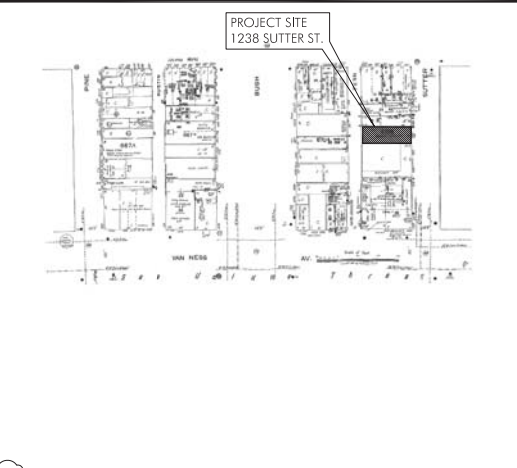
ARCHITECTURAL	
A0.0	COVER SHEET
A0.1	PROJECT INFORMATION DATA
A0.2	ADMINISTRATIVE BULLETIN 009
A0.3	BICYCLE PARKING
A0.4	PROJECT DATA AND BALCONY
A1.0	EXISTING SITE PLAN & DEMOLITION PLAN
A1.1	PROPOSED SITE PLAN
A1.2	PROPOSED FIRST AND SECOND FLOOR PLAN
A1.3	PROPOSED THIRD AND FOURTH FLOOR PLAN
A1.4	PROPOSED FIFTH AND SIXTH FLOOR PLAN
A1.5	PROPOSED SEVENTH AND EIGHTH FLOOR PLAN
A1.6	PROPOSED NINTH FLOOR PLAN
A1.7	PROPOSED ROOF PLAN
A2.0	EXISTING DEMOLITION ELEVATION
A2.1	PROPOSED BUILDING ELEVATION - NORTH
A2.2	PROPOSED BUILDING ELEVATION - SOUTH
A2.3	PROPOSED BUILDING ELEVATION - EAST
A2.4	PROPOSED BUILDING ELEVATION - WEST
A3.0	PROPOSED BUILDING SECTION
A3.1	PROPOSED BUILDING SECTION
A3.2	PROPOSED BUILDING SECTION
A4.0	DETAILS
A5.0	PROPOSED 3-D RENDERERS

ARCHITECTURAL

- | | |
|-------|----------------------------------------|
| A.0.0 | COVER SHEET |
| A.0.1 | PROJECT INFORMATION DATA |
| A.0.2 | ADMINISTRATIVE BULLETIN 009 |
| A.0.3 | BICYCLE PARKING |
| A.0.4 | PROJECT DATA AND BALCONY |
| A.1.0 | EXISTING SITE PLAN & DEMOLITION PLAN |
| A.1.1 | PROPOSED SITE PLAN |
| A.1.2 | PROPOSED FIRST AND SECOND FLOOR PLAN |
| A.1.3 | PROPOSED THIRD AND FOURTH FLOOR PLAN |
| A.1.4 | PROPOSED FIFTH AND SIXTH FLOOR PLAN |
| A.1.5 | PROPOSED SEVENTH AND EIGHTH FLOOR PLAN |
| A.1.6 | PROPOSED NINTH FLOOR PLAN |
| A.2.0 | PROPOSED ROOF PLAN |
| A.2.0 | EXISTING DEMOLITION ELEVATION |
| A.2.1 | PROPOSED BUILDING ELEVATION - NORTH |
| A.2.2 | PROPOSED BUILDING ELEVATION - SOUTH |
| A.2.3 | PROPOSED BUILDING ELEVATION - EAST |
| A.2.4 | PROPOSED BUILDING ELEVATION - WEST |
| A.3.0 | PROPOSED BUILDING SECTION |
| A.3.1 | PROPOSED BUILDING SECTION |
| A.3.2 | PROPOSED BUILDING SECTION |
| A.4.0 | DETAILS |
| A.5.0 | PROPOSED 3-D RENDERERS |

FLOOR	STUDIO / UNIT #	1-BEDROOM / UNIT #	2-BEDROOM / UNIT #	TOTAL
GRND. FLOOR	0	0	0	0
	0	0	0	
2ND FLOOR	1	2	0	3
	#202	#201, #203	0	
3RD FLOOR	1	2	2	5
	#302	#301, #303	#304, #305	
4TH FLOOR	1	2	2	5
	#402	#401, #403	#404, #405	
5TH FLOOR	1	2	2	5
	#502	#501, #503	#504, #505	
6TH FLOOR	1	2	2	5
	#602	#601, #603	#604, #605	
7TH FLOOR	1	2	2	5
	#702	#701, #703	#704, #705	
8TH FLOOR	1	2	2	5
	#802	#801, #803	#804, #805	
9TH FLOOR	0	0	4	4
	0	0	#901, #902, #903, #904	
TOTAL	7	14	16	37

FLOOR	STUDIO / UNIT #	1-BEDROOM / UNIT #	2-BEDROOM / UNIT #	TOTAL
GRND. FLOOR	0	0	0	0
	0	0	0	
2ND FLOOR	1	2	0	3
	#202	#201, #203	0	
3RD FLOOR	1	2	2	5
	#302	#301, #303	#304, #305	
4TH FLOOR	1	2	2	5
	#402	#401, #403	#404, #405	
5TH FLOOR	1	2	2	5
	#502	#501, #503	#504, #505	
6TH FLOOR	1	2	2	5
	#602	#601, #603	#604, #605	
7TH FLOOR	1	2	2	5
	#702	#701, #703	#704, #705	
8TH FLOOR	1	2	2	5
	#802	#801, #803	#804, #805	
9TH FLOOR	0	0	4	4
	0	0	#901, #902, #903, #904	
TOTAL	7	14	16	37



REQ'D B.M.R. UNITS:	37 UNITS	PROVD' B.M.R. UNITS:	4 B.M.R. UNITS
	X .12		3X 1-BEDROOM
	4.4 UNITS		2X 2-BEDROOM
	<u>4 B.M.R. UNITS</u>		
	<u>REQUIRED</u>		

REQ'D B.M.R. UNITS:	37 UNITS	PROVD' B.M.R. UNITS:	4 B.M.R. UNITS
	X .12		3X 1-BEDROOM
	4.4 UNITS		2X 2-BEDROOM
	<u>4 B.M.R. UNITS</u>		
	<u>REQUIRED</u>		

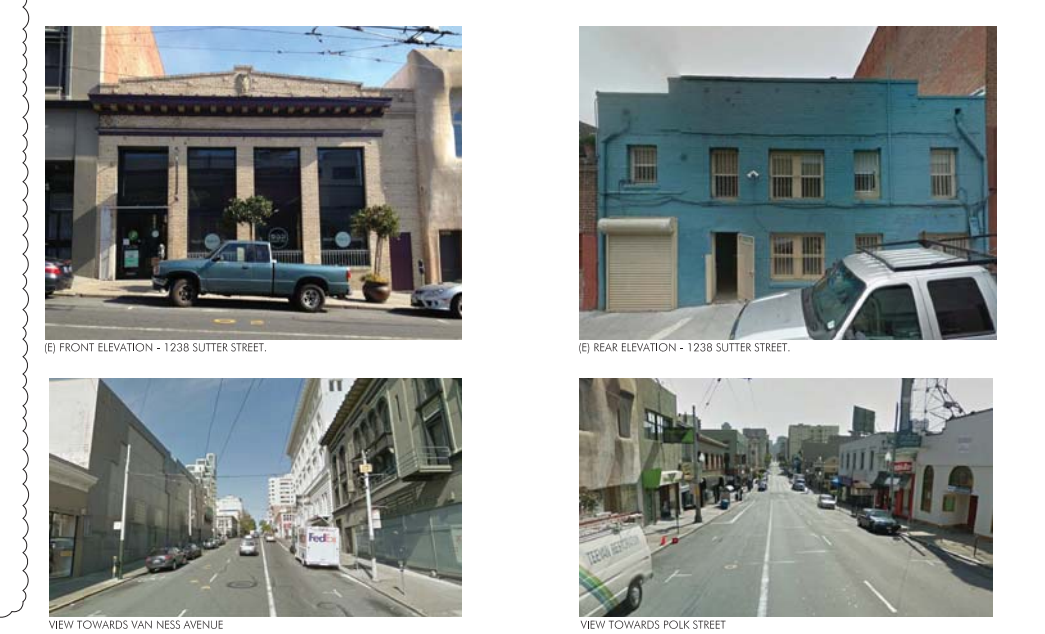
FLOOR	STUDIO / UNIT #	1-BEDROOM / UNIT #	2-BEDROOM / UNIT #	TOTAL
GRND. FLOOR	0	0	0	0
	0	0	0	
2ND FLOOR	0	0	0	0
	0	0	0	
3RD FLOOR	0	1	0	1
	0	#303	0	
4TH FLOOR	0	0	1	1
	0	0	#404	
5TH FLOOR	0	0	1	1
	0	0	#504	
6TH FLOOR	1	0	0	1
	#602	0	0	
7TH FLOOR	0	0	0	0
	0	0	0	
8TH FLOOR	0	0	0	0
	0	0	0	
9TH FLOOR	0	0	0	0
	0	0	0	
TOTAL	1	1	2	4

(E) FRONT ELEVATION - 1238 SUTTER STREET.

(E) REAR ELEVATION - 1238 SUTTER STREET.

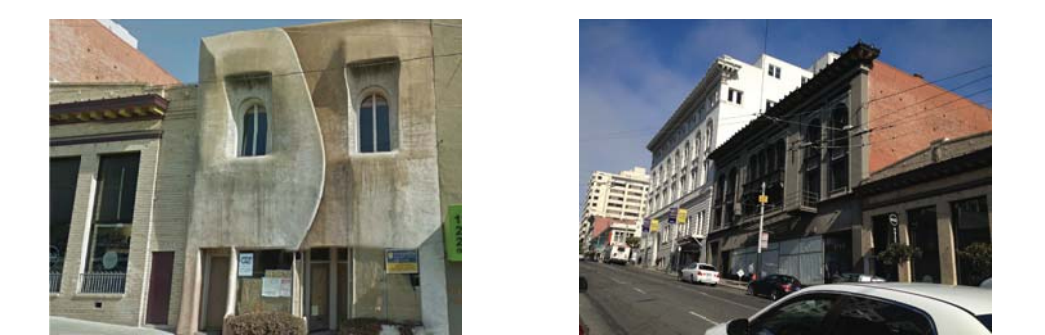
VIEW TOWARDS VAN NESS AVENUE

VIEW TOWARDS POLK STREET



(E) FRONT ELEVATION - 1238 SUTTER STREET

(E) REAR ELEVATION - 1238 SUTTER STREET.



EXISTING ADJACENT TENANT - 1232 SUTTER STREET

EXISTING ADJACENT TENANT - 1252 SUTTER STREET

	03.04.14	VARIANCE SET
	03.20.14	C.U. SET
①	08.29.14	REVISION 1
②	11.05.14	REVISION 2
③	01.30.15	REVISION 3
④	03.11.15	REVISION 4

JOB NUMBER: _____ DRAWN BY: _____

DATE:
10.24.2013

CHECKED BY:
MD

SCALE:
AS NOTED

SHEET TITLE:
PROJECT INFORMATION
DATA

SHEET NUMBER:

A0.1

 D-Scheme Studio
Dream :: Design :: Develop

222 8th Street
San Francisco, CA 94103
T: 415.252.0888
F: 415.252.8388
www.dscheme.com





DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION
OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION

DATE SUBMITTED MARCH 4, 2014 [Note: This form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFB Code Table 1A-B, Item 5. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application # 2013.1238E 1/2/2014-1238 SUTTER ST

Property Address: 1238 SUTTER STREET, SAN FRANCISCO, CA 94109

Block and Lot: 0670/011 Occupancy Group: R-2 / B Type of Construction: I-B No. of Stories: 9

Describe Use of Building: 9-STORY, 37 UNITS MIXED-USE RESIDENTIAL BUILDING W/ 2,550 S.F. OF GROUND FLOOR COMMERCIAL SPACE.

Under the authority of the 2013 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2013 San Francisco Mechanical Code, Section 103.0; the 2013 San Francisco Electrical Code, Section 89.1.17; and the 2013 San Francisco Plumbing Code, Section 301.2; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)
CBC CHAPTER 5, TABLE 5-A - OPENINGS ON EXTERIOR WALLS NOT PERMITTED LESS THAN 3 FEET FROM THE PROPERTY LINE ON GROUP R-2 ON BUILDINGS OF I-B CONSTRUCTION.

ATTACHMENT B

Recording Requested By And When Recorded

Return To: DIRECTOR, DEPARTMENT OF BUILDING INSPECTION
1660 MISSION STREET, SAN FRANCISCO, CA 94103-2414

or

DIVISION

DECLARATION OF USE LIMITATION

I/We, _____, owner/s of the herein described property Commonly known as _____ in San Francisco, Assessor's Block No. _____, Lot No. _____ hereby consent to the within described limitations that:

In the event that the property located at _____ commonly known as Block No. _____, Lot No. _____ is improved in such a manner that the openings in the building located at _____ no longer comply with the San Francisco Building Code, then said openings shall be closed off or protected as required by the Director of the Department of Building Inspection.

The herein limitations shall be binding on me/us until amended by conforming to the San Francisco Building Code Requirements.

Signed: _____
OWNERS

Date of Execution: _____

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA

County of _____
On _____ before me, _____ personally appeared

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)
Notary Public in and for said Country and State

Proposed Modification or Alternate
PER AB-009, INSTALL 3/4 HOUR FIRE-RATED, FIXED WINDOW ASSEMBLIES AT THE PROPOSED BUILDING PROPERTY LINE WALL OPENINGS. THE PROPOSED FIRE-RATED WINDOWS WILL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration. THE PROPOSED OPENINGS (WINDOWS) ARE NOT REQUIRED FOR LIGHT AND VENTILATION AND NOT REQUIRED FOR EGRESS OR EMERGENCY RESCUE. THE WINDOWS ARE FIXED (NON-OPERABLE) AND MORE THAN 8 FEET Laterally BEYOND ANY WALL OF THE ADJOINING EXISTING BUILDING. THE WINDOWS SHALL HAVE 3/4 HOUR-RATED ASSEMBLIES.

Requested by: PROJECT SPONSOR
CELTIC DEVELOPMENT, LLC

Print Name:

Signature:

Telephone:

PROJECT SPONSOR
CELTIC DEVELOPMENT, LLC

Print Name:

Signature:

Telephone:

ARCHITECT/ENGINEER
MARC DIMALANTA
D-SCHEME STUDIO

Print Name:

Signature:

Telephone:

[PROFESSIONAL
STAMP HERE]



ATTACHMENT C

SAN FRANCISCO ADMINISTRATIVE CODE
CHAPTER 23: REAL PROPERTY TRANSACTIONS
ARTICLE V: LOT LINE WINDOW AGREEMENTS

Sec. 23.45. Authority of Director of Property.
Sec. 23.46. Determination of Value.
Sec. 23.47. Requirements for Lot Line Window Agreements.
Sec. 23.48. Fees and Fee Payments.

SEC. 23.45. AUTHORITY OF DIRECTOR OF PROPERTY.

An owner of Real Property adjoining Real Property of the City may request that the City consent to openings in building walls on the owner's Real Property that are closer to the common property line than the distances prescribed in the San Francisco Building Code by filing with the Director of Property an original and two copies of a written application, together with plans, specifications and other supporting documents, and paying the required application fee. Upon such filing, the Director of Property shall investigate the application and consult with the department that has jurisdiction over the Real Property. Copies of the application and its supporting documents shall be delivered by the Director of Property to the Department of City Planning and the Bureau of Building Inspection for review and comment as that department and that bureau may deem appropriate. If the department having jurisdiction over the Real Property approves and the Director of Property concludes that it is in the best interest of the City to give the requested consent, the Director of Property is authorized to approve and execute a lot line window agreement which complies with all of the provisions of this Article.

(Formerly Sec. 23.27; added by Ord. 559-85, App. 12/27/85; amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

SEC. 23.46. DETERMINATION OF VALUE.

The Director of Property shall determine a monthly fee for the privilege of installing the openings in building walls that are made possible by the City's consent. The monthly fee shall be based upon an appraisal by the Director of Property of the enhancement in fair market value of the building owner's Real Property that will result from installation of the proposed openings in building walls.

If the original monthly fee based upon the Director of Property's appraisal is more than \$50 the agreement shall provide for payment by the building owner, in advance, of the monthly fee so determined by the Director of Property. The monthly fee may, at the Director of Property's discretion, be payable monthly, quarterly, semiannually or annually. The agreement shall contain a provision for annual adjustment of the monthly fee to reflect increases or decreases in the Consumer Price Index for all Urban Consumers for the San Francisco-Oakland Metropolitan Area and a provision for a redetermination of the monthly fee by the Director of Property, upon the same appraisal basis as the original fee determination, at the end of each five-year period.

If the original monthly fee based upon the Director of Property's appraisal is \$50 or less, a one-time fee of \$1,000 shall be paid by the building owner and no monthly fees shall be payable.

(Formerly Sec. 23.28; added by Ord. 559-85, App. 12/27/85; amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: [signed off/dated by:]

Plan Reviewer:

Division Manager:

for Director of
Bldg. Inspection

for Fire Marshal:

CONDITIONS OF APPROVAL or OTHER COMMENTS

SEC. 23.47. REQUIREMENTS FOR LOT LINE WINDOW AGREEMENTS.

All lot line window agreements shall comply with the following requirements:

1. The building to which the agreement relates shall comply with the Building Code and all other applicable codes, ordinances and regulations of the City and with all applicable federal and State laws and regulations.
2. The building shall be constructed or remodeled in conformity with the plans and specifications submitted with the application for a lot line window agreement and shall be used for the purposes stated in the application.
3. The agreement shall be terminable at any time, with or without cause and without penalty, by either party. The termination will not be effective, however, unless the terminating party gives at least 90 days prior written notice of termination which is mailed or delivered to the other party. The notice of termination shall contain the legal descriptions of both properties and shall be acknowledged by the terminating party. The notice of termination may be recorded by either party at any time and, after the termination date, the recorded notice shall be conclusive proof of termination of the agreement.
4. The building owner shall agree that, in the event the agreement is revoked, the openings consented to by the agreement shall be protected or closed, as required by the Building Code, and the building otherwise modified as may be necessary to comply with those Building Code requirements that become applicable because of protecting or closing the openings.
5. The building owner shall indemnify the City, its officers, employees and agents, against all liabilities that may result from or be connected with the agreement.
6. During the life of the agreement, the building owner shall maintain comprehensive personal liability insurance with limits satisfactory to the Risk Manager of the City and with the City, its officers, agents and employees named as additional insureds.
7. The agreement shall be binding upon and inure to the benefit of the parties, their successors and assigns.
8. The agreement shall be executed by both parties and shall contain the legal descriptions of both properties. The Director of Property shall execute the agreement for and on behalf of the City, provided the agreement has been previously approved by the City Attorney and the head of the department having jurisdiction over the City's Real Property. The agreement shall be acknowledged by both parties and the Director of Property shall cause the agreement to be recorded.

(Formerly Sec. 23.29; added by Ord. 559-85, App. 12/27/85; amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

SEC. 23.48. FEES AND FEE PAYMENTS.

The application fee which is to accompany each application shall be \$2,500 unless changed by appropriate action of the Board of Supervisors. If the Director of Property determines, after his investigation of the application, that the application fee is inadequate to cover the cost of preparing and processing an agreement, the Director of Property shall notify the building owner of the additional amount that is required. The additional amount shall be paid by the building owner as a prerequisite to preparation and processing of an agreement by the Real Estate Department.

The Real Estate Department is authorized to collect the fees due under lot line window agreements and shall deposit such fees to the credit of the department having jurisdiction over the City's Real Property.

The application fees and any additional amounts required to cover the cost of preparing and processing agreements shall be deposited to the credit of the Real Estate Department.

(Formerly Sec. 23.30; added by Ord. 559-85, App. 12/27/85; amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

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JOB NUMBER: DRAWN BY: JJ

DATE: 10.24.2013 CHECKED BY: MD

SCALE: AS NOTED

SHEET TITLE:

ADMINISTRATIVE
BULLETIN 009

SHEET NUMBER:

A0.2

4

BICYCLE CLASS SPACES	REQUIRED	PROVIDED
CLASS I SPACES	1 SPACE PER UNIT: 37	52
CLASS II SPACES	1 SPACE PER 20 UNITS: 1	1
TOTAL RESID. SPACES	38	53

GROUND FLOOR & SECOND FLOOR COMMERCIAL SPACE: 4,250 S.F.			
BICYCLE CLASS SPACES	REQUIRED	PROVIDED	
CLASS I SPACES	1 SPACE PER 7,500 S.F.:	1	1
CLASS II SPACES	2 SPACES PER 2,500 S.F.:	2	2
TOTAL COMM. SPACES		3	

RESID1 CLASS I SPACES REQUIRED:	37	RESID1 CLASS II SPACES REQUIRED:	2
TOTAL RESID1 SPACES PROVIDED:	52	TOTAL CLASS II RESID1 SPACES PROVIDED:	2
COMM1 CLASS I SPACES REQUIRED:	1	COMM1 CLASS II SPACES REQUIRED:	2
TOTAL COMM1 SPACES PROVIDED:	1	TOTAL COMM1 SPACES PROVIDED:	2
TOTAL CLASS I SPACES REQUIRED:	38	TOTAL CLASS II BICYCLE SPACES REQUIRED:	3
TOTAL CLASS I BICYCLE SPACES PROVIDED:	53	TOTAL CLASS II BICYCLE SPACES PROVIDED:	4

SECTION 155.1 OF THE PLANNING CODE REQUIRES SIGNAGE FOR CLASS TWO BICYCLE PARKING IN CERTAIN CIRCUMSTANCES. WHEN SIGNAGE IS REQUIRED, THE FOLLOWING DESIGN LAYOUT SHALL BE FOLLOWED. SUCH SIGNAGE SHALL BE LOCATED AT EVERY ENTRANCE THAT PROVIDES ACCESS TO THE BICYCLISTS. THE PLAQUE SHALL CONFORM WITH EITHER THE DEPARTMENT OF TRANSPORTATION TEMPLATES FOR BIKE PARKING SIGNAGE (FIGURE 1 OR 2). THESE TEMPLATES WERE ADOPTED FROM THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PART 9.

IF THE BICYCLE PARKING FACILITY IS NOT VISIBLE FROM THE POINT WHERE THE PLAQUE IS INSTALLED, DIRECTIONS OR BEST PATH TO THE FACILITY SHALL BE PROVIDED. (EX. "AT THE END OF THE HALLWAY" OR "USE THE ELEVATORS FOR ONE LEVEL DOWN") (FIGURE 3)

ADDITIONALLY, A PLAQUE SHALL BE INSTALLED AT THE BIKE PARKING FACILITY LOCATION THAT INCLUDES THE CONTACT INFORMATION OF THE MANAGER OR ENTITY RESPONSIBLE FOR MAINTENANCE OF THE FACILITY (FIGURE 4). ALTERNATIVELY, THIS PLAQUE CAN INCLUDE ONLY THE CONTACT INFORMATION SO LONG AS THE FONT SIZE CONFORMS WITH THE MINIMUMS SPECIFIED IN FIGURE 3.

IF NECESSARY, THERE SHALL BE MULTIPLE PLAQUES INSTALLED TO
CREATE A CLEAR PATH TO THE BICYCLE PARKING FACILITY.

THE PLAQUE SHALL NOT BE SMALLER THAN 12" BY 18" AND SHALL USE NON-REFLECTIVE MATERIALS AND PROVIDE CLEAR CONTRAST BETWEEN THE LETTERING AND THE BACKGROUND.



NOTE:

ALL SIGNS ARE REQUIRED TO BE 24" WIDE x 18" HIGH AS SET FORTH IN THE ARTWORK TEMPLATE, AND MAY NOT BE MODIFIED.

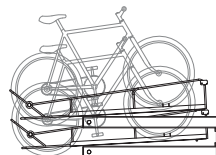
CLASS ONE BICYCLE PARKING INCLUDES BICYCLE LOCKERS, BICYCLE ROOMS OR CAGES WHERE EACH BICYCLE CAN BE INDIVIDUALLY LOCKED.

SPACE EFFICIENT BICYCLE PARKING

SOME TYPE OF BICYCLE RACKS, WHILE NOT MEETING THE CLEARANCE REQUIREMENTS ESTABLISHED ABOVE, ARE DESIGNED IN A WAY THAT WOULD MEET THE BASIC REQUIREMENTS OF AN APPROPRIATE BICYCLE RACK. SUCH RACKS PROVIDE A MORE SPACE EFFICIENT LAYOUT WHICH CAN SERVER SMALLER BUILDINGS, OR WHERE LOCAL LIMITATIONS EXIST. IN NO CASE SHALL A BICYCLE PARKING SPACE REQUIRE LIFTING THE BICYCLES BOTH WHEELS MORE THAN 12" OFF THE GROUND. TWO TYPES OF SUCH RACKS INCLUDE LIFT-ASSIST DOUBLE-DECKER RACKS AND VERTICAL RACKS. BELOW, THE MINIMUM SPACING MEASUREMENTS OF SUCH DESIGNS ARE PROVIDED. ANY TYPE OF BICYCLE PARKING THAT DOES NOT MATCH THE REQUIREMENTS OF THIS BULLETIN MUST BE APPROVED BY THE ZONING ADMINISTRATOR IN CONSULTATION WITH THE SFMTA FOR DETERMINATION OF EQUIVALENCY.

DOUBLE-DECKER LIFT-ASSIST RACKS

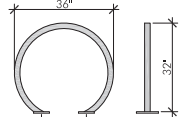
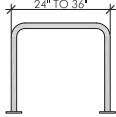
THESE BICYCLE RACKS ALLOW STACKING OF BICYCLES PROVIDING A LIFT-ASSIST PULL-OUT TRAY. MANUAL LIFTING OF THE BICYCLES OFF THE GROUND IS NOT NECESSARY TO MOUNT THE BICYCLE ON THE TOP TRAYS. THESE RACKS SATISFY THE CLASS ONE BICYCLE PARKING REQUIREMENTS WHEN LOCATED IN A CAGED OR LOCKED FACILITY. THE TRAYS ALTERNATE IN HEIGHT OFF THE GROUND WHICH ALLOWS A SMALLER REQUIRED CLEARANCE BETWEEN BICYCLES (17"), MEASURED FROM MID-POINT OF ONE RACK TO MID-POINT OF OTHER RACK. THE REQUIRED AISLE SPACE IS 5 FEET AND IS MEASURED FROM THE NEAREST EDGE OF BICYCLES AND RACKS AS SHOWN BELOW.



EACH RACK THAT COMPLY WITH DIMENSIONS AND REQUIREMENTS BELOW WILL COUNT AS TWO BICYCLE PARKING SPACE.

- ALL BICYCLE RACKS SHALL:
 - SUPPORT BICYCLES AT TWO POINTS OF CONTACT IN ORDER TO PREVENT BICYCLES FROM FALLING;
 - ALLOW LOCKING OF BICYCLE FRAMES AND ONE WHEEL WITH U-LOCKS;
 - USE SQUARE TUBES TO RESIST ILLEGAL RACK CUTTING;
 - MINIMIZE MAINTENANCE COSTS (I.E. GALVANIZED FINISH RESISTS CORROSION);
 - NOT REQUIRE LIFTING OF A BICYCLE;
 - BE MOUNTED SECURELY TO THE FLOOR; AND
 - PROVIDE VISIBILITY TO APPROACHING CYCLISTS AND PEDESTRIANS WITH A MINIMUM HEIGHT OF 32 INCHES

A. WHEN PLACED PARALLEL TO A WALL, A RACK MUST BE AT LEAST THREE FEET AWAY FROM ANY VERTICAL OBSTRUCTION. IF THE BICYCLE RACK IS ONLY TWO FEET AWAY, SUCH RACK WOULD ONLY SATISFY ONE REQUIRED BICYCLE PARKING SPACE



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DATE: 10.24.2013

SCALE:
AS NOTED

SHEET TITLE:

BICYCLE PARKING

SHEET NUMBER:

A0.3



JOB NUMBER: _____ DRAWN BY: JI
DATE: 10.24.2013 CHECKED BY: MD
SCALE: AS NOTED
SHEET TITLE: _____
**RESID'L OPEN SPACE &
OBSTRUCTION ANALYSIS**
SHEET NUMBER: _____

1 DECK TYPES: 2ND FLOOR



GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL VISIT THE SITE, VERIFY ALL FIELD DIMENSIONS AND REVIEW ANY AS-BUILT DOCUMENTS AVAILABLE ON SITE AND THE BUILDING. CONTRACTOR SHALL BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.
2. CONTRACTOR SHALL VERIFY EXISTING UTILITIES. PRIOR TO WORK COMMENCEMENT, PREARRANGE UTILITY SHUTDOWN OR TEMPORARY INTERRUPTION WITH BUILDING OWNER SO THERE WILL BE MINIMUM INTERFERENCE. ALL UTILITY LINES TO BE REMOVED SHALL BE PROPERLY CAPPED INCLUDING CONTROLS.
3. WHERE UNIDENTIFIED OBJECTS AND/OR INCONSISTENCIES ARE DISCOVERED, SUBMIT INFORMATION TO THE OWNER FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK OR RELATED WORK.
4. DEMOLITION SHALL BE DONE CAREFULLY SO AS NOT TO CAUSE DAMAGES. PROVIDE PROTECTION TO PREVENT DAMAGE TO ADJOINING PROPERTY, PROPERTY USERS AND OTHER IMPROVEMENTS. PROVIDE BARRIERS TO LIMIT DUST AND DEBRIS WITHIN THE IMMEDIATE CONSTRUCTION AREA. PATCH AND REPAIR EXISTING AS NECESSARY FOR SATISFACTORY COMPLETION OF ALL WORK.
5. ALL PATCH AND REPAIR WORK SHALL INCLUDE ENTIRE SURFACE FROM NATURAL BREAK TO UNNATURAL BREAK. CONSULT OWNER FOR LOCATIONS WHERE BREAKS UNCLEAR AND OBTAIN RESOLUTION PRIOR TO COMMENCEMENT OF WORK OR RELATED WORK.
6. MAKE ALL REPAIRS WITH MATERIAL EQUAL KIND AND QUALITY TO MATCH EXISTING ADJACENT SURFACES.
7. REPAIR OR REPLACE ANY DAMAGES CAUSED BY DEMOLITION AT NO INCREASE IN CONTRACT SUM.
8. CONTRACTOR SHALL MAINTAIN AND KEEP SITE CLEAN AND BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLISHED ITEMS AND DEBRIS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL INTEGRITY, PROPER FUNCTION, AND THE COMPLIANCE OF ALL CODES AND REGULATIONS OF THE RECONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR RECONSTRUCTION OF ALL SYSTEMS THAT MUST BE ADJUSTED DURING CONSTRUCTION AT NO INCREASE TO CONTRACT SUM. ALL SYSTEMS, THOSE RELATED TO WORK AND THOSE WHICH ARE PREVIOUSLY EXISTING, MUST BE FULLY FUNCTIONAL PRIOR TO COMPLETION OF WORK.
11. DEMOLITION IS NOT LIMITED TO WHAT IS SHOWN IN DRAWINGS. THE INTENT OF THE DRAWINGS ARE TO INDICATE THE GENERAL SCOPE OF WORK REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION BOTH SHOWN AND INCIDENTAL TO PROPER COMPLETION OF WORK.

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JOB NUMBER: DRAWN BY:

DATE: 10.24.2013 CHECKED BY: MD

SCALE:
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SHEET TITLE:

EXISTING / DEMOLITION SITE PLAN

SHEET NUMBER:

A1.0

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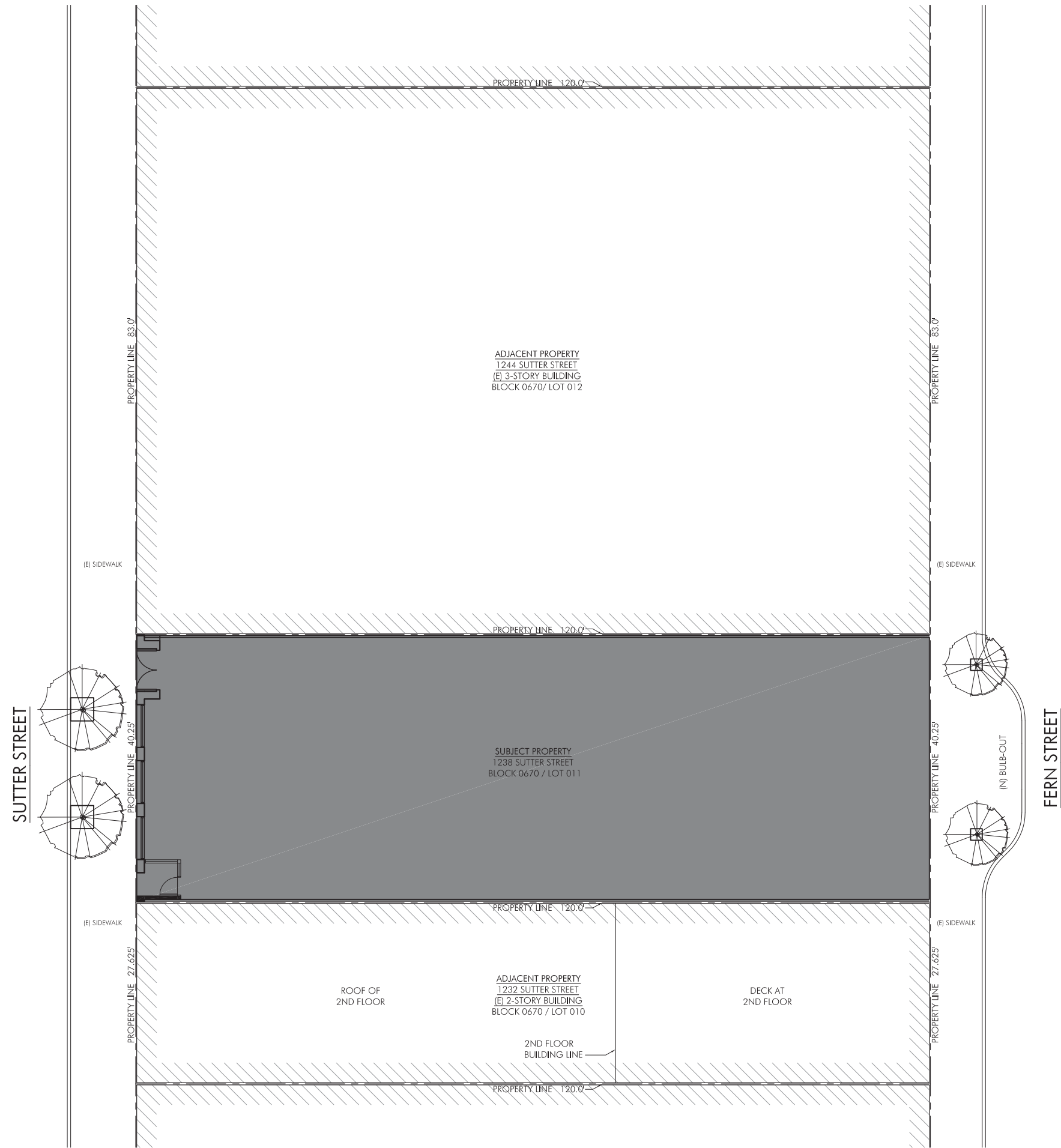
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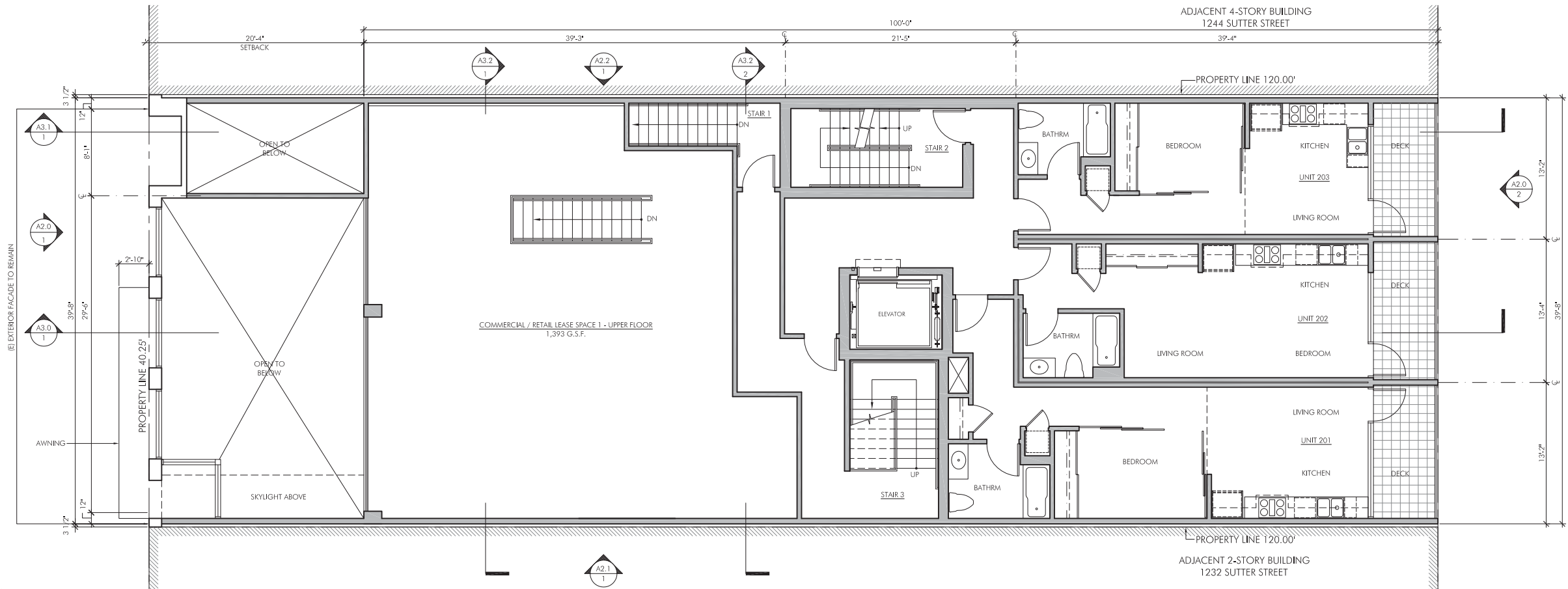
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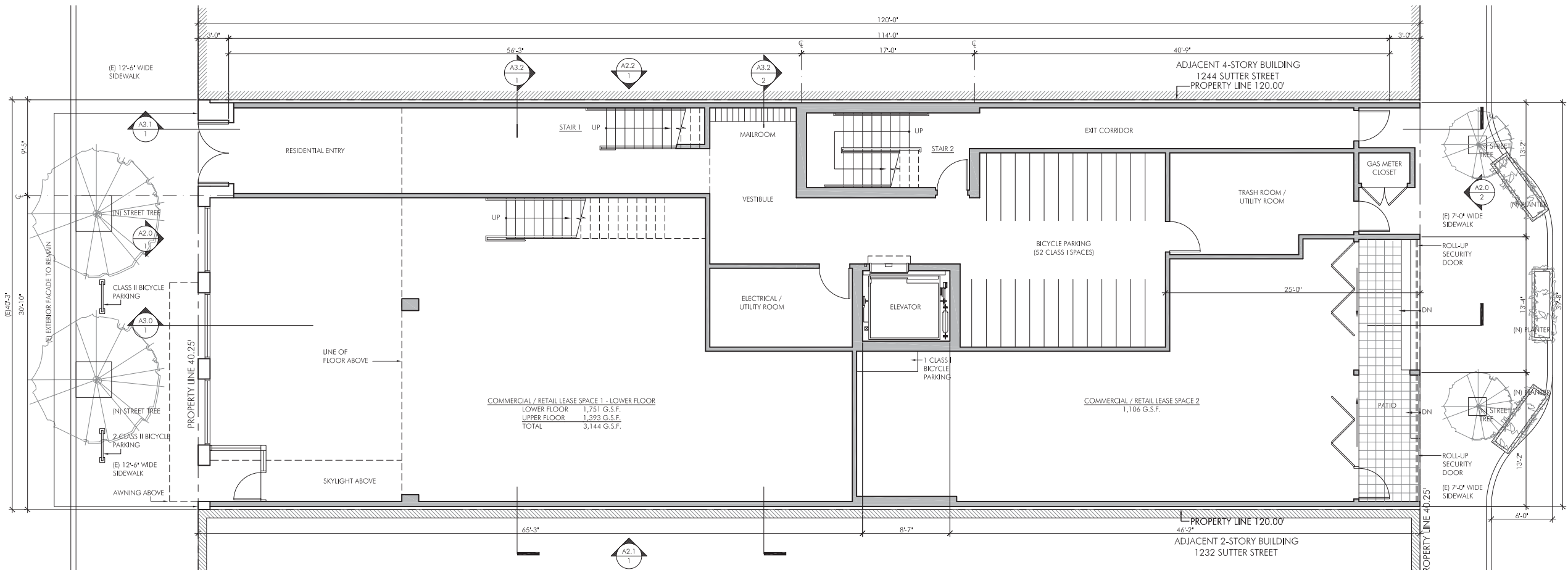
A1.1



1 | PROPOSED SITE PLAN
1/8"=1'-0"



2 | PROPOSED SECOND FLOOR PLAN
3/16"=1'-0"



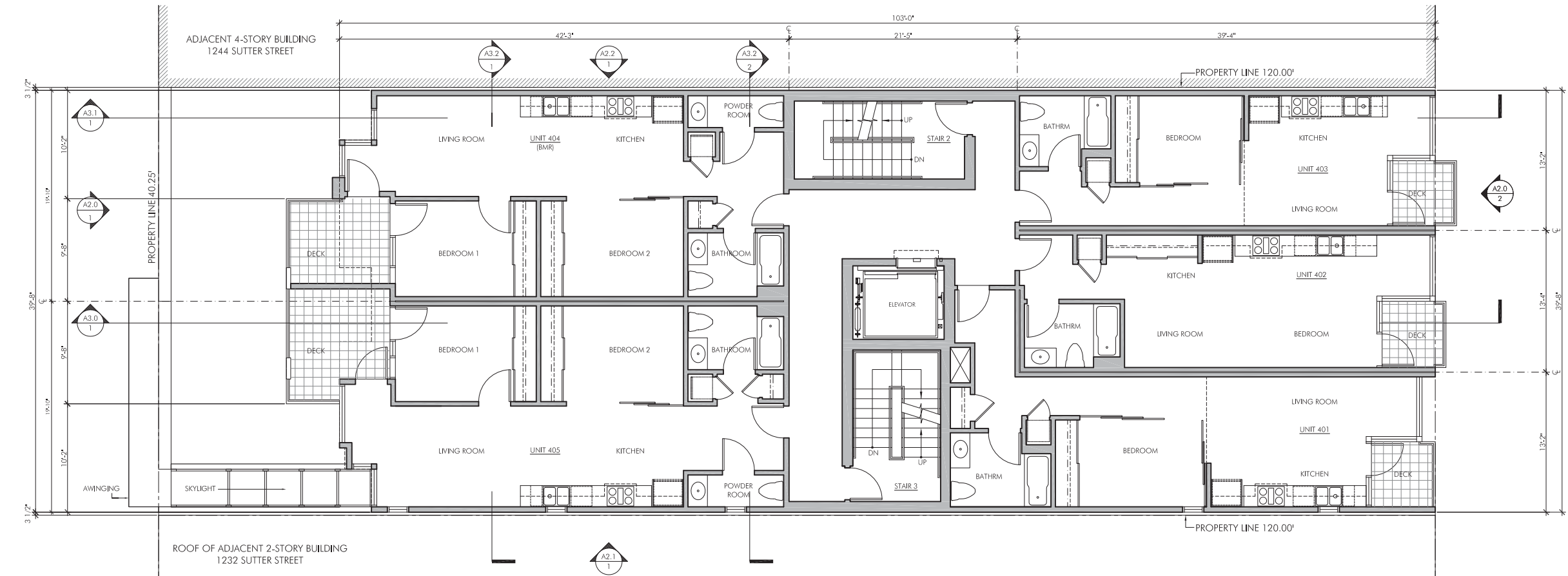
1 | PROPOSED FIRST FLOOR PLAN
3/16"=1'-0"

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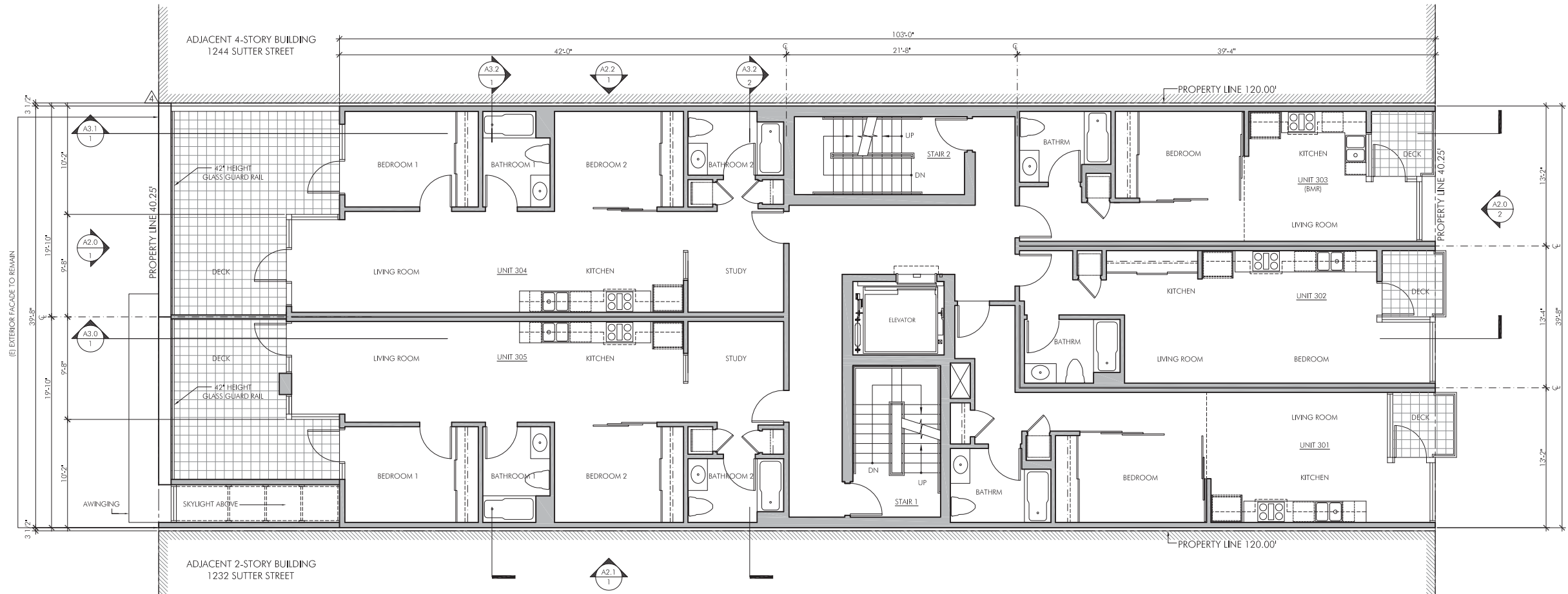
JOB NUMBER:	DRAWN BY: JJ
DATE: 10.24.2013	CHECKED BY: MD
SCALE: AS NOTED	
SHEET TITLE:	

PROPOSED FIRST &
SECOND FLOOR PLAN
SHEET NUMBER:

A1.2



2 | PROPOSED FOURTH FLOOR PLAN
3/16"=1'-0"



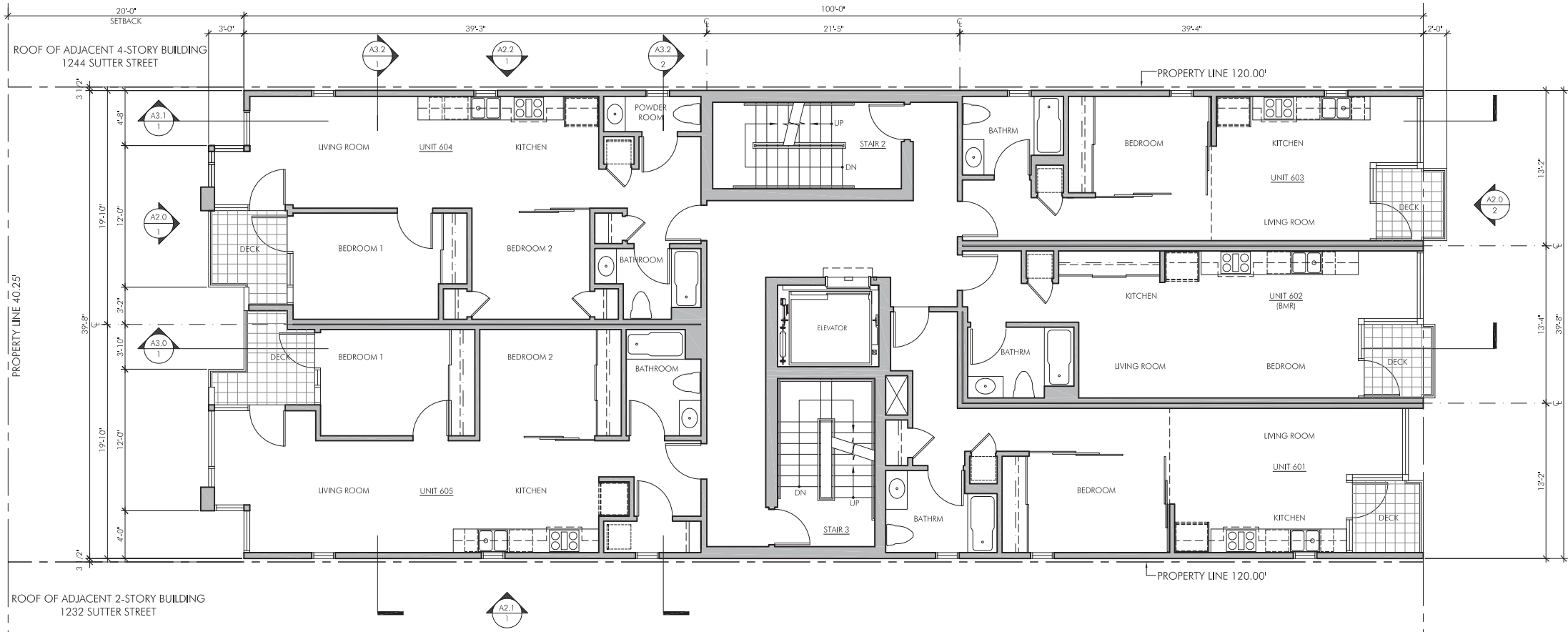
1 | PROPOSED THIRD FLOOR PLAN
3/16"=1'-0"

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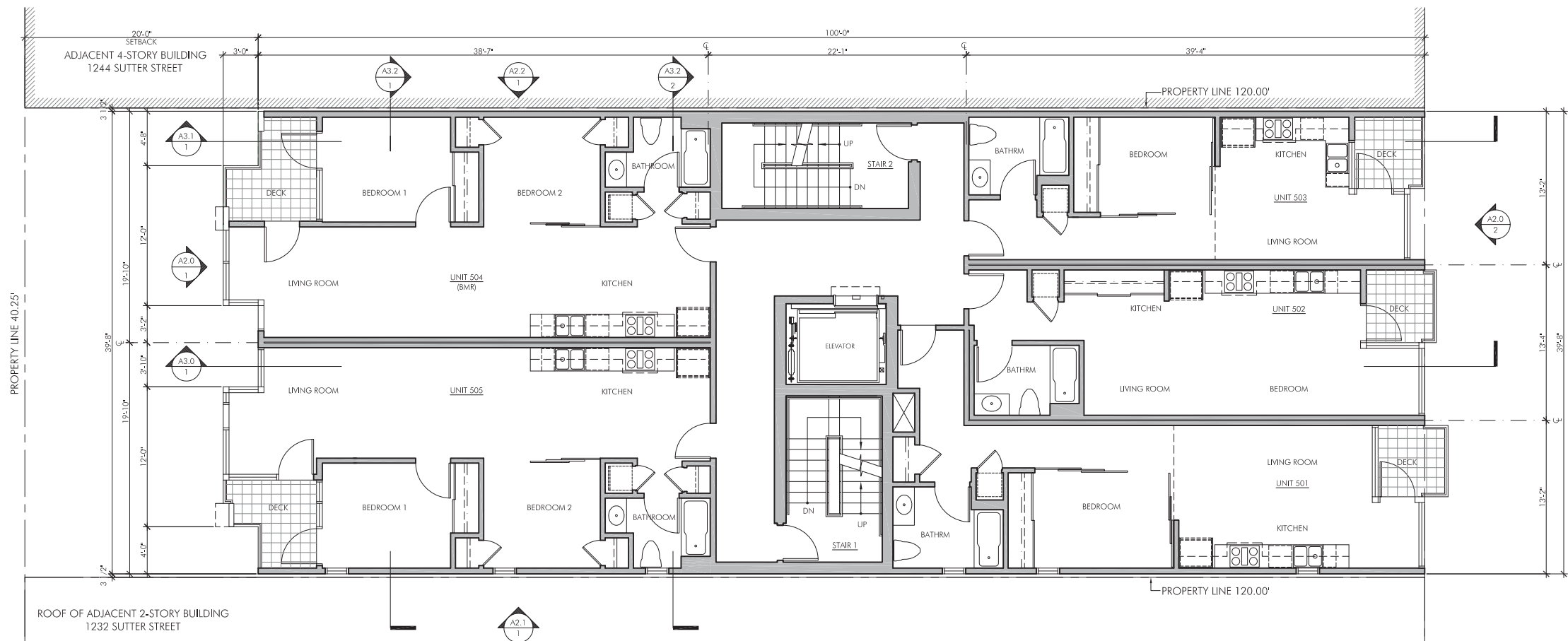
JOB NUMBER:	DRAWN BY: JJ
DATE: 10.24.2013	CHECKED BY: MD
SCALE: AS NOTED	N
SHEET TITLE:	

PROPOSED THIRD &
FOURTH FLOOR PLANS
SHEET NUMBER:

A1.3



2 | PROPOSED SIXTH FLOOR PLAN
3/16"=1'-0"



1 | PROPOSED FIFTH FLOOR PLAN
3/16"=1'-0"

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03.11.15	REVISION 4

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SCALE: AS NOTED

SHEET TITLE:

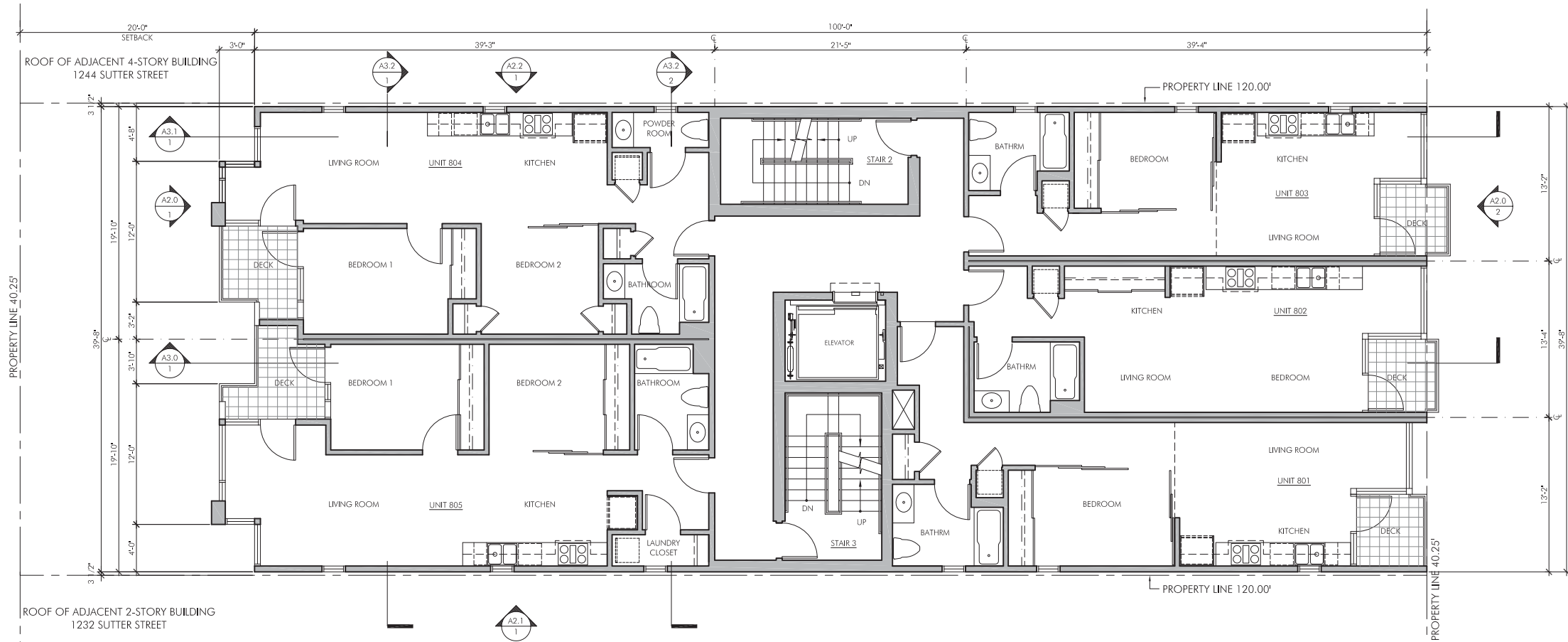
PROPOSED FIFTH & SIXTH FLOOR PLANS

SHEET NUMBER:

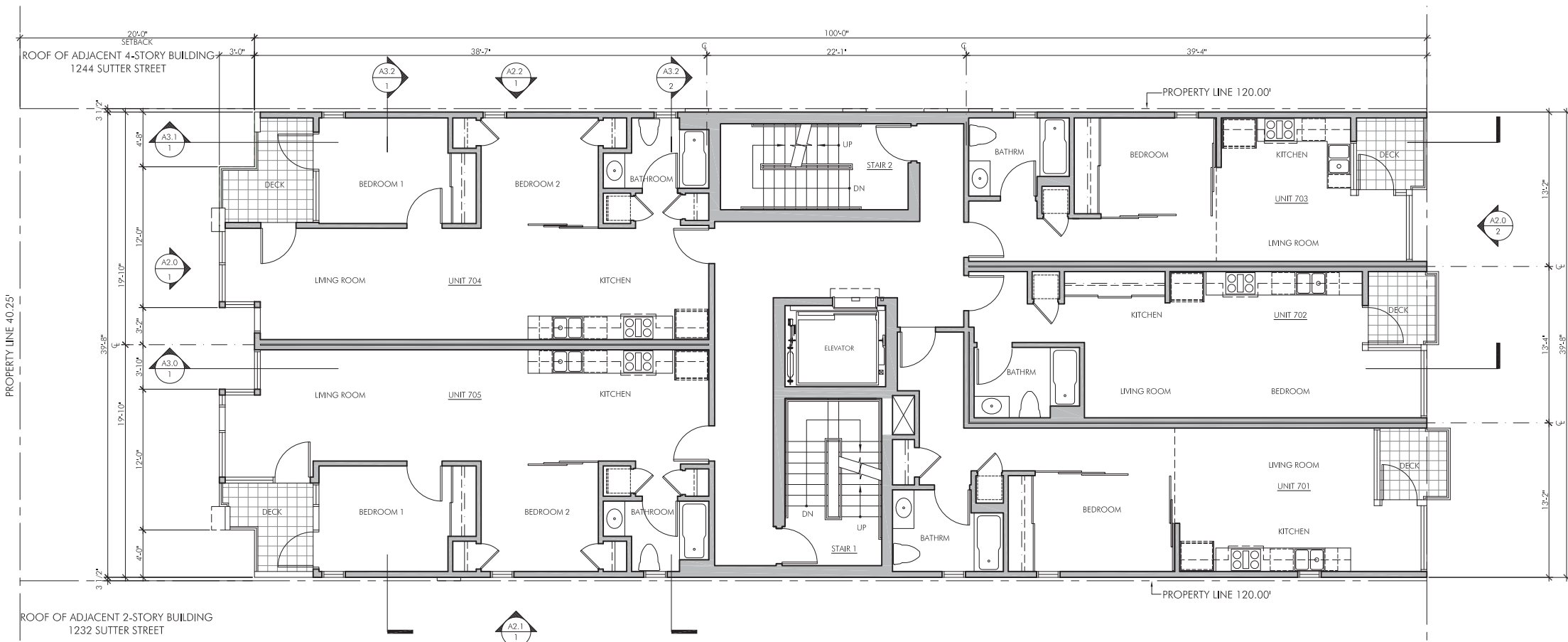
A1.4



2 | PROPOSED EIGHTH FLOOR PLAN
3/16"=1'-0"



1 | PROPOSED SEVENTH FLOOR PLAN
3/16"=1'-0"



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01.30.15	REVISION 3
03.11.15	REVISION 4

JOB NUMBER: DRAWN BY: jf

DATE: 10.24.2013 CHECKED BY: MD

SCALE: AS NOTED





SHEET TITLE:


PROPOSED SEVENTH & EIGHTH FLOOR PLANS

SHEET NUMBER:

A1.5



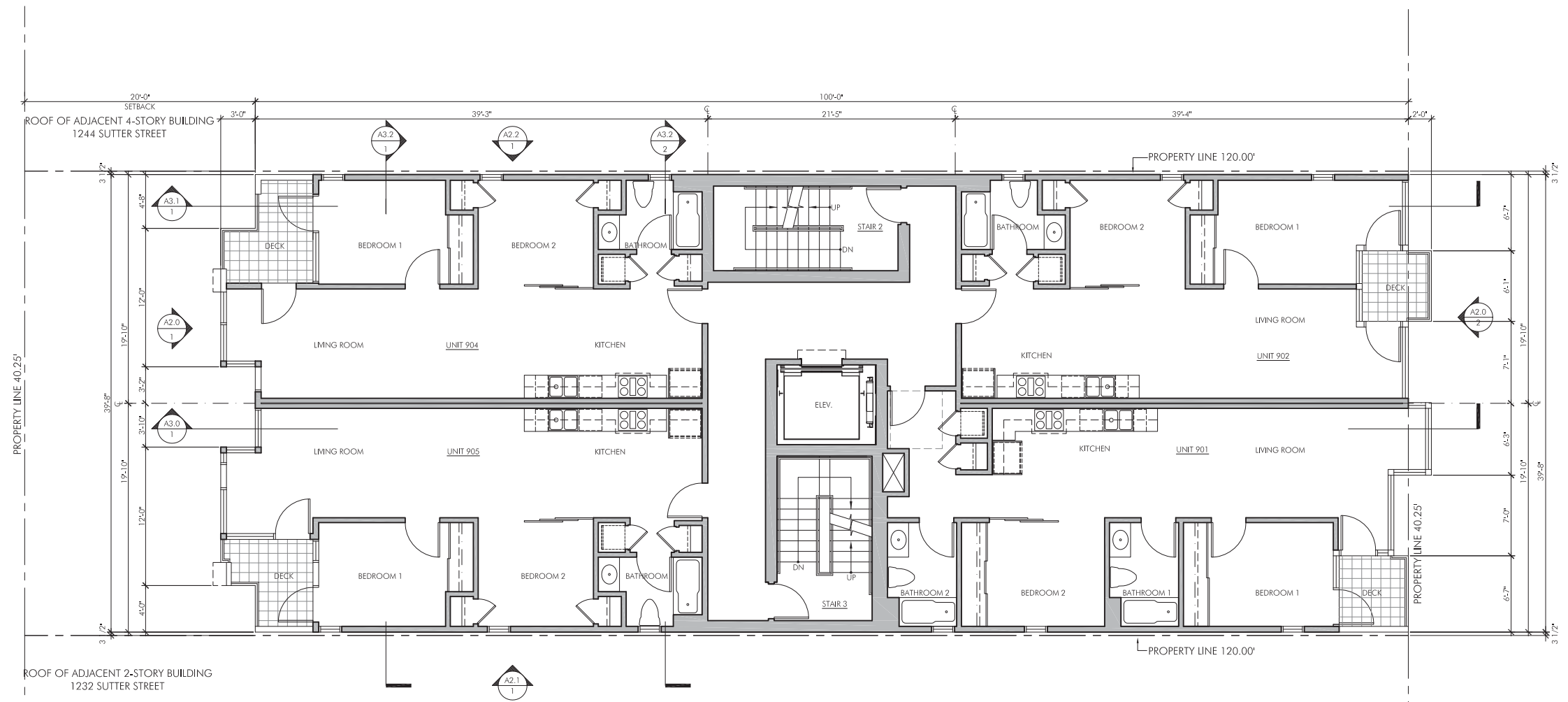
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	01.30.15	REVISION 3
	03.11.15	REVISION 4

JOB NUMBER: _____ DRAWN BY: ji
 DATE: 10.24.2013 CHECKED BY: MD
 SCALE: _____
 AS NOTED 
 SHEET TITLE: _____

PROPOSED NINTH FLOOR PLAN

SHEET NUMBER:

A1.6



1 | PROPOSED NINTH FLOOR PLAN
3/16"=1'-0"

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DATE: 10.24.2013 CHECKED BY: MD

SCALE: AS NOTED

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SHEET TITLE: _____

SHEET NUMBER: _____

A1.7



1. CONTRACTOR SHALL VISIT THE SITE, VERIFY ALL FIELD DIMENSIONS AND REVIEW ANY AND ALL DOCUMENTS AVAILABLE ON SITE AND THE BUILDING. CONTRACTOR SHALL BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.
2. CONTRACTOR SHALL VERIFY EXISTING UTILITIES. PRIOR TO WORK COMMENCEMENT, PREARRANGE UTILITY SHUTDOWN OR TEMPORARY INTERRUPTION WITH BUILDING OWNER SO THERE WILL BE MINIMUM INTERFERENCE. ALL UTILITY LINES TO BE REMOVED SHALL BE PROPERLY CAPPED INCLUDING CONTROLS.
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8. CONTRACTOR SHALL MAINTAIN AND KEEP SITE CLEAN AND BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLISHED ITEMS AND DEBRIS.

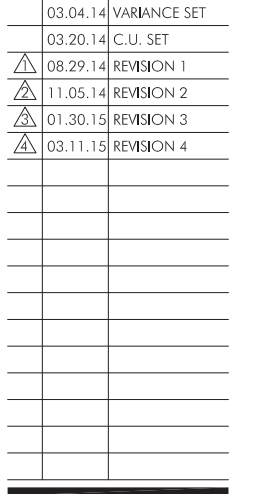
☐ D1 (E) PORTION OF STOREFRONT TO REMAIN.

☐ D2 REMOVE (E) PORTION OF (E) STOREFRONT.



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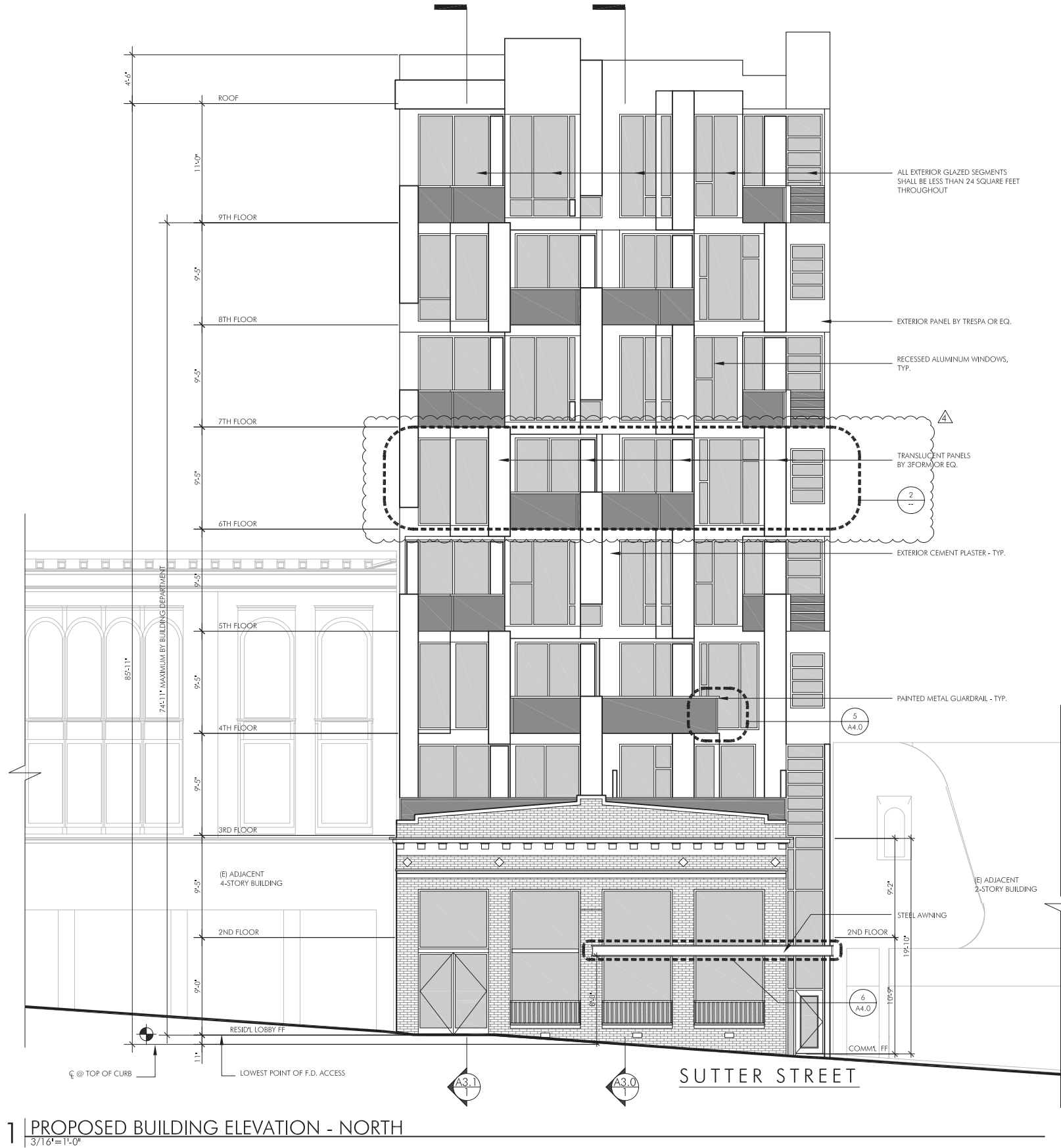
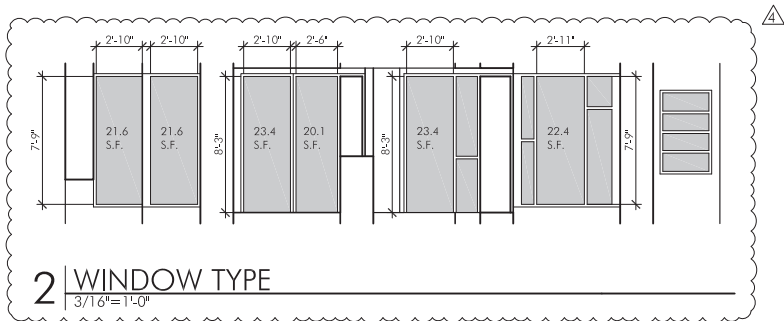
SCALE: AS NOTED

SHEET TITLE:

PROPOSED BUILDING
ELEVATION - NORTH

SHEET NUMBER:

A2.1



1 | PROPOSED BUILDING ELEVATION - NORTH
3/16" = 1'-0"



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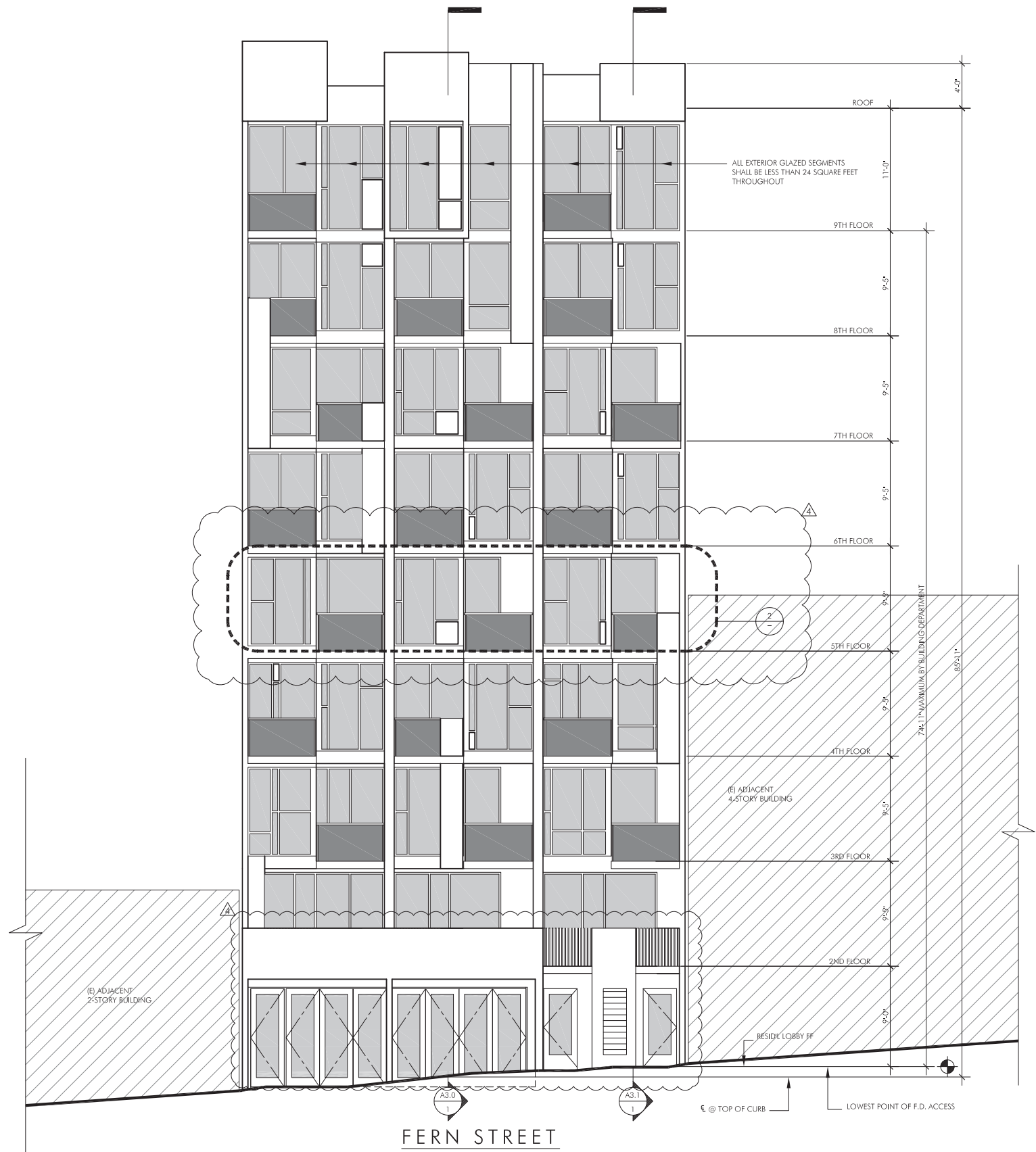
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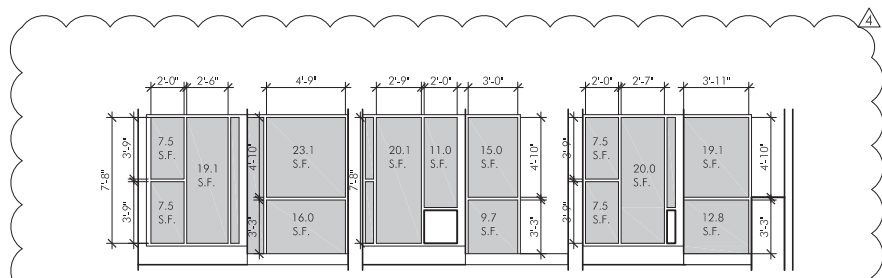
PROPOSED BUILDING
ELEVATION - SOUTH

SHEET NUMBER:

A2.2



1 PROPOSED BUILDING ELEVATION - SOUTH (FERN STREET)
3/16"=1'-0"



2 WINDOW TYPE
3/16"=1'-0"

[illegible]

JOB NUMBER: DRAWN BY:
ji

DATE: 10.24.2013 CHECKED BY: MD

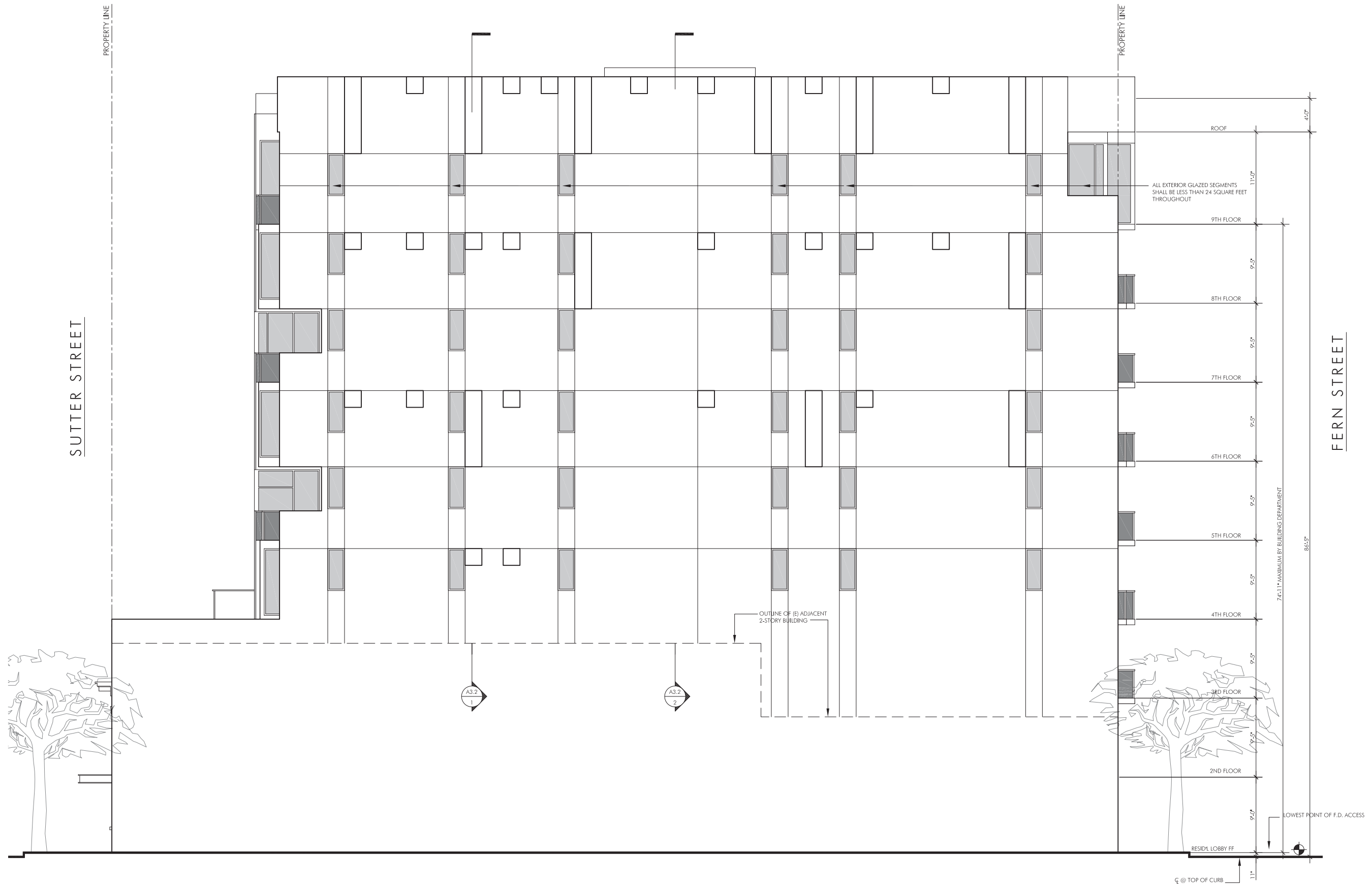
SCALE:
AS NOTED

SHEET TITLE:

PROPOSED BUILDING
ELEVATION - EAST

SHEET NUMBER: _____

A2.3



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DATE: 10.24.2013 CHECKED BY: **MD**

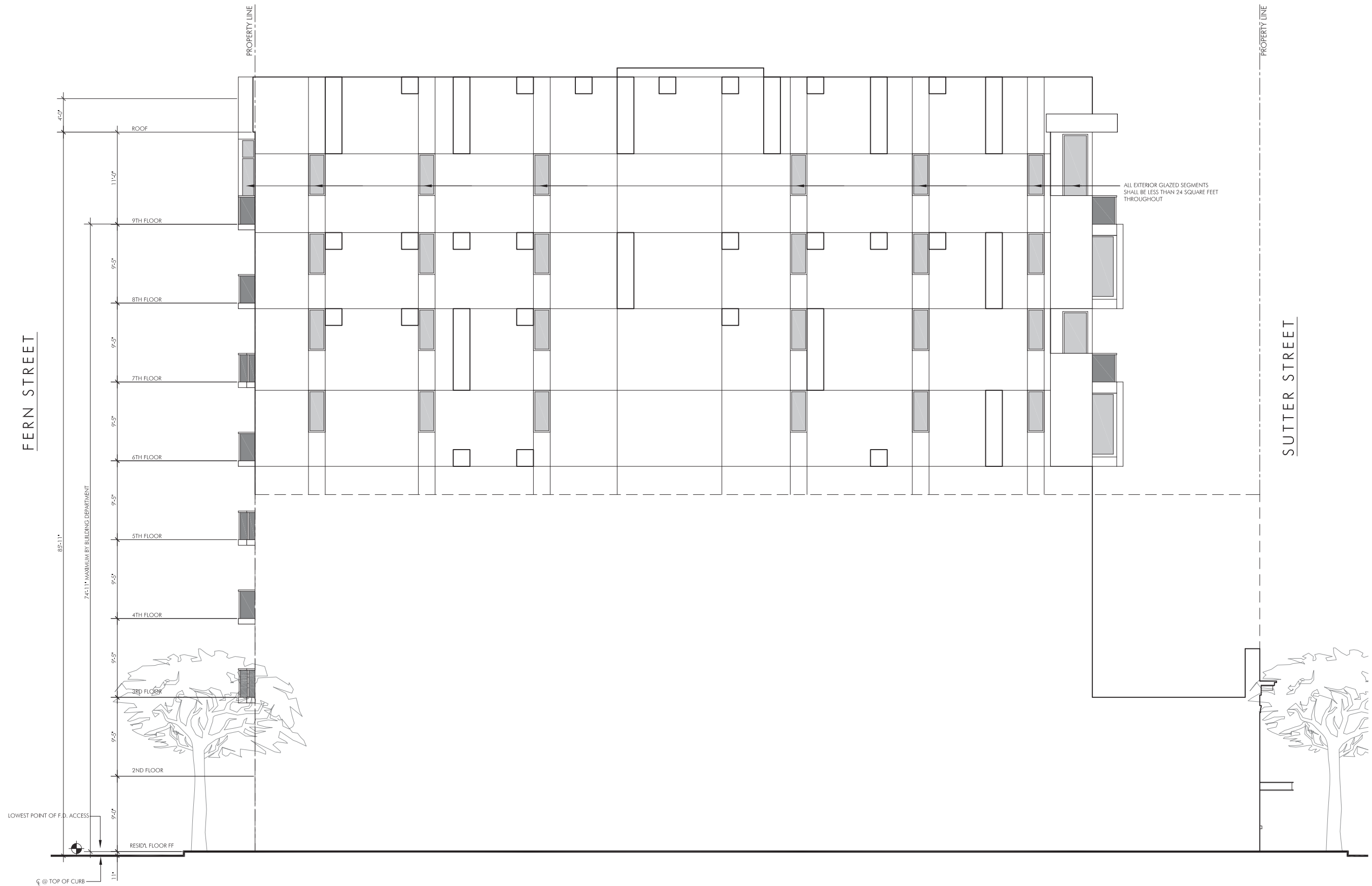
SCALE: **AS NOTED**

SHEET TITLE:

PROPOSED BUILDING
ELEVATION - WEST

SHEET NUMBER:

A2.4



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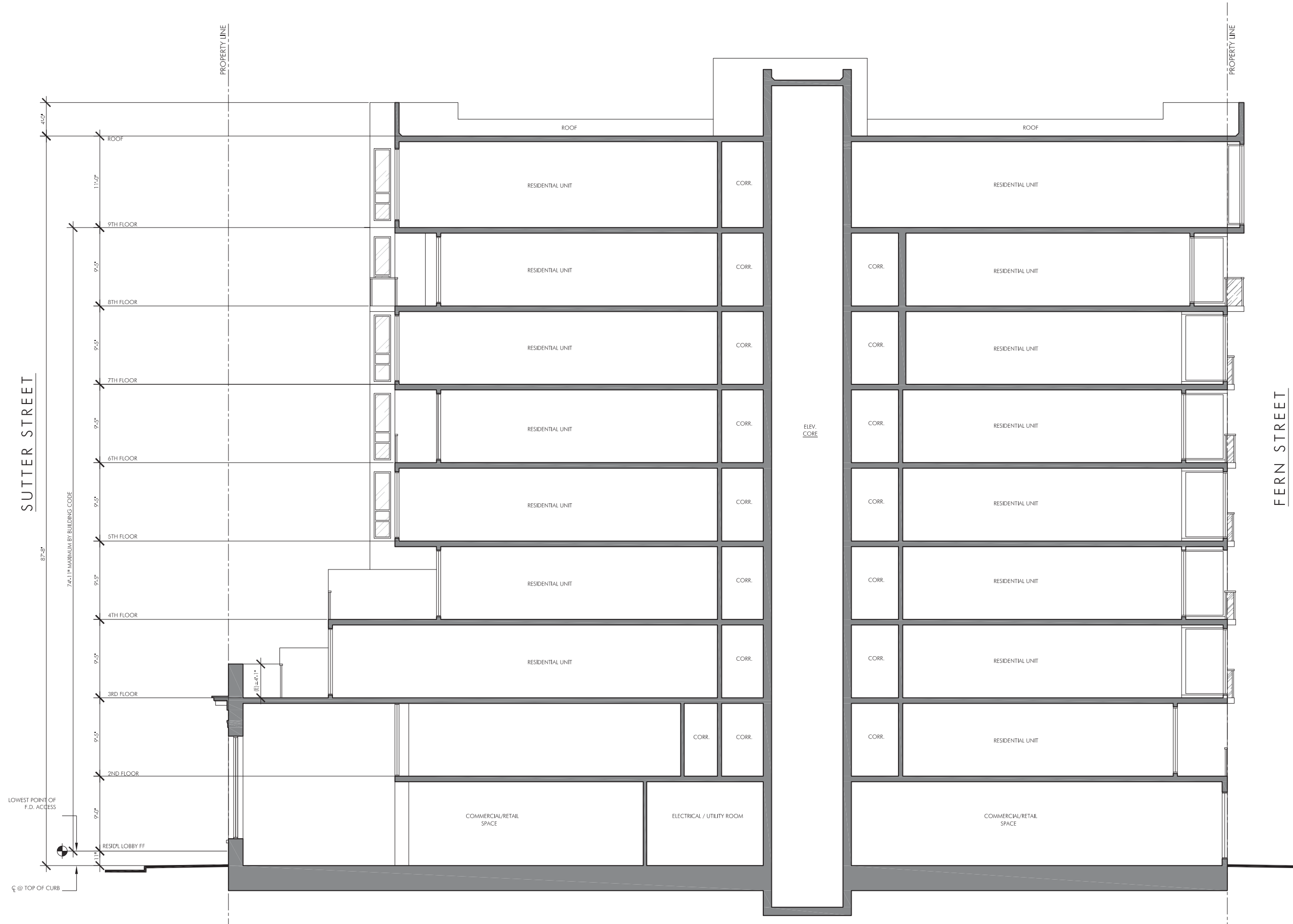
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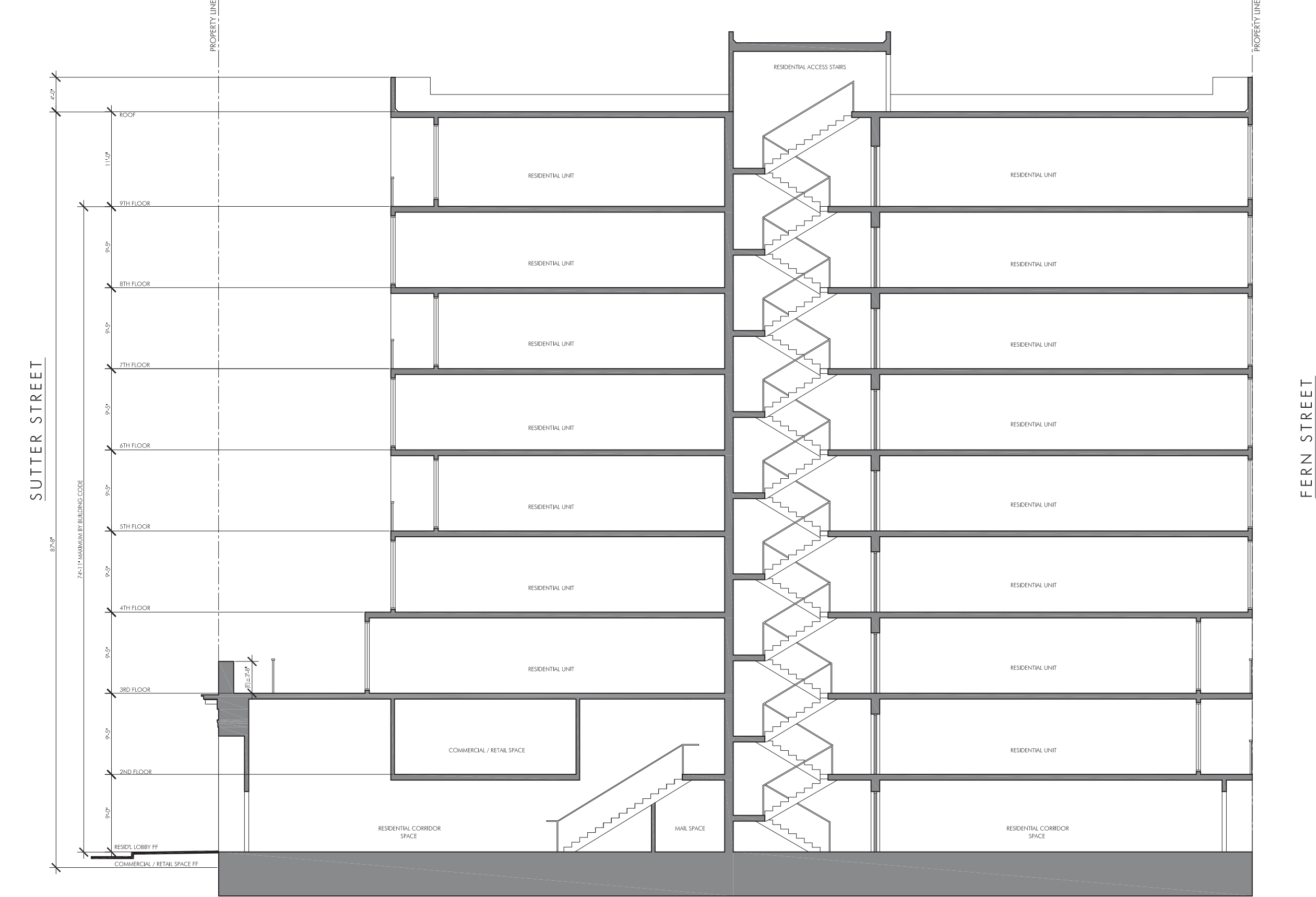
SHEET TITLE:

SHEET NUMBER: _____

A3.0



1 | PROPOSED BUILDING SECTION



1 | PROPOSED BUILDING SECTION
3/16" = 1'-0"

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JOB NUMBER: DRAWN BY: jf

DATE: 10.24.2013 CHECKED BY: MD

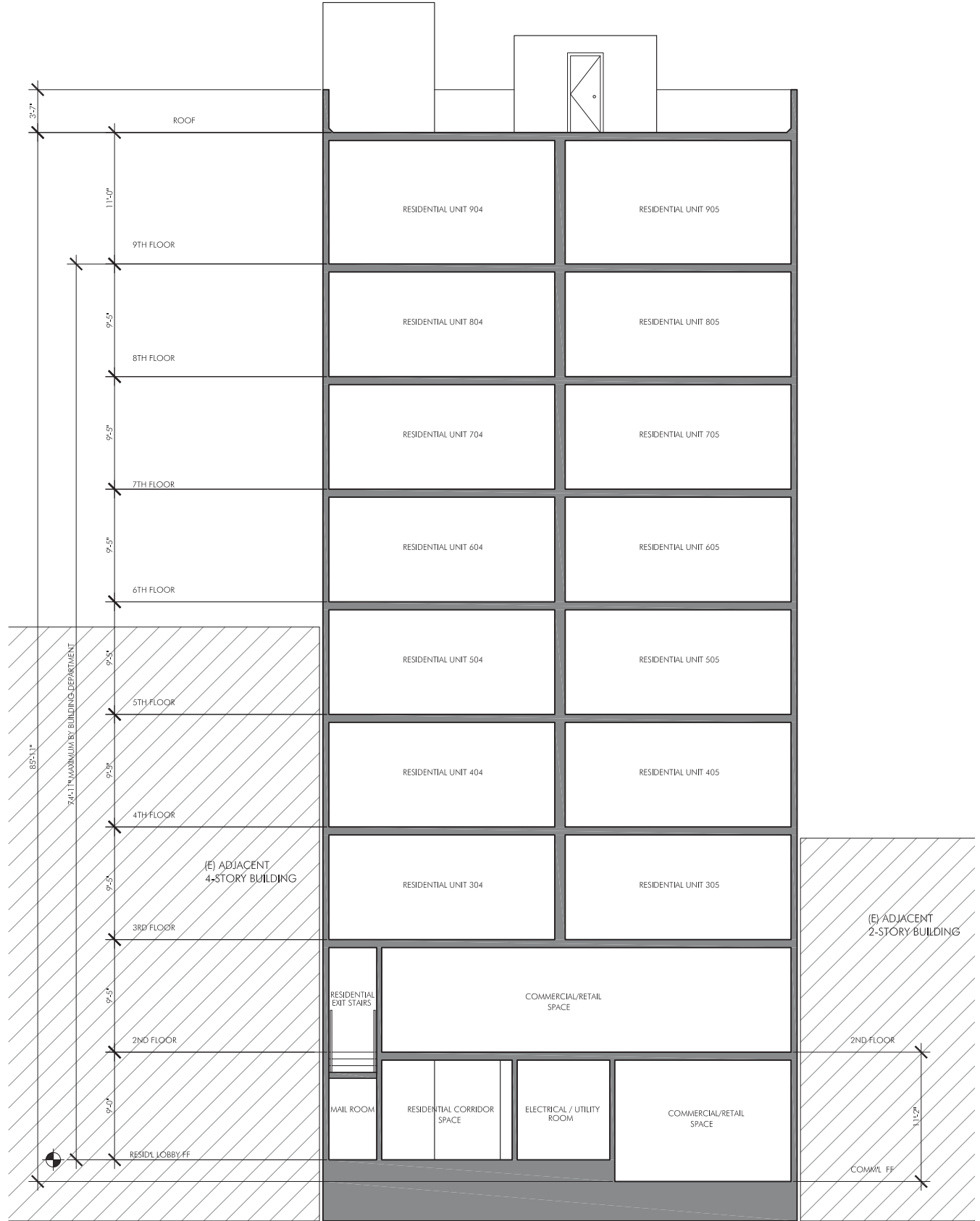
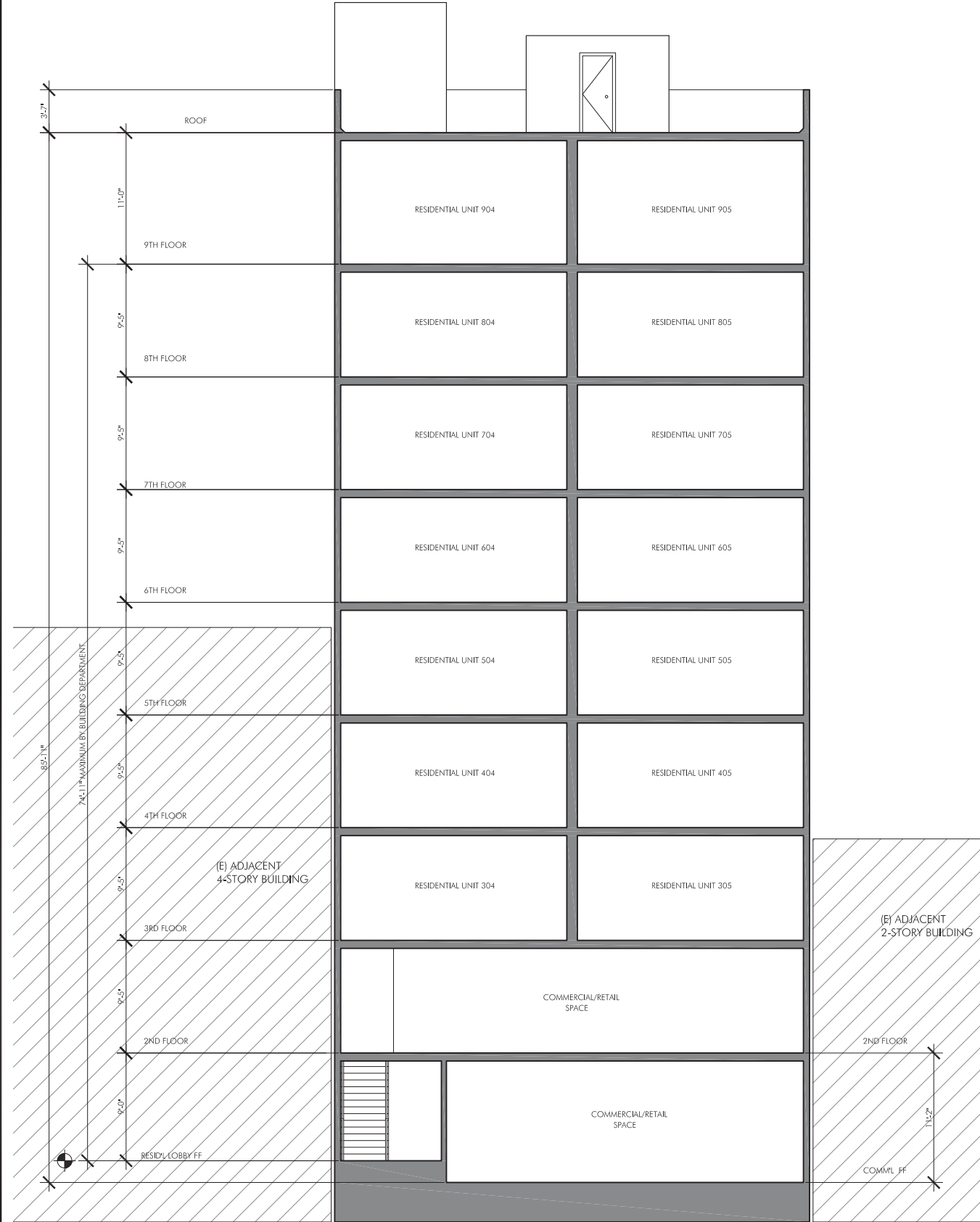
SCALE: AS NOTED

SHEET TITLE:

PROPOSED BUILDING
SECTION

SHEET NUMBER:

A3.1



1238
SUTTER STREET
SAN FRANCISCO, CA 94109

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F: 415.252.8388
www.dscheme.com



03.04.14	VARIANCE SET
03.20.14	C.U. SET
08.29.14	REVISION 1
11.05.14	REVISION 2
01.30.15	REVISION 3
03.11.15	REVISION 4

JOB NUMBER: DRAWN BY: JJ
DATE: 10.24.2013 CHECKED BY: MD
SCALE: AS NOTED
SHEET TITLE:

PROPOSED BUILDING
SECTION
SHEET NUMBER:

A3.2

1 | PROPOSED BUILDING SECTION
3/16"=1'-0"

2 | PROPOSED BUILDING SECTION
3/16"=1'-0"



03.04.14	VARIANCE SET
03.20.14	C.U. SET
08.29.14	REVISION 1
11.05.14	REVISION 2
01.30.15	REVISION 3
03.11.15	REVISION 4

JOB NUMBER: DRAWN BY: JJ

DATE: 10.24.2013 CHECKED BY: MD

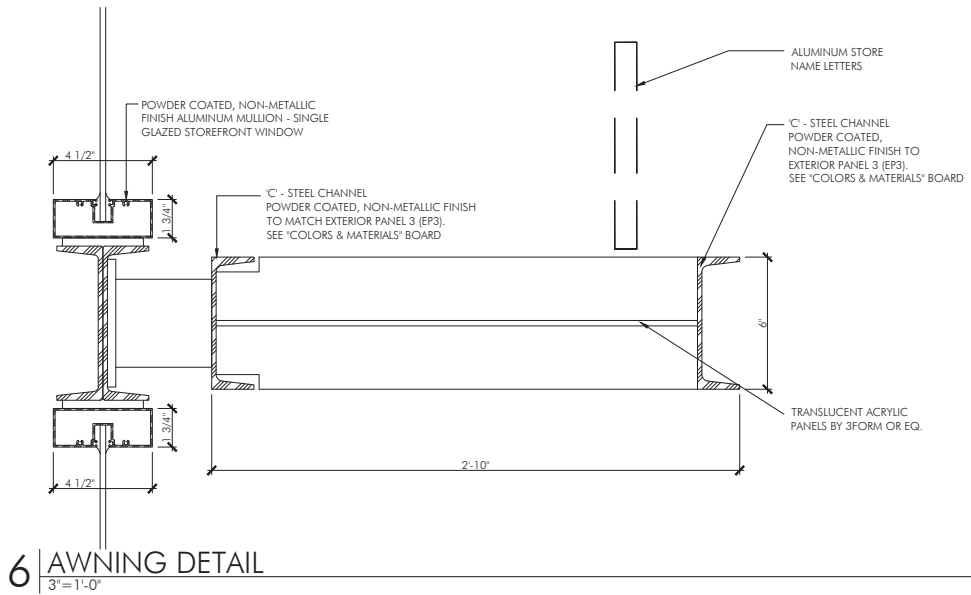
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SHEET TITLE:

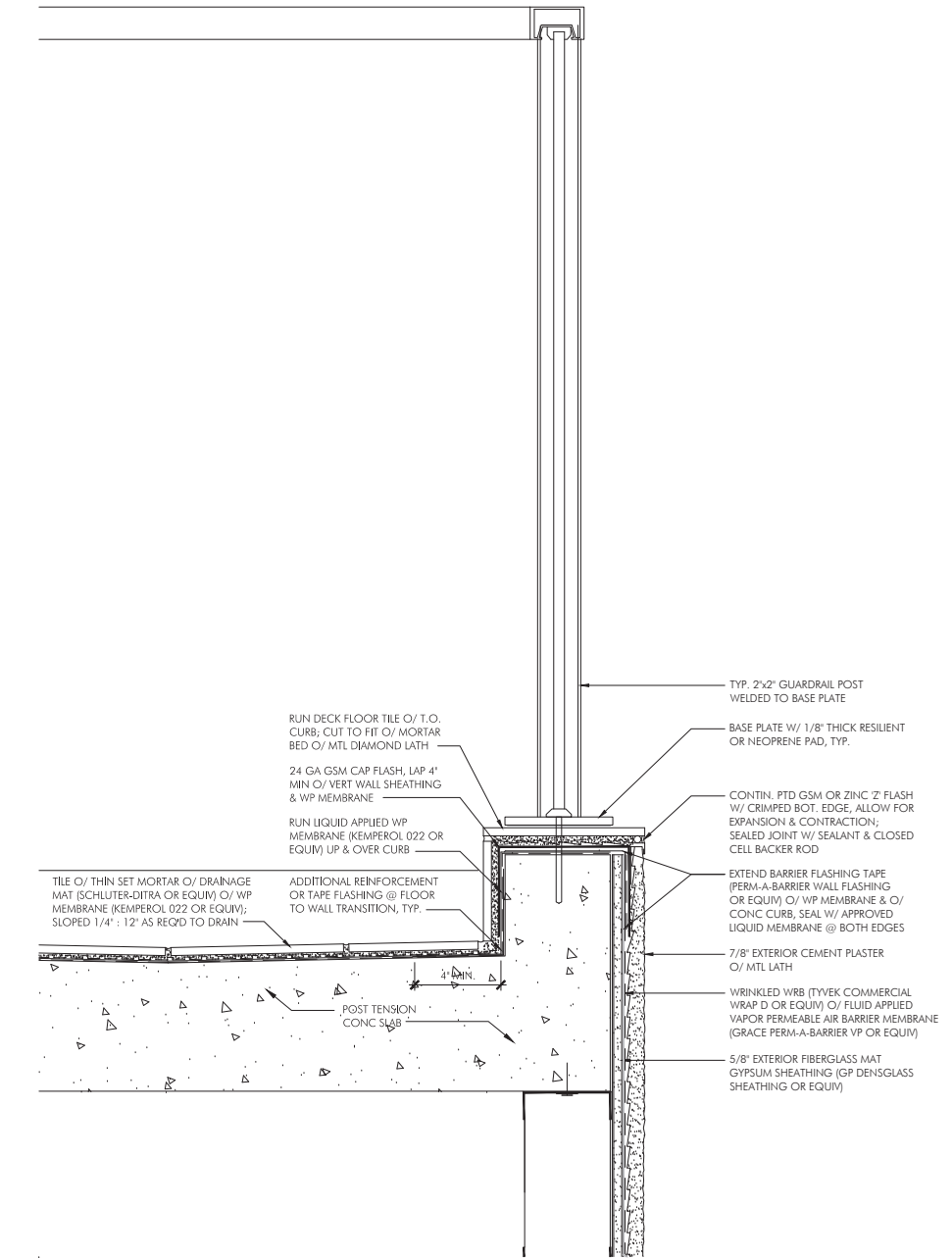
DETAILS

SHEET NUMBER:

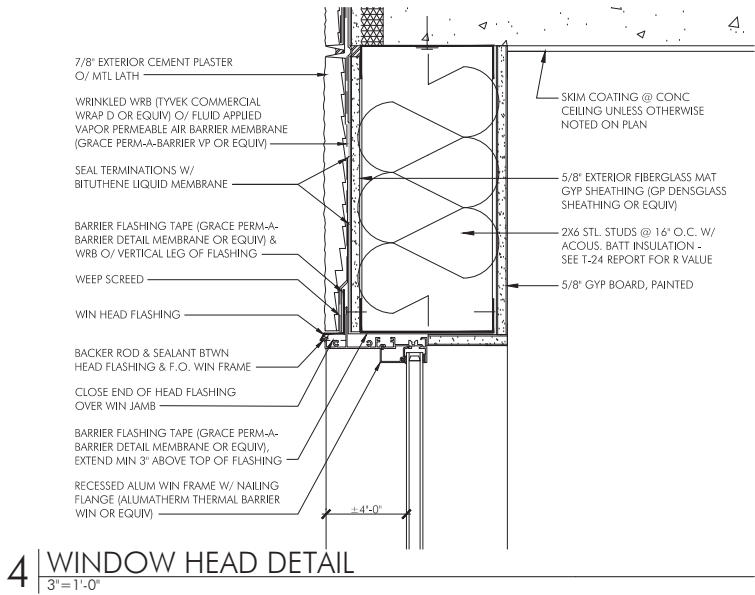
A4.0



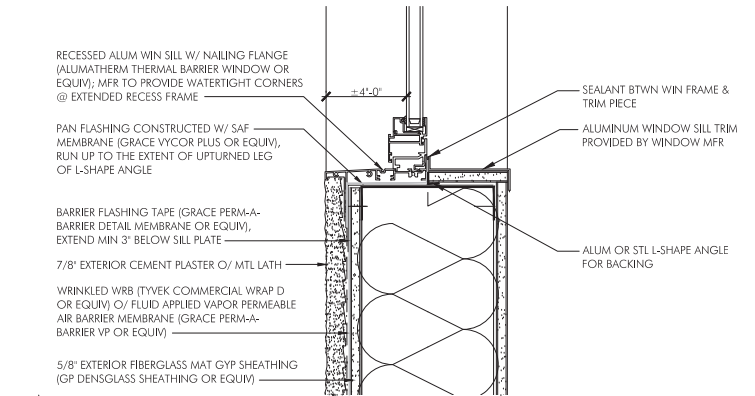
6 | AWNING DETAIL
3"=1'-0"



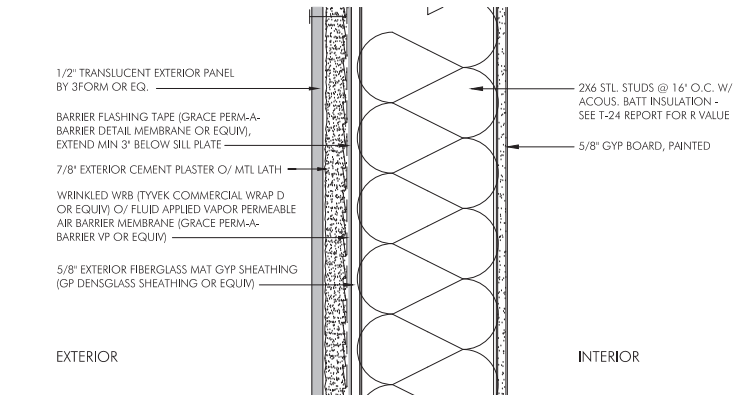
5 | GUARDRAIL DETAIL
3"=1'-0"



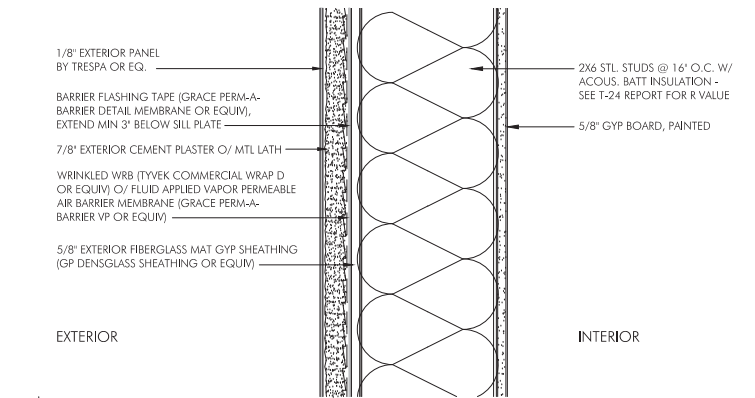
4 | WINDOW HEAD DETAIL
3"=1'-0"



3 | WINDOW SILL DETAIL
3"=1'-0"



2 | WALL DETAIL
3"=1'-0"



1 | WALL DETAIL
3"=1'-0"



1. PROPOSED SOUTH ELEVATION - SUTTER STREET



2. PROPOSED SOUTH ELEVATION - SUTTER STREET



3. PROPOSED NORTH ELEVATION - FERN STREET



4. PROPOSED NORTH ELEVATION - FERN STREET

[illegible]

JOB NUMBER: DRAWN BY:
JI

DATE: 10.24.2013

CHECKED BY: MD

SCALE:
AS NOTED

SHEET TITLE:

PROPOSED 3-D RENDERS

SHEET NUMBER: _____

A5.0

[illegible]

JOB NUMBER: DRAWN BY:
JI

DATE: 10.24.2013

CHECKED BY: MD

SCALE:
AS NOTED

SHEET TITLE:

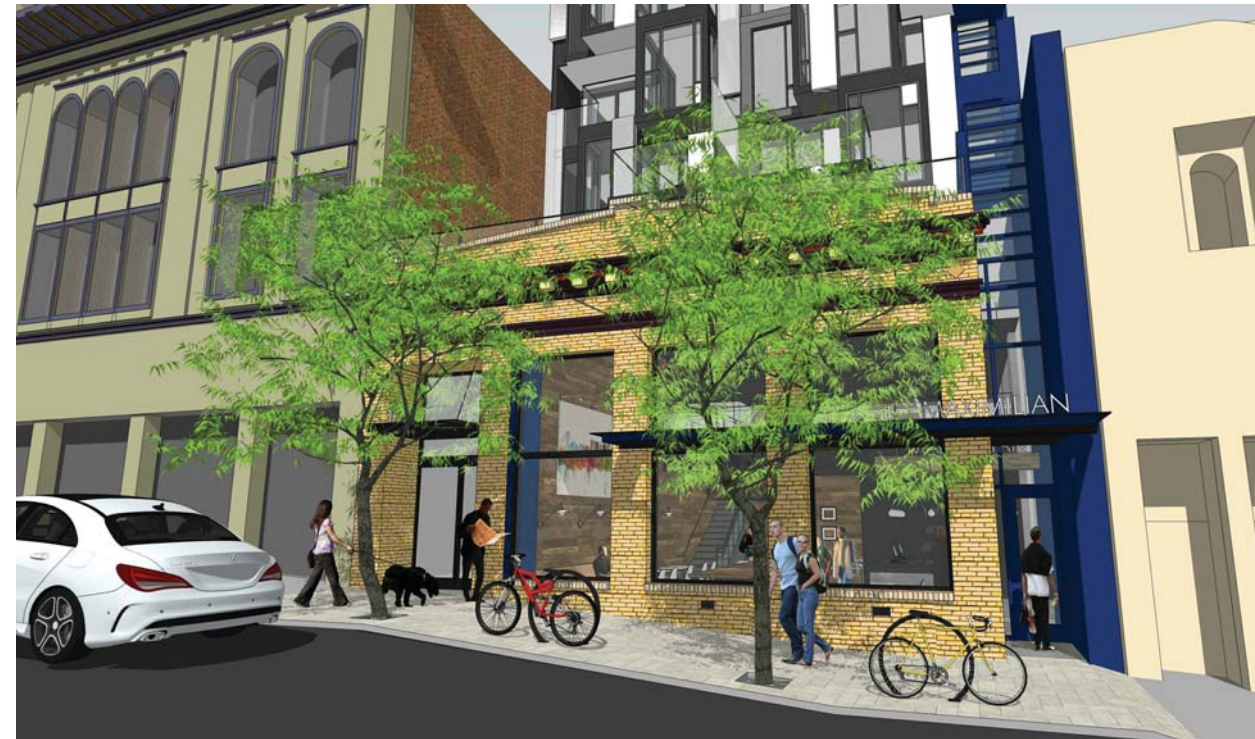
PROPOSED 3-D RENDERS

SHEET NUMBER: _____

A5.1



1. PROPOSED GROUND FLOOR PLAN



2. PROPOSED STOREFRONT ELEVATION - SUTTER STREET



3. PROPOSED STOREFRONT ELEVATION - FERN STREET



4. PROPOSED STOREFRONT ELEVATION - FERN STREET

[illegible]

JOB NUMBER: DRAWN BY:
JL

DATE: 10.24.2013

CHECKED BY: MD

SCALE:
AS NOTED

SHEET TITLE:

PROPOSED 3-D RENDERS

SHEET NUMBER:

A5.2