



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE JULY 14, 2016

Date: July 5, 2016
Case No.: 2013.1281DRP-02
Project Address: 1335 FOLSOM STREET
Permit Application: 2014.06.26.9542
Zoning: Folsom Street NCT (Neighborhood Commercial Transit) District
Western SoMa Special Use District
65-X Height and Bulk District
Block/Lot: 3519/063 & 064
Project Sponsor: Tomas Janik
Realtex Condominiums LLC
505 Sansome Street Suite 400
San Francisco, CA 94111
Staff Contact: Douglas Vu – (415) 575-9120
Doug.Vu@sfgov.org
Recommendation: **Do Not Take DR and Approve the Project as Proposed.**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project includes the demolition of an existing 5,700 square feet light industrial building and construction of a 65-feet tall, six-story building with a gross floor area of 30,407 square feet. The new building would include one 663 square feet commercial storefront at the corner of Folsom and Dore Streets and five Single Room Occupancy (SRO) dwelling units that front Dore Street on the ground floor. An additional 48 SRO dwelling units would be located at the second through sixth floors, and a total of four tourist hotel rooms are located at the rear corner of the fourth and fifth floors. Approximately 468 square feet of private usable open space would be provided at the ground, second and fifth floors, and 1,428 sq. ft. of common open space would be provided at the sixth floor. The Project would also provide 55 off-street and seven public sidewalk bicycle parking spaces.

SITE DESCRIPTION AND PRESENT USE

The two subject lots have a combined area of 5,697 sq. ft. that measures 60-feet wide and 95-feet deep and is improved with a 5,700 sq. ft. one-story light industrial building that was constructed in 1923. The most recent use of the property was a wholesale sales business (dba Kung's Trading Company) that occupies the building from the early 1970s through July 2015. 1335 Folsom Street is located at the southeast corner of Dore Street, which terminates approximately 100 feet south of the Project.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Folsom Street NCT possesses a pattern of ground floor commercial spaces with upper story residential units. The east adjacent building (at 1329-1331 Folsom Street) is a single-family residence that was originally used as a veterinary hospital until 1993, and adjacent to the west across Dore Street is a mixed-use building (at 1347-1349 Folsom Street) that includes a bar at the ground floor (dba Powerhouse) and two dwelling units at the upper floors. Directly across Folsom Street is a 98-unit affordable housing development that was completed in 2005. Other uses in the immediate neighborhood include automotive repair, nighttime entertainment, personal service, retail and other production, distribution and repair (PDR) businesses at the ground floor with residential use at the upper floors. Other zoning districts in the vicinity of the Project include RCD (Regional Commercial District), RED (South of Market Residential Enclave District), RED-MX (Residential Enclave-Mixed District) and the WMUG (WSOMA Mixed Use-General) Zoning District.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
312 Notice	30 days	February 2, 2016 – March 3, 2016	March 3, 2016	July 14, 2016	133 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	July 4, 2016	July 1, 2016	13 days
Mailed Notice	10 days	July 1, 2016	July 1, 2016	13 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	-	1
Other neighbors on the block or directly across the street	See Below	See Below	-
Neighborhood groups	-	-	-

Support:

- United Playaz, 1038 Howard Street
- South of Market Business Association, 1167 Market Street
- National Federation of Filipino American Associations - Pacific Region
- SOMArts Cultural Center, 934 Brannan Street
- Cake Gallery, 290 9th Street
- The Garage Market, 320 11th Street
- The Smog Shop, 276 11th Street

- Don Ramon's Restaurant, 225 11th Street
- Terroir, 1116 Folsom Street
- Pinkie's Bakery, 1196 Folsom Street
- Wicked Grounds Coffee, 289 8th Street
- Cumaica Coffee, 1398 Mission Street
- Matt's Auto Body & Paint, 1465 Folsom Street
- Walk SF, 433 Natoma Street
- George, Caty and Peter Kung, 1982 Funston Street

ISSUES AND OTHER CONSIDERATIONS

- Pursuant to Planning Code Section 134(e), the rear yard requirement in NC Districts may be modified or waived by the Zoning Administrator pursuant to the procedures which are applicable to variances if specific criteria are met, which include the Project's proposal of residential uses with a comparable amount of residential open space, the preservation of access of light and air to and views from adjacent properties and preservation of the interior block open space formed by the rear yards of adjacent properties. The Project meets these criteria and a request for a rear yard modification from the Zoning Administrator will be considered at a separate public hearing on July 27, 2016.
- On March 3, 2016, a separate DR Application (File No. 2013.1281DRP) was filed for the Project by the east adjacent neighbor at 1331 Folsom Street, which identified concerns about the proposed building's overall scale, the proximity of the upper floors and elevator penthouse to their property and the potential for reduction of light, air and privacy to their property. The Project Sponsor was able to adequately address these concerns by agreeing to shift the elevator penthouse away from the shared property line and relocating window openings that face the neighbor's property. This DR was withdrawn on April 20, 2016.

DR REQUESTOR

The DR Requestor is Sue Hestor, on behalf of San Franciscans for Reasonable Growth, which is located at 870 Market Street #1128 in San Francisco, California.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The DR Requestor alleges that the 53 proposed SRO dwelling units are "transient" hotel rooms.

Issue #2: The DR Requestor is concerned the Project does not provide more commercial space at the ground floor instead of residential use in an NCT zoning district.

Issue #3: The DR Requestor alleges the abuse of the Project's proposed SRO dwelling unit use to reduce the amount of required open space by two-thirds.

Reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is an attached document.

PROJECT SPONSOR'S RESPONSE

Issue #1: The Project does not include any “transient” hotel rooms, but does include four tourist hotel rooms as defined in Planning Code Section 790.46 and permitted under Section 743.55. This use is non-residential and is included as an amenity for residents to host short term guests visiting San Francisco, and for tourists to have a local experience.

Issue #2: The Project includes active uses along the building's frontage, including a prominent corner commercial retail space and a multi-use community room facing the busier Folsom Street frontage. In addition to being a residential amenity space, the community room will also be available to other neighborhood and non-profit groups. Dore Street is activated by five ground floor residential units with raised stoops and setback entries that open onto the sidewalk. These dwellings better correspond to the residential character of Dore Street and the adjacent Residential Enclave District (RED). The Project's proposed design is the result of two years of collaboration with Department staff, Western SoMa Citizens Planning Task Force and adjacent neighbors.

Issue #3: The Project includes SRO dwelling units that are on average 324 square feet per unit, not including bathrooms that are consistent with the definition under Planning Code Section 102. The Project is in complete compliance with the usable open space requirements for SRO dwelling units under Planning Code Section 135(d)(2), which requires 26.7 square feet per unit if private and 35.5 square feet per unit if common. The Project provides private open space for thirteen units totaling 468 square feet and common space for the remaining 40 units at the sixth floor totaling 1,428 square feet.

Reference the *Response to Discretionary Review* for additional information. The *Response to Discretionary Review* is an attached document.

PROJECT ANALYSIS

Department staff reviewed the DR Requestor's concerns with the proposed project and presents the following comments:

Issue #1: The proposed Project is located in the Folsom Street NCT and complies with the applicable permitted land uses and development controls identified in the Planning Code, which include a 663 square feet ground floor commercial storefront (Section 743.40 through 743.54), 53 total SRO dwelling units (Section 743.90a) at all floors, and a total of four tourist hotel rooms (Section 743.55) at the rear corner of the fourth and fifth floors of the building. The Project seeks a modification of the rear yard requirement by providing a comparable amount of usable open space for thirteen individual units and at two decks on the sixth floor of the building where it is more accessible to the residents of the development.

Consistent with the definition of an SRO under Planning Code Section 890.88, each dwelling unit consists of no more than one occupied room with a maximum gross floor area of 350 square feet and meets the Housing Code's minimum floor area standards. The unit may have a bathroom in addition to the occupied room and as a dwelling unit, and each could also have a cooking facility. Additionally, the Project is also located within the Western SoMa Special Use District, which stipulates that SRO dwelling units shall have a minimum size of 275 square feet, pursuant to Planning Code Section 823(c)(7). The

Project complies with the Planning Code and the Department does not have any information that indicates the SRO dwelling units would be operated as tourist hotel rooms. The four tourist hotel rooms are intended as an amenity for residents to host short term guests visiting San Francisco due to the limited size of the dwelling units. The priority for these rooms will be given to guests of the building's residents before they are made available to the general public.

Issue #2: The ground floor of the proposed Project is consistent with the design policies and guidelines of the Western SoMa Community Plan pursuant to Planning Code Section 823(b), and the controls for ground floor uses under Section 145.1. This includes new construction that builds on an existing mixed-used character that encourages production of residential uses in areas most appropriate for new housing with a proximate mix of uses and services serving local needs and thereby developing a complete neighborhood. The building's street-facing exteriors include a prominent commercial retail storefront with a 14-foot floor-to-ceiling height and a multi-use community room along Folsom Street.

Pursuant to Planning Code Section 145.1(b)(2), residential uses on the ground floor are considered active uses only if more than 50 percent of the linear residential street frontage at the ground level features walk-up dwelling units that provide direct, individual pedestrian access to a public sidewalk. Spaces accessory to residential uses such as fitness or community rooms are considered active uses if they are as close as possible to the adjacent sidewalk, have access directly to the public sidewalk or street and are fenestrated with doors and transparent windows for at least 60 percent of its frontage. Along Dore Street, the commercial storefront comprises 34 percent of the Project's street frontage and dwelling units occupy the remaining 66 percent that are a more appropriate land use to the adjacent homes located in the South of Market Residential Enclave (RED) District. The proposed accessory multi-use community room along Folsom Street is located at the property line with direct access to the public sidewalk, and the Folsom Street frontage has fenestration that equals 70 percent.

Issue #3: The proposed Project complies with the usable open space requirements for SRO dwelling units under Planning Code Section 135(d)(2) that requires 26.7 square feet per unit if private and 35.5 square feet per unit if common open space. The Project includes private open space for thirteen units along Dore Street totaling 468 square feet and common space for the remaining 40 units through two decks at the sixth floor totaling 1,428 square feet. The Project is well designed for the intended uses and the Department does not have any information to indicate the abuse of residential open space requirements.

ENVIRONMENTAL REVIEW

On December 23, 2015, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") per Section 15183 of the CEQA Guidelines and California Public Resources Code Section 21083.3 as described in the Certificate of Determination contained in the Planning Department files for this Project (Case No. 2013.1281E).

RESIDENTIAL DESIGN TEAM REVIEW

The proposed Project is not located within a residential zoning district, and is not subject to the Residential Design Guidelines. Therefore, the proposed project was not reviewed by the Residential Design Team.

URBAN DESIGN ADVISORY TEAM REVIEW

The Planning Department's Urban Design Advisory Team (UDAT) provides design review for projects not subject to the Residential Design Guidelines and determined the Project's intended uses to be compatible with the neighborhood and consistent with the General Plans and design policies and guidelines of the Western SoMa Community Plan. UDAT also determined that the proposed design of the ground floor would preserve, enhance, and promote attractive and clearly defined street frontages that are pedestrian-oriented and fine-grained, which are appropriate and compatible with the buildings and uses in this neighborhood of the Folsom Street NCT. Therefore, UDAT finds that there are no exceptional or extraordinary circumstances as they relate to the proposed mixed-use development at 1335 Folsom Street.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves new construction.

BASIS FOR RECOMMENDATION

The Planning Department recommends that the Planning Commission not take Discretionary Review for the following reasons:

- The Project complies with the Planning Code and advances the policies of the General Plan.
- The Project is in an appropriate in-fill development that will add 53 new dwelling units to the City's housing stock and 663 square feet of commercial space in an area that encourages the development of moderate-scale buildings with a pattern of ground floor commercial and upper story residential units.
- The Project provides an alternative form of housing that is affordable by design because of the small scale design of the dwelling units.
- The Project fully respects the character of the adjacent mixed use and residential neighborhoods.
- The Project is supportive of the City's transit first policies by providing no off-street parking and the appropriate number of bicycle parking spaces.
- The Project will include at least six units of on-site, permanently affordable housing.
- There are no exceptional or extraordinary circumstances that would necessitate Discretionary Review or modification of the project.

RECOMMENDATION:	Do not take DR and Approve the Project as Proposed.
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs

Site Photos
Section 312 Notice
DR Application
Response to DR Application dated June 27, 2016
Environmental Determination
Public Correspondence
Reduced Plans

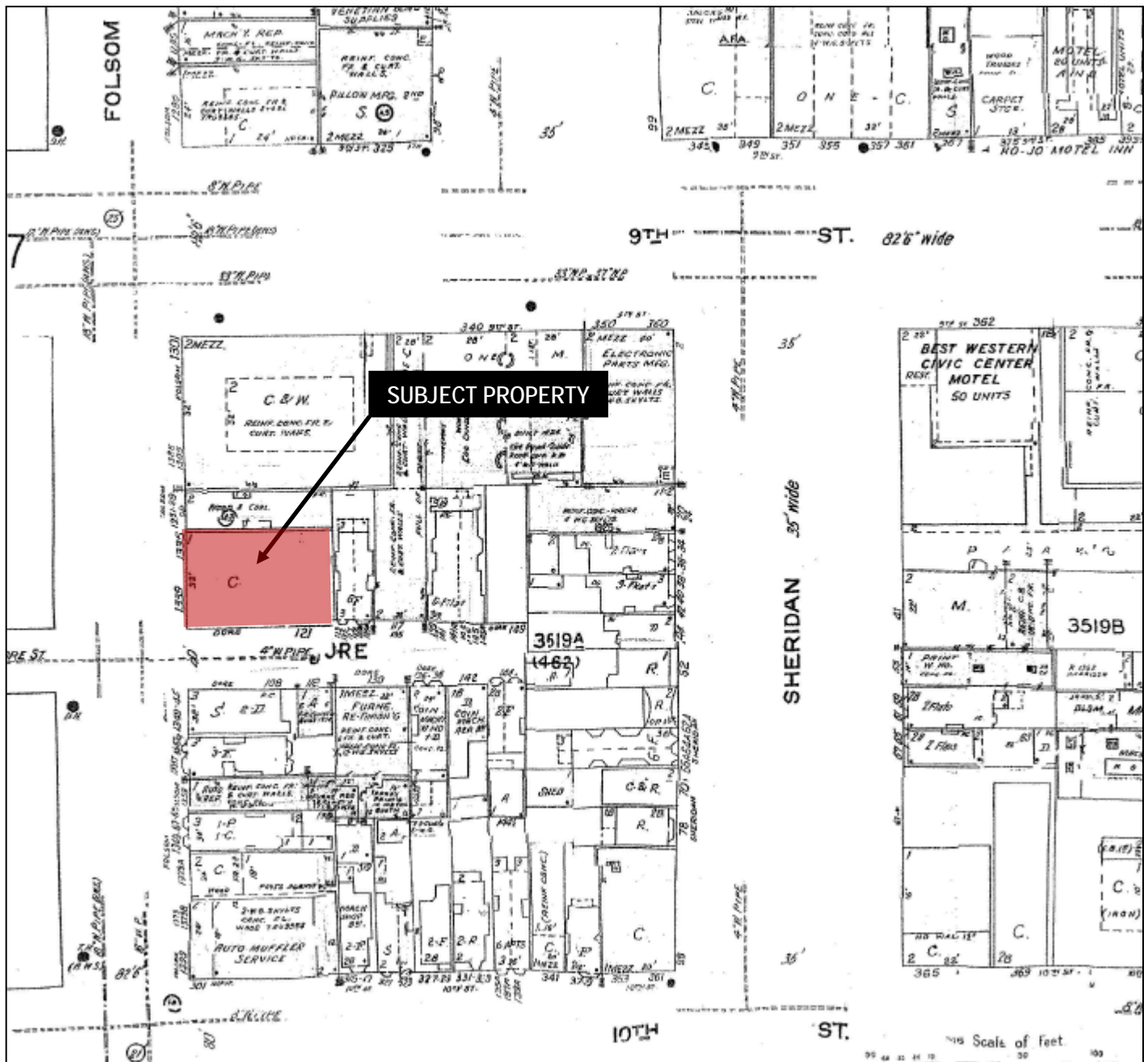
DV: G:\Documents\DRP\1335 Folsom Street\Final Documents\1335 Folsom St_Exec Summary.docx

Block Book Map



Discretionary Review Hearing
Case No. 2013.1281DRP-02
1335 Folsom Street

Sanborn Map*

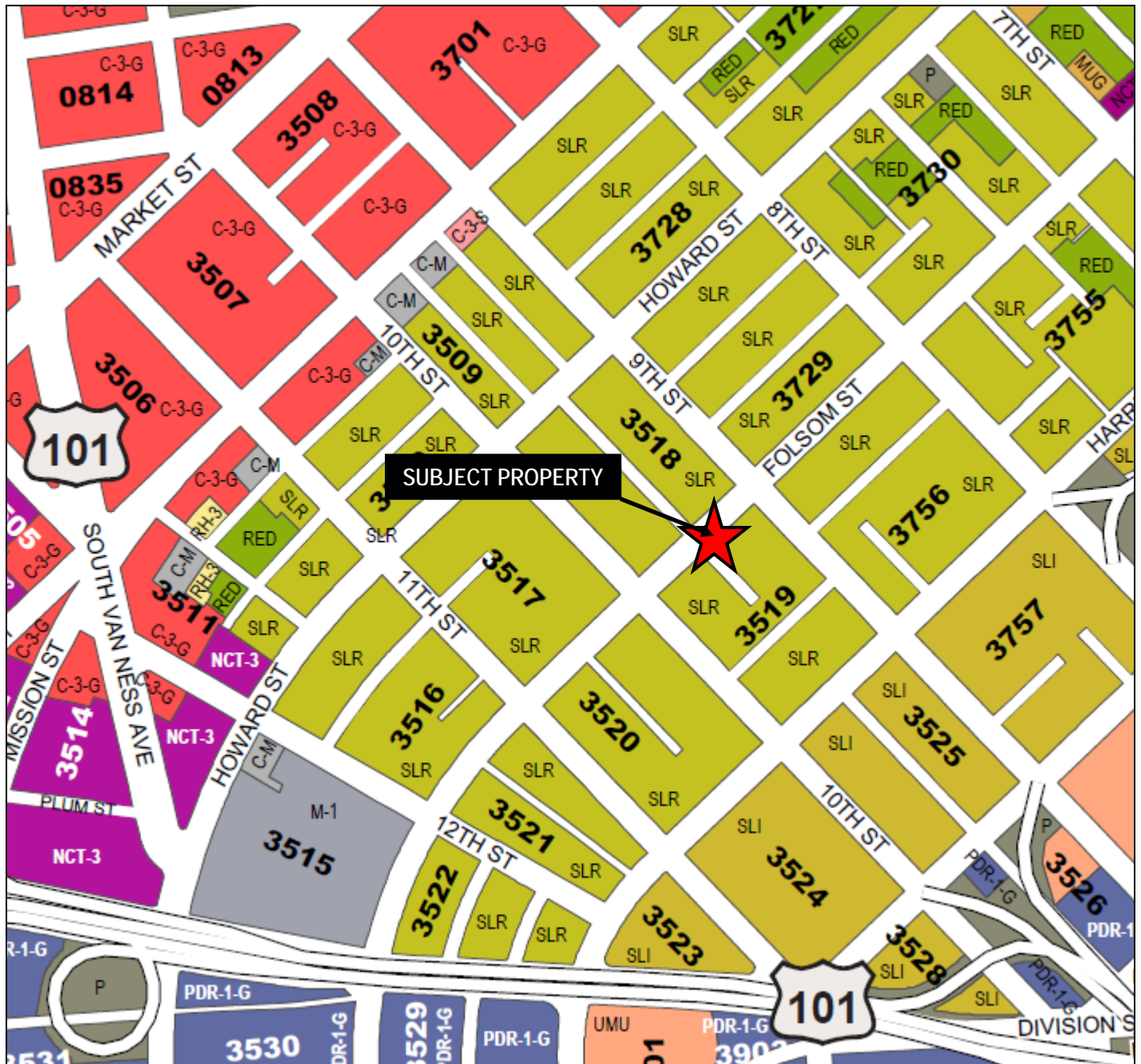


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



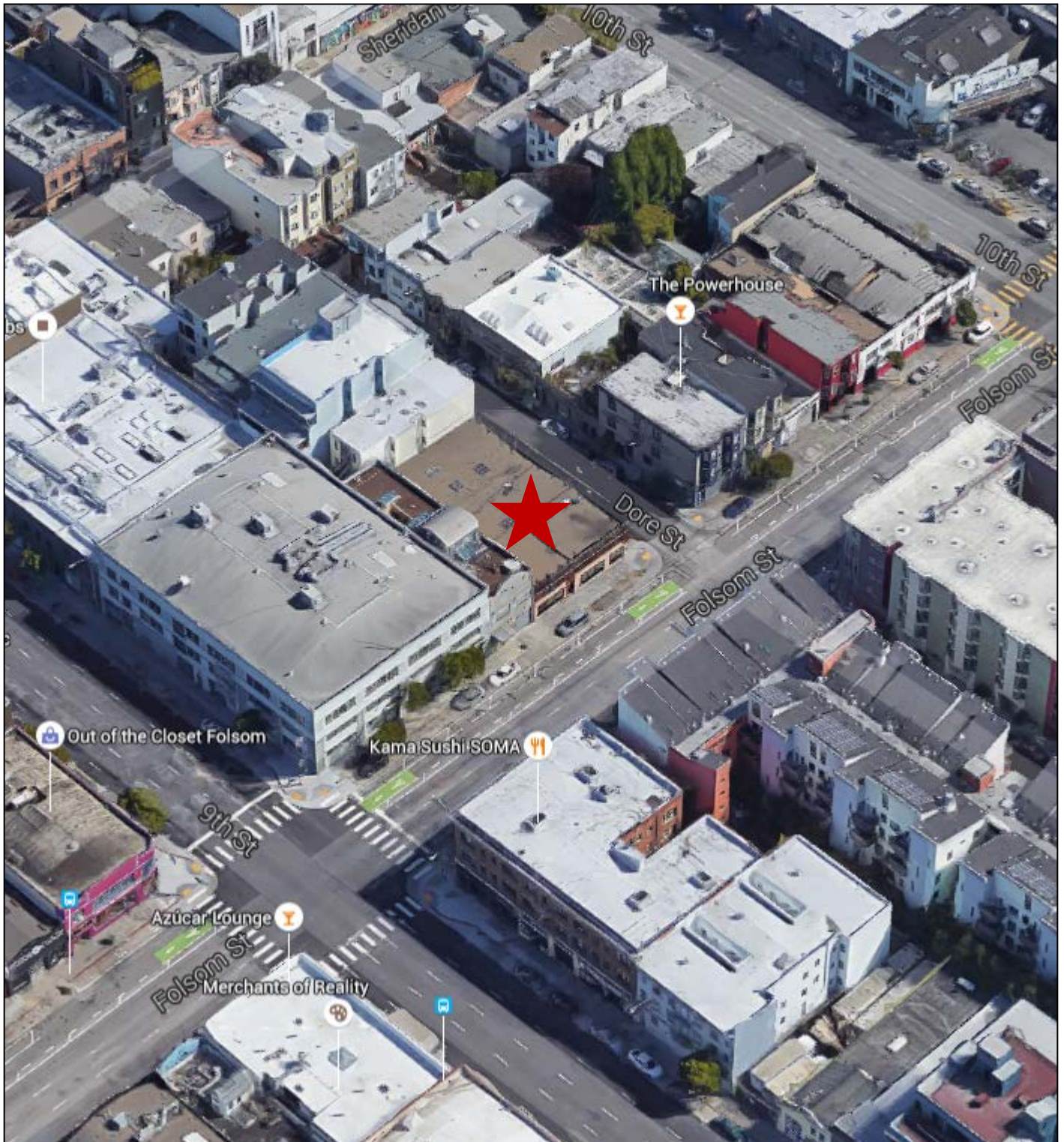
Discretionary Review Hearing
Case No. 2013.1281DRP-02
1335 Folsom Street

Zoning Map



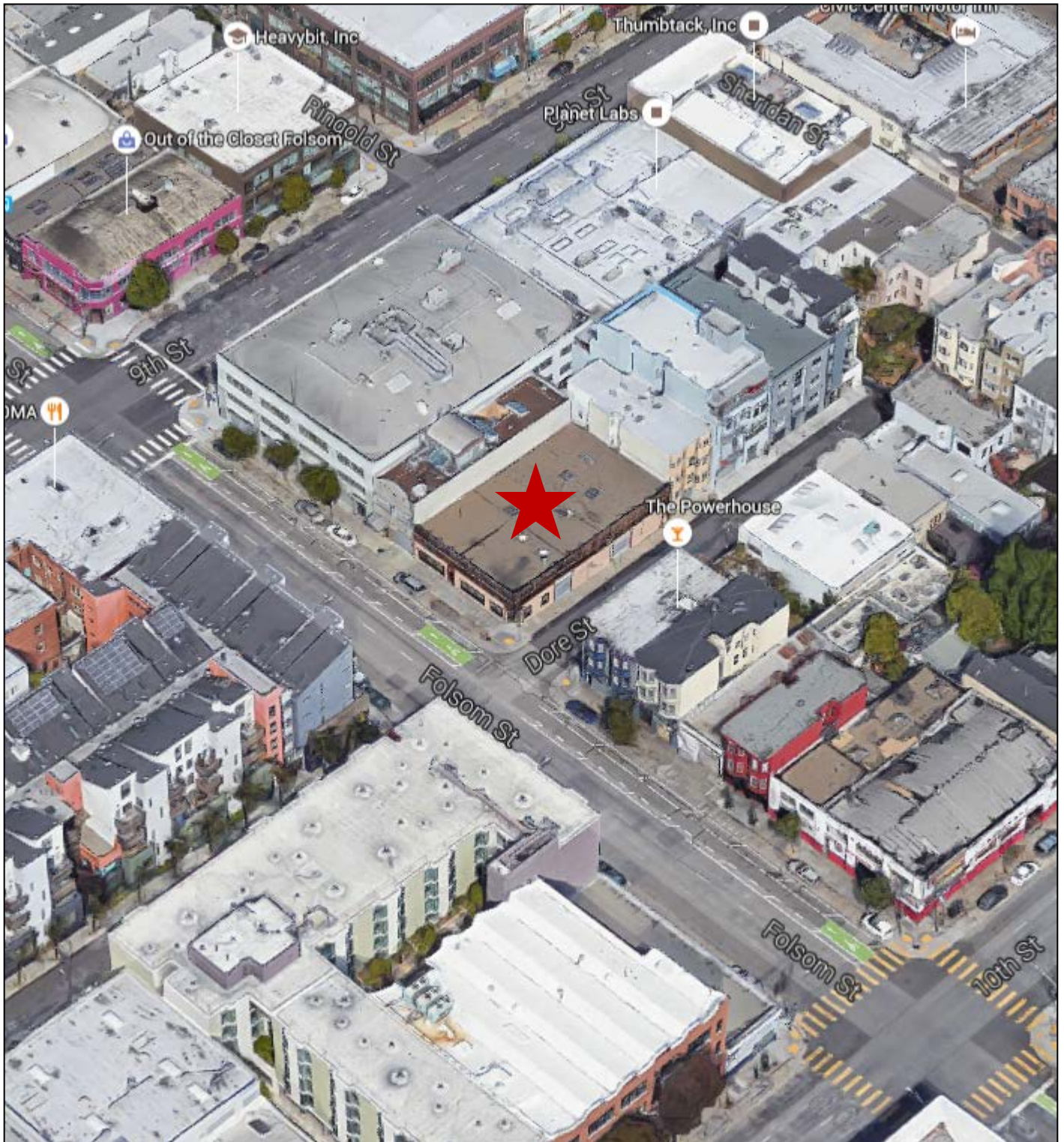
Discretionary Review Hearing
Case No. 2013.1281DRP-02
1335 Folsom Street

Aerial Photo



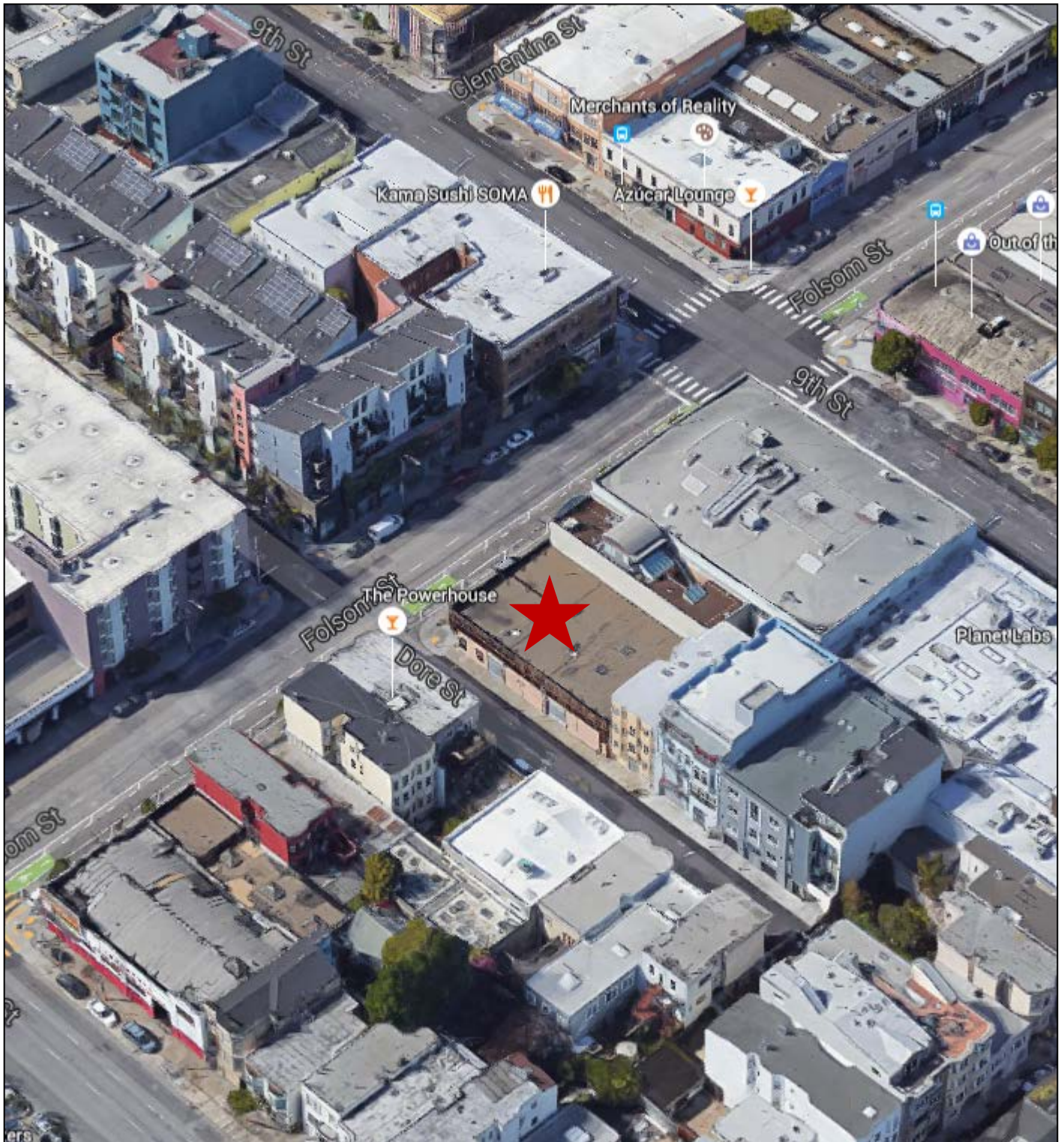
Discretionary Review Hearing
Case No. 2013.1281DRP-02
1335 Folsom Street

Aerial Photo



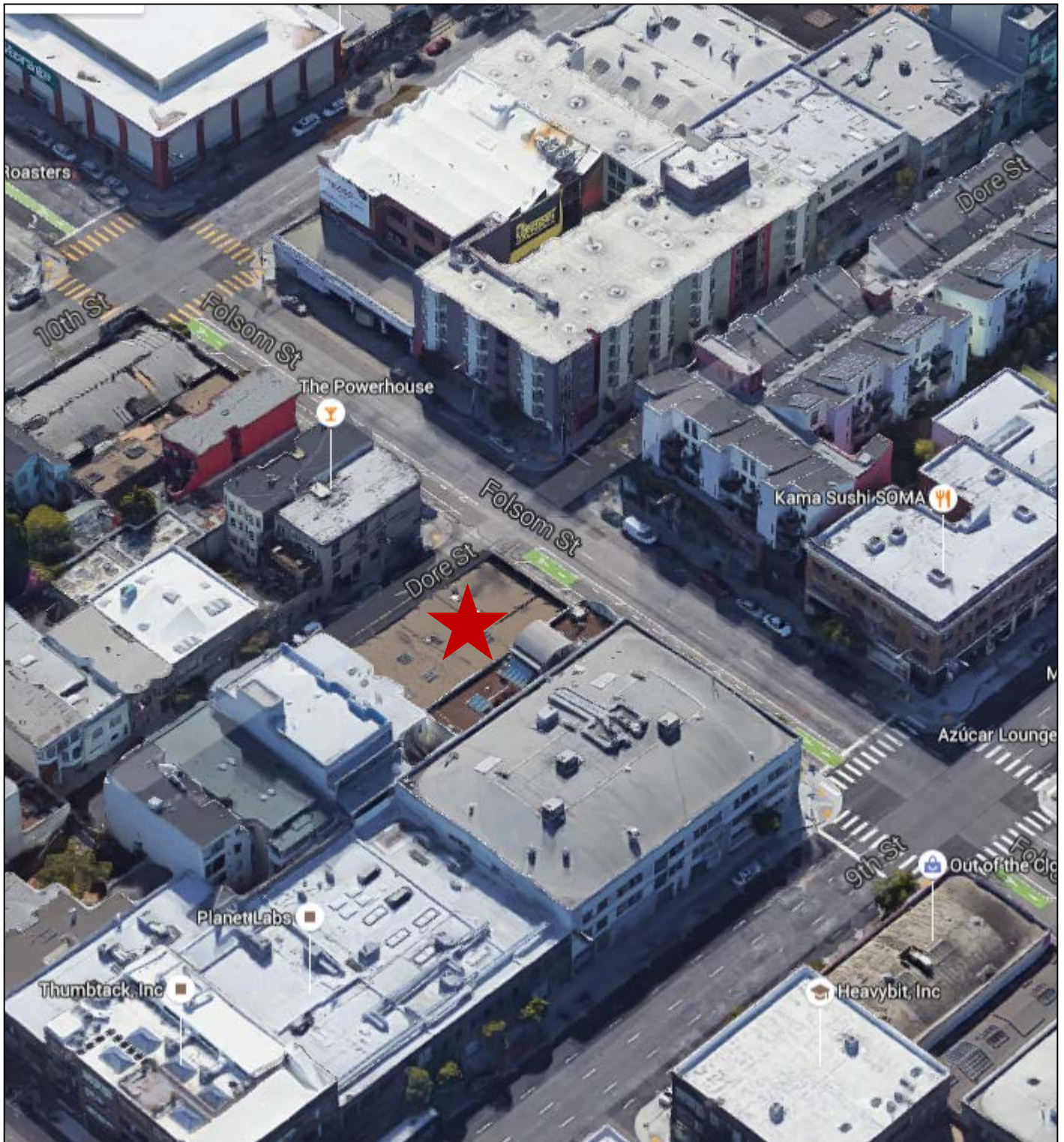
Discretionary Review Hearing
Case No. 2013.1281DRP-02
1335 Folsom Street

Aerial Photo



Discretionary Review Hearing
Case No. 2013.1281DRP-02
1335 Folsom Street

Aerial Photo



Discretionary Review Hearing
Case No. 2013.1281DRP-02
1335 Folsom Street

Site Photo - Folsom Street Frontage



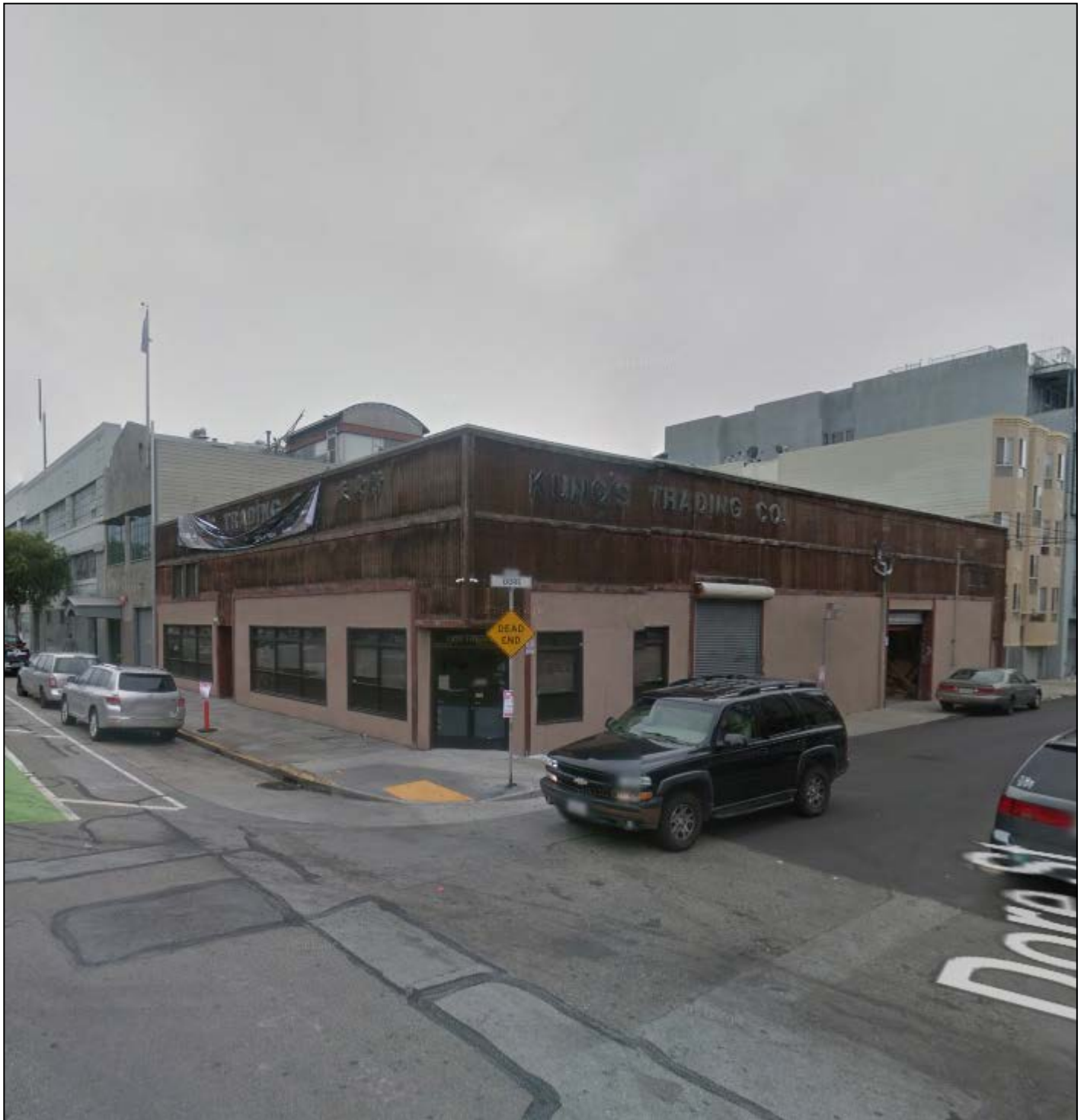
Discretionary Review Hearing
Case No. 2013.1281DRP-02
1335 Folsom Street

Site Photo - Dore Street Frontage



Discretionary Review Hearing
Case No. 2013.1281DRP-02
1335 Folsom Street

Site Photo - Folsom & Dore Street Corner



Discretionary Review Hearing
Case No. 2013.1281DRP-02
1335 Folsom Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On **June 26, 2015**, the Applicant named below filed Building Permit Application No. **2014.0626.9542** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	1335 Folsom Street	Applicant:	Tomas Janik
Between:	Folsom & Dore Streets	Address:	505 Sansome Street
Block/Lot No.:	3519/063 & 064	City, State:	San Francisco, CA 94111
Zoning District(s):	Folsom NCT / 65-X	Telephone:	(415) 923-8377

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Light Industrial	Mixed-Use Residential & Commercial
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	95 feet	No Change
Rear Yard	None	None
Building Height	20-feet	65 feet
Number of Stories	1	6
Number of Dwelling Units	None	53
Number of Parking Spaces	None	No Change
Number of Commercial Units	None	1
PROJECT DESCRIPTION		
<p>The project proposal includes demolition of the existing light industrial building and construction of a 65-foot tall, six-story building with a gross area of 30,407 square feet. The new building will contain one 663 square-foot commercial storefront at the corner of Folsom and Dore Streets and five Single Resident Occupancy (SRO) dwelling units on the ground floor. An additional 48 units are located at the 2nd through 6th floors, and four hotel rooms on the 3rd and 4th floors. A total of 1,775 square feet of private and common open space will be provided for the residents at the ground and 6th floors of the building, and the project will also provide 56 off-street bicycle parking spaces at the ground, second and third floors. The project complies with all applicable provisions of the Planning Code that includes the Western SoMA Community Plan, and is consistent with the size and scale of the surrounding properties in the neighborhood. See attached plans.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

For more information, please contact Planning Department staff:

Planner: Doug Vu
 Telephone: (415) 575-9120
 E-mail: Doug.Vu@sfgov.org

Notice Date: 2/2/16

Expiration Date: 3/3/16

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: SUE HESTON FOR SAN FRANCISCANS FOR REASONABLE GROWTH		
DR APPLICANT'S ADDRESS: 870 MARKET ST #1120 SF	ZIP CODE: 94102	TELEPHONE: (415) 846-1021
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: REALTOR		
ADDRESS: 1335 Folsom 505 Sansome #400	ZIP CODE: 94111	TELEPHONE: (415) 923-8377
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/> SUE HESTON		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: heston@earthlink.net		

2. Location and Classification

STREET ADDRESS OF PROJECT: 1335 Folsom		ZIP CODE: 94103
CROSS STREETS: DORE + 9TH ST		
ASSESSORS BLOCK/LOT: SS 19 163464	LOT DIMENSIONS:	LOT AREA (SQ FT):
ZONING DISTRICT: NC7 Folsom St		HEIGHT/BULK DISTRICT: 65'

3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☒ Alterations ☐ Demolition ☐ Other ☐

Additions to Building: Rear ☐ Front ☐ Height ☐ Side Yard ☐

Present or Previous Use: INDUSTRIAL TOURIST

Proposed Use: S3 UNIT 5RD + 4 HOTEL ROOMS

Building Permit Application No. 2014 06269542 Date Filed: 3/3/16

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner? <i>REVIEWED FILED</i>	<input type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

NONE

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

- THE PROJECT INCLUDES 47 TRANSIENT HOTEL ROOMS WHICH ARE NOT CALLED OUT - "53 SRD UNITS"
- LACK OF COMMERCIAL ON MOST OF GROUND FLOOR IS NC-7
- ABUSE OF SRD CLASSIFICATION TO REDUCE OPEN SPACE 312/3

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

THERE NEEDS TO BE QUESTIONS WHY SOME RESIDENTIAL ON GROUND FLOOR

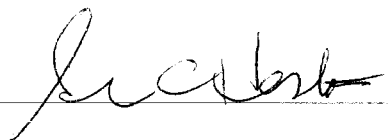
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

ELIMINATE TOURIST HOTEL ROOMS
COMMERCIAL ON ENTIRE GROUND FLOOR
QUESTION ABUSE OF SRD DESIGNATION

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: 

Date: 3/3/16

Print name, and indicate whether owner, or authorized agent:

ATTORNEY FOR SFPL
Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent**.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:

☐ Required Material.☒ Optional Material.☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

RECEIVED

MAR 03 2016

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Application received by Planning Department:

By: M. Corrette

RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco
Planning**

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

Project Information

Property Address: 1335 Folsom Street

Zip Code: 94103

Building Permit Application(s): 2014.0626.9542

Record Number:

Assigned Planner: Doug Vu

Project Sponsor

Name: Tomas Janik, Realtex Condominiums LLC

Phone: (415) 923-8377

Email: tomas@realtexgroup.com

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

See attached 'Exhibit 1'

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

See attached 'Exhibit 2'

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

See attached 'Exhibit 3'

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	0	53
Occupied Stories (all levels with habitable rooms)		6
Basement Levels (may include garage or windowless storage rooms)	1	0
Parking Spaces (Off-Street)	0	0
Bedrooms	0	53
Height	24	65
Building Depth	95'	95'
Rental Value (monthly)		
Property Value		

I attest that the above information is true to the best of my knowledge.

Signature:



Date:

6/27/16

Printed Name: **Boris Fadeev**

☒ Property Owner
☐ Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

Exhibit 1

1. **Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)**

The proposed project located at 1335 Folsom Street should be approved as designed because the design is code compliant and sensitive to the specifics of the project location, the project has been shaped through the involvement of neighbors and community stakeholders, the project provides a number of community benefits which are supported by many community organizations and individuals, and the proposed project is directly in line with the ideals of smart growth and San Francisco's 'Transit First' policy. In addition to the benefits provided by this proposed project, the DR requester has refused all attempts to schedule a meeting with the project sponsor. This lack of engagement by the DR requester is likely responsible for the confusion related to the issues of concern identified in the ambiguous DR application filed against the project. The project sponsor has made every attempt to work with the community to alleviate any concerns related to the potential negative impacts the proposed project.

The project sponsor does not understand this confusingly worded objections and the DR requestor has refused to clarify or discuss the intent of the objections. The following "exceptional and extraordinary circumstances" are used to "justify" the Discretionary Review of this project:

- The project includes 4 Transient Hotel Rooms which are not called out – "53 SRO Units".
- Lack of commercial on most of ground floor in NCT.
- Abuse of SRO Classification to reduce open space by 2/3.

The proposed project does not include any "Transient" Hotel Rooms. The project does include 4 Tourist Hotel Rooms as defined in Planning Code Section 790.46 and permitted by Planning Code Section 743.55. This use is considered non-residential and was included in the project as an amenity for residents to host short term guests and will allow tourists to have a unique "locals" experience when visiting San Francisco.

The proposed project promotes active use across 98% of the buildings frontage. "Public uses" including a prominent corner commercial/retail space and a flex-use community room, these are located on the busier Folsom Street frontage. Dore Street is activated by the five ground floor residential units with raised stoops and setback entries. These "private uses" better correspond to the residential feel of the dead-end Dore Street and the adjacent RED zoning. The differentiation of active ground floor uses complies with both the letter and spirit of the West SoMa Design Guidelines, the West SoMa Plan, and all Planning Code regulations.

The proposed SRO Dwelling Units have a total average area of 324 gsf not including bathrooms. The units are larger than the minimum permitted size and are under the maximum permitted size. The proposed project is in complete compliance with the Planning Code in regards to the Usable Open Space requirements for SRO Dwelling Units identified in Planning Code Section 135(d)(2). The project sponsor does provide the mandated amount of Usable Open Space and does not understand why the DR requester has accused the project of "abuse" of the SRO classification. In total, the project provides 468

sf of Private Usable Open Space for 13 of the Units and 1428 sf of Common Usable Open Space for the other 40 Units. Since there is no existing pattern of at-grade rear yards on adjacent parcels and within the greater block there are virtually no such yards, the design does not feature a rear yard. The required open spaces are located on multiple levels in the form of numerous terraces, decks, porches -- within both required and voluntary setbacks. In this manner the outdoor spaces will enjoy better exposure to sunlight and air than could be achieved within a conventional rear yard.

The project sponsor has gone to great lengths to study the plans and zoning adopted by the City that guide and influence the form and shape the proposed project. As designed, the project is a contemporary response to the myriad Code regulations, Design Guidelines, historical constraints, neighbor concerns, programmatic needs, and technical requirements of the project site. The proposed design thoughtfully and creatively reconciles these imperatives within a cohesive, unique and attractive design that respectfully responds to its Folsom Street location. The design also expresses sensitivity to its Dore Street frontage and the adjacent Residential Enclave District zoning. As designed, the proposed project is variance free and only requests one waiver from the Zoning Administrator related to the Planning Code Section 134(e)(1) Rear Yard. This waiver is required due to the undeveloped pattern of midblock open space exhibited by the adjacent properties.

As detailed in Exhibit 2 of this Response to DR, the project sponsor has adapted the design of the proposed project through its work with Planning Staff, community stakeholders, and neighbors. The result of this work is a thoughtful project that provides many benefits to the community, including: much needed housing, 13% onsite BMR, repurposing of an underutilized lot, new community serving retail, a new flex-use community room, increased street activation, increased street greening, promoting 'affordable by design' housing, four new tourist hotel rooms for visitors, and the project will provide the community with over \$500,000 in impact fees.

The proposed project is supported by the community, the project sponsor has received the support of numerous community organizations including: The National Federation of Filipino American Association, the United Playaz, Walk San Francisco, City Crossroads Church, South of Market Business Association (SOMBA), and SomArts. The project sponsor has also received letters of support from numerous small businesses in the area that endorse the specifics of the project and the new residents it will bring to the neighborhood.

The proposed project has been designed to promote San Francisco's Transit-First Policy. The project encourages residents to take public transportation, bicycle, and walk to their destinations. There is no automobile parking included in the proposed project and 1 to 1 bicycle parking will be available to tenants and hotel guests. As designed, this proposed project represents the highest and best use of the project site. It provides an appropriate amount of density that the City requires.

Exhibit 2

- 2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.**

Since this project's inception, the project sponsor has engaged the community and adjacent neighbors and worked collaboratively to modify the project program to address their concerns. The project initially proposed for the site and submitted to the city with the PPA application included 7 stories of housing in 65 feet with 67 SRO dwelling units. The initial design featured a ground floor residential unit along Folsom Street and no ground floor commercial space. As evident by the details of the current proposed project, significant changes have been made to density, the ground floor use, ground floor design, and exterior landscaping.

The proposed project now features 6 stories of housing in 65 feet with 53 SRO dwelling units. The ground floor ceiling height along Folsom Street has been increased to 14 feet and now provides a 663 sqft commercial/retail space at the corner of Dore Street and a flex-use community room located to the east. The flex use community room is envisioned to serve as residential amenity space for tenants when it's not being used to host community organization meetings. The proposed project now provides 5 ground floor residential units off Dore Street with entries that have been raised 3 feet and setback 6 feet off the sidewalk. Major improvements have also been made to the exterior landscaping provided by the project, specifically the landscape design along Dore Street, which provides more planters and micro gardens adjacent to the residential entries.

Initially, two DR's were filed against this project and one was withdrawn. The withdrawn DR was filed by Charles and Gail McCabe who own the adjacent single family home at 1331 Folsom Street, directly to the east of the proposed project site. Even before their DR was filed against the project, the sponsor was engaged in a dialogue with the McCabes and was actively working to address their concerns. On April 1, 2016 the McCabes and the project sponsor were able to formalize an agreement, whereby their DR application was withdrawn.

Per the agreed terms reached with the McCabes, the following project changes/requirements were agreed to:

- I. Relocation of the mechanical penthouse on the roof – the project sponsor has agreed to relocate the mechanical penthouse on the roof four feet off the property line to increase light and air exposure to the McCabes property.
- II. Reduction of construction related noise - the project sponsor has agreed to comply with all noise and emission related mitigation measures as identified in the community plan exemption determination.
- III. Protecting McCabes property against demolition or construction related damage - the project sponsor will comply with all relevant laws and regulations and will hire a local bonded general contractor that will conduct survey of their property before and after demolition and

completion of the project documenting the condition of their property and the impact of the development.

- IV. Driveway - the project sponsor agrees not to block the McCabes driveway during demolition or construction.
- V. McCabes Western Wall - the project sponsor agrees to take extra care and precautions with the adjoining wall during demolition and construction and will provide advance notice prior to demolition. The project sponsor at its sole expense will inspect the western wall of the McCabes property and assess its conditions.
- VI. Exterior Lighting - the project sponsor agrees to eliminate any detrimental exterior lighting on its north facade affecting the McCabes property.
- VII. No Windows on North Facade - the project sponsor has agreed to eliminate any property line windows on the eastern facade.
- VIII. Privacy screens - the project sponsor agrees to provide privacy screens on the hotel room windows.
- IX. Trash mitigation measures - the project sponsor agrees to take all reasonable steps to prevent trash and cigarette butts from affecting the McCabes property.

The project sponsor feels confident that the collaborative approach to designing this project has improved its overall design. Many changes have been incorporated in the current plans and the vision for the site, reducing the building impact on the community. The current version of the proposed project should be viewed as a symbol of the benefit of project sponsors and the community working together.

Exhibit 3

3. **If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.**

The DR requester has not submitted a clear or distinct concern and in some cases expressed confusion over project details. Had the DR requester responded to our repeated attempts at communication this application or the initial questioning that led to its submission may have been avoided. The project sponsor is actively engaged in communicating with concerned parties regarding the impact of their proposed projects and is readily prepared to meet with the public to alleviate any undue distress.

The unreasonable impact claim stated in the DR application involve questioning why there is so much residential on the ground floor. The project sponsor has worked with Architects, Planning Department staff (including Urban Design Advisory Team), and active community stake holders (including the late Jim Meko) to design an innovative mixed use project that directly responds to the dire need for affordable and market rate housing in this City. The current design of this project represents the culmination of years of work, we feel it is a thoughtful and creative reutilization of an unsightly and dilapidated building. As designed, the proposed project is in line with the fundamentals of smart growth and the 2011 Western SoMa Design Standards for Neighborhood Commercial Transit Corridors – Folsom NCT.

The project sponsor has diligently worked to mitigate any significant negative impacts. As designed, the project is largely supported by the community as a whole.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2013.1281E
Project Title: 1335-1339 Folsom Street
Zoning/Plan Area: NCT (Folsom Street Neighborhood Commercial Transit)
65-X Height and Bulk District
Western SoMa Community Plan
Block/Lot: 3519/063 and 064
Lot Size: 5,700 square feet
Project Sponsor: Tomas Janik, Realtex Condominiums LLC
(415) 923-8377
Staff Contact(s): Susan Mickelsen, (415) 575-9039, susan.mickelsen@sfgov.org
Tania Sheyner, (415) 575-9127, tania.sheyner@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project site consists of two rectangular parcels in the City's South of Market (SoMa) neighborhood and Western SoMa Plan Area with frontages along both Folsom Street and Dore Street (a dead-end alley at this location). The approximately 5,700 square-foot (sf) project site is located on the block bounded by Folsom Street to the north, Ninth Street to the east, Sheridan and Harrison Streets to the south, and Tenth Street to the west. The project site is currently occupied by a two-story, approximately 10,000-square-foot (sf) commercial (Kung's Trading Company) building constructed in 1923, which has two loading doors and related curbcuts on Dore Street (alley).

The project sponsor proposes to demolish the existing building on the site and construct an approximately 30,405 sf, six-story, 65-foot-tall mixed-use residential building (up to 75-feet-tall at the mechanical penthouse). The approximately 21,260 sf of residential area would consist of 53 single-room occupancy (SRO) dwelling units located at all levels, and four hotel rooms (960 sf) located on the fourth and fifth floors. Additionally, there would be 660 sf of proposed retail space located on the ground floor facing Folsom Street. The project would also include 1,635 sf of bicycle parking areas and 6,850 sf of utility, circulation, and shared amenity areas.


(Continued on next page.)

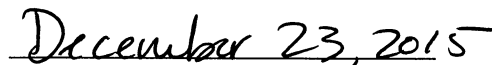
EXEMPT STATUS

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3.

DETERMINATION

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


SARAH B. JONES
Environmental Review Officer


December 23, 2015
Date

cc: Tomas Janik, Project Sponsor
Doug Vu, Current Planner
Supervisor Jane Kim, District 6

Virna Byrd, M.D.F.
Exclusion/Exemption Dist. List

PROJECT DESCRIPTION (continued)

The proposed 360 to 395 sf SRO units would include bathrooms and kitchens and the hotel rooms would be 240 sf in size.¹ The proposed project is subject to the Inclusionary Affordable Housing Program requirements, and would provide 12 percent of the unit total, or six units as on-site affordable housing. No basement level is proposed as part of this project. The project would not include any off-street parking spaces, and would remove the two curbcuts on Dore Street. The project would include 55 Class I bicycle parking spaces (53 residential, one retail and one hotel bicycle parking space) located on the first through third floors (17 to 19 at each level) and seven Class II bicycle parking spaces on Folsom Street.² Open space would be provided through a mix of private terraces on the residential units and common usable open space located on the sixth floor. The project depth of excavation would be approximately three feet deep, with an estimated 512 cubic yards of excavation. The project would be built on either a mat foundation with soil improvements up to 30-feet-deep or a deep foundation with torque-down piles to at least 30-feet-deep (to the clay layer).

PROJECT APPROVAL

The proposed project would require the following approvals:

- **Site permit** (*Planning Department and Department of Building Inspection*)
- **Demolition, Grading and Building Permits** (*Department of Building Inspection*)
- **Street Improvement and related Construction Permits** (*San Francisco Public Works*); and
- **Lot merger** (*San Francisco Public Works*)

Approval of demolition and buildings permits is 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.

COMMUNITY PLAN EXEMPTION OVERVIEW

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

¹ Under Planning Code Section 890.88, an SRO unit is defined as a dwelling or group housing room with one occupied room and a maximum gross floor area of 350 sf. The proposed units are individual dwelling units (not group housing) and the occupied room of the units (which excludes the bathroom square footage) is up to 350 sf.

² Bikeways are classified as Class I, Class II, or Class III facilities. Class II bikeways are bike lanes striped within the paved areas of roadways while Class III bikeways are signed/designated bike routes that allow bicycles to share travel lanes with vehicles.

This determination evaluates the potential project-specific environmental effects of the 1335-1339 Folsom Street project described above, and incorporates by reference information contained in the Programmatic EIR for the Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project (Western SoMa PEIR).³ Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Western SoMa PEIR.

After several years of analysis, community outreach, and public review, the Western SoMa Community Plan was adopted by the Board of Supervisors on March 19, 2013, and effective as of April 27, 2013. The Community Plan included changes to existing zoning, height and bulk districts in some areas, including the project site at 1335 Folsom Street. The Planning Commission certified the Western SoMa PEIR on December 6, 2012.⁴

The 1335-1339 Folsom Street site is located in the Western SoMa Community Plan area. As a result of the Western SoMa rezoning process, the project site has been rezoned to a 65-X Height and Bulk District, as well as a Folsom Street Neighborhood Commercial Transit (NCT) District. The Folsom Street NCT District is intended to protect the balance and variety of retail uses along the ground floor, and promote housing in the floors above. The proposed project is consistent with uses permitted within the Folsom Street NCT District.

Individual projects that could occur in the future under the Western SoMa Community Plan will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 1335-1339 Folsom Street is consistent with and was encompassed within the analysis in the Western SoMa PEIR. This determination also finds that the Western SoMa PEIR adequately anticipated and described the impacts of the proposed 1335-1339 Folsom Street project, and identified the mitigation measures applicable to the project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.^{5,6} Therefore, no further CEQA evaluation for the 1335-1339 Folsom Street project is required. In sum, the Western SoMa PEIR and this Certificate of Exemption for the proposed project comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING

Western SoMa is located between Market Street and Interstate 80, north of the U.S. 101 elevated exit toward Octavia Boulevard. The block of Folsom Street between Ninth and Tenth Streets, on which the project site is located, consists of residential, commercial, and light industrial uses. The surrounding buildings vary in appearance and height. The one- to two-story generally industrial buildings along Folsom Street consist of masonry construction, while the taller four- to six-story buildings across Folsom

³ San Francisco Planning Department, Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project Final Environmental Impact Report (PEIR), Planning Department Case Nos. 2008.0877E and 2007.1035E, State Clearinghouse No. 2009082031, certified December 6, 2012. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed July 11, 2014.

⁴ Ibid.

⁵ Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning Analysis, 1335 Folsom Street, October 20, 2015. This document is on file and available for review as part of Case File No. 2013.1281E.

⁶ Jeff Joslin, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 1335 Folsom Street, October 13, 2015. This document is on file and available for review as part of Case File No. 2013.1281E.

Street and Dore Street are more modern in appearance and characterized by stucco, steel, and glass. Several tall residential buildings are located along Folsom Street block, interspersed with the low-rise industrial-style buildings. Folsom Street and Dore Street in this location have limited street landscaping and trees, and include some older three- and four-store multi-unit residential buildings, in architectural styles typical of San Francisco. Dore Street adjacent to the project site is a two-way dead-end alley with sidewalks on both sides of the street. Directly adjacent to the project site on Folsom Street is a two-story single-family residential building to the east and across Dore Street a three-story mixed-use residential/retail building. A three-story, six-unit residential building is located adjacent to the south of the project site on Dore Street.

POTENTIAL ENVIRONMENTAL EFFECTS

The Western SoMa PEIR included analyses of the following environmental issues: land use; aesthetics; population and housing; cultural and paleontological resources; transportation and circulation; noise and vibration; air quality; greenhouse gas emissions; wind and shadow; recreation; public services, utilities, and service systems; biological resources; geology and soils; hydrology and water quality; hazards and hazardous materials; mineral and energy resources; and agricultural and forest resources.

The proposed 1335-1339 Folsom Street project is in conformance with the height, use and density described in the Western SoMa PEIR for the project area and would represent a small part of the land use growth that was forecast for the Western SoMa Community Plan. Thus, the Plan growth analyzed in the Western SoMa PEIR considered the incremental impacts of the proposed 1335-1339 Folsom Street project. As a result, the proposed project would not be anticipated to result in any new or substantially more severe impacts than were identified in the Western SoMa PEIR.

Significant and unavoidable impacts were identified in the PEIR for the following topics: historic architectural resources, transportation and circulation, noise, air quality, and shadow. As further discussed in the CPE Checklist, the proposed project would not result in demolition, alteration, or modification of any historic or potentially historic resources, or resources contributing to a historic district. Therefore, the project would not contribute to any historic resource impact. The proposed project could contribute to the significant and unavoidable impacts to transportation and circulation, air quality, and cumulative noise and vibration. Therefore, these items were analyzed and are discussed in more detail in the CPE Checklist.

The Western SoMa PEIR identified feasible mitigation measures to reduce significant impacts related to cultural and paleontological resources, transportation and circulation, noise and vibration, air quality, wind, biological resources, and hazards and hazardous materials. **Table 1** below lists the mitigation measures identified in the Western SoMa PEIR and states whether each measure would apply to the proposed project.

Table 1 – Western SoMa PEIR Mitigation Measures

Mitigation Measure	Applicability	Compliance
D. Cultural and Paleontological Resources		
M-CP-1a: Documentation of a Historical Resource	Not Applicable: the project site/existing building is not a historic resource, is not adjacent to historic resources and is not located in a historic district.	
M-CP-1b: Oral Histories	Not Applicable: the site/existing building is not a historic resource, is not adjacent to historic resources and is not located in a historic district.	
M-CP-1c: Interpretive Program	Not Applicable: the site/existing building is not a historic resource, is not adjacent to historic resources and is not located in a historic district.	
M-CP-4a: Project-Specific Preliminary Archeological Assessment	Applicable: soil disturbing activities are proposed; Archeological Mitigation Measure III recommended.	Project Mitigation Measure 1 Project sponsor will retain an archeological consultant, submit an Archeological Testing Plan (ATP) for review, implement the ATP prior to soil disturbance, and as needed implement an Archeological Monitoring Program (AMP) with all soil-disturbing activities. Project sponsor and archeologist would notify and mitigate the finding of any archeological resource in coordination with the Environmental Review Officer (ERO).
M-CP-4b: Procedures for Accidental Discovery of Archeological Resources	Applicable: soil disturbing activities are proposed.	Project Mitigation Measure 2 Project sponsor shall distribute an archeological resource ALERT sheet to any firms involved in soil disturbance

Mitigation Measure	Applicability	Compliance
		activity, including immediate notification to the City/ERO of any findings.
M-CP-7a: Protect Historical Resources from Adjacent Construction Activities	Not Applicable: no adjacent historic resources present.	
M-CP-7b: Construction Monitoring Program for Historical Resources	Not Applicable: no adjacent historic resources present.	
E. Transportation and Circulation		
M-TR-1c: Traffic Signal Optimization (8 th /Harrison/I-80 WB off-ramp)	Not Applicable: Plan level mitigation to be implemented by SFMTA.	
M-TR-4: Provision of New Loading Spaces on Folsom Street	Not Applicable: the project would not remove loading spaces along Folsom Street.	
M-C-TR-2: Impose Development Impact Fees to Offset Transit Impacts	Not Applicable: the transit ridership generated by project would not considerably contribute to impact.	
F. Noise and Vibration		
M-NO-1a: Interior Noise Levels for Residential Uses	Applicable: the project would site residential use along a noisy street.	Noise study and mitigation completed.
M-NO-1b: Siting of Noise-Sensitive Uses	Applicable: the project would site noise-sensitive use along noisy street.	Noise study and mitigation completed.
M-NO-1c: Siting of Noise-Generating Uses	Not Applicable: the project is not proposing a noise-generating use.	
M-NO-1d: Open Space in Noisy Environments	Applicable: the project includes open space located in a noisy environment.	Noise study and mitigation completed.
M-NO-2a: General Construction Noise Control Measures	Applicable: the project includes construction in a noisy environment.	Project Mitigation Measure 3. Project contractors shall utilized best available noise control techniques and equipment, manage stationary noise sources to reduce noise levels at nearby sensitive receptors as much as possible,

Mitigation Measure	Applicability	Compliance
		manage and reduce the amount of noise generated from construction equipment and methods, consider hours and methods of construction, and track and respond to any complaints related to construction noise.
M-NO-2b: Noise Control Measures During Pile Driving	Not Applicable: the project would not include pile-driving activities. Piles, if deep foundation utilized, will be installed using torque-down method.	
G. Air Quality		
M-AQ-2: Transportation Demand Management Strategies for Future Development Projects	Not Applicable: the project would not generate more than 3,500 daily vehicle trips.	Although not applicable, the project includes Project Improvement Measure 1, which recommends the development of a TDM Plan.
M-AQ-3: Reduction in Exposure to Toxic Air Contaminants for New Sensitive Receptors	Not Applicable: superseded by Health Code Article 38.	
M-AQ-4: Siting of Uses that Emit PM _{2.5} or other DPM and Other TACs	Not Applicable: the project would not site uses that emit TACs.	
M-AQ-6: Construction Emissions Minimization Plan for Criteria Air Pollutants	Not applicable: the project would not exceed screening levels.	
M-AQ-7: Construction Emissions Minimization Plan for Health Risks and Hazards	Applicable: the project includes construction in an area of poor air quality.	Project Mitigation Measure 4 establishes the requirement of a construction emissions minimization plan prior to the start of construction to reduce construction criteria air pollutant emissions.
I. Wind and Shadow		
M-WS-1: Screening-Level Wind Analysis and Wind Testing	Not Applicable: the project would not exceed 80 feet in height.	

Mitigation Measure	Applicability	Compliance
L. Biological Resources		
M-BI-1a: Pre-Construction Special-Status Bird Surveys	Applicable: the project includes building demolition.	Project Mitigation Measure 5 Prior to building demolition, bird surveys shall be conducted by a qualified biologist. Measures for protection shall be taken as needed and indicated in the mitigation measure.
M-BI-1b: Pre-Construction Special-Status Bat Surveys	Not Applicable: The existing 24-foot-tall commercial building is currently or recently occupied.	
O. Hazards and Hazardous Materials		
M-HZ-2: Hazardous Building Materials Abatement	Applicable: the project includes demolition of a pre-1970s building.	Project Mitigation Measure 6 Project sponsor shall properly dispose of any equipment containing PCBs or mercury or other hazardous materials identified according to applicable federal, state and local laws.
M-HZ-3: Site Assessment and Corrective Action	Not Applicable: superseded by Health Code Article 22A (Maher Ordinance)	Project is required to comply with Article 22A (Maher Ordinance).
Improvement Measure	Applicability	
I-TR-1: Transportation Demand Management Strategies for Future Development	Not Applicable (based on project trip generation), but sponsor has agreed to implement Project Improvement Measure 1.	
I-BI-2: Night Light Minimization	Applicable: the project would include night lighting of a mixed-use building.	Project Improvement Measure 7.

As analyzed and discussed in the CPE Checklist, the following mitigation measures identified in the PEIR do not apply to the proposed project: M-CP-1a, M-CP-1b, M-CP-1c, M-CP-7a, M-CP-7b, M-TR-1c, M-TR-4, M-C-TR-2, M-NO-1c, M-NO-2b, M-AQ-2, M-AQ-3, M-AQ-4, M-AQ-6, M-WS-1, M-BI-1b and M-HZ-3.

As discussed in the CPE Checklist, Western SoMa PEIR Mitigation Measures M-CP-4a and M-CP-4b were determined to apply to the proposed project as the project would involve soil disturbing activities and the

potential to uncover archeological resources. Mitigation Measures M-NO-1a, M-NO-1b, M-NO-1d and M-NO-2a were determined to apply to the proposed project as the project would include construction, siting of open space, and siting of noise-sensitive residential uses in a noisy environment. Mitigation Measure M-AQ-7 was determined to apply to the proposed project as the project would include construction in an area of poor air quality. Mitigation Measures M-BI-1a was determined to apply to the proposed project as the project would demolish an existing building. Mitigation Measure M-HZ-2 was determined to apply to the proposed project as the project would include demolition of a building constructed before 1970. Please see the attached Mitigation Monitoring and Reporting Program (MMRP) for the complete text of the applicable mitigation measures.

With implementation of these mitigation measures the proposed project would not result in significant impacts beyond those analyzed in the Western SoMa PEIR.

In addition to the Mitigation Measures identified in Table 1, above, the Western SoMa also identified improvement measures for impacts found to be less than significant. Improvement measures from the Western SoMa PEIR applicable to the proposed project include Transportation Demand Management Strategies (I-TR-1 from the Western SoMa PEIR) and night lighting minimization (I-BI-2 from the Western SoMa PEIR). Other project-specific improvement measures were also identified for the project to improve project loading, pedestrian, bicycle, and construction conditions.

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on July 22, 2014 to adjacent occupants and owners of properties within 300 feet of the project site. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review, as appropriate, for CEQA analysis. Comments were received from several community members and nearby business owners expressing concerns related to the proposed residential use (the SRO units, residential use on the ground floor and residential use on the project site near a community bar and Dore Alley). Neighbors also expressed concerns over the proposed small unit size, high residential density, height and massing of the building (and effects on light and air), lack of project parking, and the limited amount of proposed open space. These concerns will be addressed as part of the Planning Code review of the project and are addressed in the land use section of the CPE checklist. Neighbors also expressed concerns regarding project construction activity and related noise and vibration and these concerns are addressed in the Noise section of the CPE Checklist. Concerns related to the integrity of adjacent buildings during construction are addressed in the Geological section of the CPE checklist.

These comments and concerns and related CEQA topics were considered as part of this analysis and were found to not result in significant impacts beyond those analyzed in the Western SoMa PEIR.

Concerns related to the provision of parking are addressed in the Transportation and Circulation section of the CPE Checklist, for informational purposes. Commenters also expressed concerns about the external appearance of the building on this corner and the contextual appearance of the building in this neighborhood. Consistent with exceptions allowed under CEQA analysis, specifically parking and aesthetic effects are not considered in evaluating this project's potential for significant impacts; this is further discussed in the Aesthetics and Parking Impacts section of the CPE Checklist.

The proposed project would not result in significant adverse environmental impacts associated with the issues identified by the public beyond those identified in the Western SoMa PEIR.

CONCLUSION

As summarized above and further discussed in the CPE Checklist⁷:

1. The proposed project is consistent with the development density established for the project site in the Western SoMa Community Plan;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Western SoMa PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Western SoMa PEIR;
4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Western SoMa PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Western SoMa PEIR to mitigate project-related significant impacts.

Therefore, the proposed project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

⁷ The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2013.1281E.

EXHIBIT __:

MITIGATION MONITORING AND REPORTING PROGRAM –
MITIGATION AND IMPROVEMENT MEASURES FOR 1335-1339 FOLSOM STREET MIXED-USE RESIDENTIAL DEVELOPMENT PROJECT

Mitigation or Improvement Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>Project Mitigation Measure 1: Archeological Testing Program (M-CP-4a in the PEIR)</p> <p>Project sponsors wishing to obtain building permits from the City are required to undergo environmental review pursuant to CEQA. The San Francisco Planning Department, as the Lead Agency, requires an evaluation of the potential archeological effects of a proposed individual project. Pursuant to this evaluation, the San Francisco Planning Department has established a review procedure that may include the following actions, carried out by the Department archeologist or by a qualified archeological consultant, as retained by the project sponsor.</p> <p>This archeological mitigation measure shall apply to any project involving any soils-disturbing or soils-improving activities including excavation, utilities installation, grading, soils remediation, compaction/chemical grouting to a depth of five (5) feet or greater below ground surface and located within properties within the Draft Plan Area or on the Adjacent Parcels for which no archeological assessment report has been prepared.</p> <p>Projects to which this mitigation measure applies shall be subject to Preliminary Archeology Review (PAR) by the San Francisco Planning Department archeologist. As the PAR determined that the project has the potential to adversely affect archeological resources, an Archeological Testing Program is required. The Program would more definitively identify the potential for California Register-eligible archeological resources to be present within the project site and determine the appropriate action necessary to reduce the potential effect of the project on archeological resources to a less-than-significant level. The Archeological Testing Program is detailed below.</p> <p>A. <i>Consultation with Descendant Communities.</i> On discovery of an archeological site¹ associated with descendant Native Americans, the Overseas Chinese, or other descendant group an appropriate representative² of the descendant group and the Environmental Review Officer (ERO) shall be contacted. The</p>	Project sponsor	Prior to issuance of building permit and during construction.	Planning Department's ERO; Planning Department's archeologist or qualified archeological consultant.	Considered complete upon submittal of PAR or PASS to ERO or designated Planning Department Staff.

¹ The term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

² An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

Mitigation or Improvement Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p>representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to consult with ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.</p> <p>B. <i>Archeological Testing Program.</i> The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.</p> <p>At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Planning Department archeologist. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p> <p>a) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or</p> <p>b) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</p> <p>C. <i>Archeological Monitoring Program.</i> If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program (AMP) shall minimally include the following provisions:</p> <ul style="list-style-type: none"> ▪ The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with 				

Mitigation or Improvement Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p>the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils- disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context;</p> <ul style="list-style-type: none"> ▪ The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource; ▪ The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits; ▪ The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; ▪ If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If, in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile-driving activity may affect an archeological resource, the pile-driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO. <p>Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.</p>				

Mitigation or Improvement Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p>D. <i>Archeological Data Recovery Program.</i> The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> ▪ <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. ▪ <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. ▪ <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. ▪ <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. ▪ <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. ▪ <i>Final Report.</i> Description of proposed report format and distribution of results. ▪ <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. <p>E. <i>Human Remains and Associated or Unassociated Funerary Objects.</i> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the</p>				

Mitigation or Improvement Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p>City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, ERO, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.</p> <p>F. <i>Final Archeological Resources Report.</i> The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.</p>				

Mitigation or Improvement Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p><u>Project Mitigation Measure 2 – Procedures for Accidental Discovery of Archeological Resources (M-CP-4b in the PEIR)</u></p> <p>This mitigation measure is required to avoid any potential adverse effect on accidentally discovered buried or submerged historical resources as defined in <i>CEQA Guidelines</i> Section 15064.5(a)(c).</p> <p>The project sponsor shall distribute the San Francisco Planning Department archeological resource “ALERT” sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); and to utilities firms involved in soils-disturbing activities within the project site. Prior to any soils-disturbing activities being undertaken, each contractor is responsible for ensuring that the “ALERT” sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The project sponsor shall provide the ERO with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firms) to the ERO confirming that all field personnel have received copies of the “ALERT” sheet.</p> <p>Should any indication of an archeological resource be encountered during any soils-disturbing activity of the project, the project head foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils-disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.</p> <p>If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archeological consultant from the pool of qualified archeological consultants maintained by the San Francisco Planning Department archeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.</p> <p>Measures might include preservation in situ of the archeological resource, an archeological monitoring program, or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.</p> <p>The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods</p>	<p>Project sponsor, contractor, Planning Department’s archeologist or qualified archaeological consultant, and Planning Department’s Environmental Review Officer.</p>	<p>Prior to issuance of any permit for soil-disturbing activities and during construction.</p>	<p>Project Sponsor; ERO; archeologist.</p>	<p>Considered complete upon ERO’s approval of FARR.</p>

Mitigation or Improvement Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning Division of the Planning Department shall receive one bound copy, one unbound copy, and one unlocked, searchable PDF copy on a CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution from that presented above.</p>				
<p>Project Mitigation Measure 3 - General Construction Noise Control Measures (M-NO-2a from the PEIR): To ensure that project noise from construction activities is minimized to the maximum extent feasible, the sponsor of a subsequent development project shall undertake the following:</p> <ul style="list-style-type: none"> The sponsor of a subsequent development project shall require the general contractor to ensure that equipment and trucks used for project construction use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds, wherever feasible). The sponsor of a subsequent development project shall require the general contractor to locate stationary noise sources (such as compressors) as far from adjacent or nearby sensitive receptors as possible, to muffle such noise sources, and to construct barriers around such sources and/or the construction site, which could reduce construction noise by as much as 5 dBA. To further reduce noise, the contractor shall locate stationary equipment in pit areas or excavated areas, if feasible. The sponsor of a subsequent development project shall require the general contractor to use impact tools (e.g., jack hammers, pavement breakers, and rock drills) that are hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used, along with external noise jackets on the tools, which could reduce noise levels by as much as 10 dBA. The sponsor of a subsequent development project shall include noise control requirements in specifications provided to construction contractors. Such requirements could include, but not be limited to, performing all work in a manner that minimizes noise to the extent feasible; undertaking the most noisy activities 	Project sponsor and construction contractor.	During construction period.	Project sponsor to provide monthly noise reports during construction.	Considered complete upon final monthly report.

Mitigation or Improvement Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p>during times of least disturbance to surrounding residents and occupants, as feasible; and selecting haul routes that avoid residential buildings inasmuch as such routes are otherwise feasible.</p> <ul style="list-style-type: none"> • Prior to the issuance of each building permit, along with the submission of construction documents, the sponsor of a subsequent development project shall submit to the San Francisco Planning Department and Department of Building Inspection (DBI) a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include: (1) a procedure and phone numbers for notifying DBI, the Department of Public Health, and the Police Department (during regular construction hours and off-hours); (2) a sign posted on-site describing noise complaint procedures and a complaint hotline number that shall be answered at all times during construction; (3) designation of an on-site construction complaint and enforcement manager for the project; and (4) notification of neighboring residents and non-residential building managers within 300 feet of the project construction area at least 30 days in advance of extreme noise-generating activities (defined as activities generating noise levels of 90 dBA or greater) about the estimated duration of the activity. 				
<p>Project Mitigation Measure 4 – Construction Emissions Minimization Plan for Health Risks and Hazards (Mitigation Measure M-AQ-7 and M-AQ-6 from the PEIR</p> <p>PEIR Mitigation Measure M-AQ-7: To reduce the potential health risk resulting from project construction activities, the project sponsor of each development project in the Draft Plan Area and on the Adjacent Parcels shall undertake a project-specific construction health risk analysis to be performed by a qualified air quality specialist, as appropriate and determined by the Environmental Planning Division of the San Francisco Planning Department, for diesel-powered and other applicable construction equipment, using the methodology recommended by the Bay Area Air Quality Management District (BAAQMD) and/or the San Francisco Planning Department. If the health risk analysis determines that construction emissions would exceed health risk significance thresholds identified by the BAAQMD and/or the San Francisco Planning Department, the project sponsor shall develop a Construction Emissions Minimization Plan for Health Risks and Hazards designed to reduce health risks from construction equipment to less-than-significant levels.</p> <p>PEIR Mitigation Measure M-AQ-6: Subsequent development projects that may exceed the standards for criteria air pollutants, as determined by the ERO or his/her designee, shall be required to undergo an analysis of the project's construction emissions and if, based on that analysis, construction period emissions may be significant, the project sponsor shall submit a Construction Emissions Minimization Plan (Plan) to the Environmental Review Officer (ERO) for review and approval by an Environmental Planning Air Quality Specialist. The Plan for Criteria Air Pollutants (as well as TACs, see Impact AQ-7) shall be designed to reduce criteria air pollutant emissions to the</p>	Project sponsor and construction contractor.	Prior to the start of heavy diesel equipment use on site.	Health Risk Analysis complete. ERO to review and approve the Construction Emissions Minimization Plan prior to construction with diesel equipment. Contractor or sponsor to provide monthly reports on equipment.	Submit Plan for review prior to construction. Monitor measures as part of everyday operations; during project construction. Considered complete upon final monthly construction report.

Mitigation or Improvement Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>greatest degree practicable.</p> <p>The Plan shall detail project compliance with the following requirements:</p> <ol style="list-style-type: none"> 1. All off-road equipment greater than 25 horsepower and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements: <ol style="list-style-type: none"> a) Where access to alternative sources of power are available, portable diesel engines shall be prohibited; b) All off-road equipment shall have: <ol style="list-style-type: none"> i. Engines that meet or exceed either U.S. Environmental Protection Agency or California Air Resources Board Tier 2 off-road emission standards, <i>and</i> ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS). c) Exceptions: <ol style="list-style-type: none"> i. Exceptions to A(1)(a) may be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that an alternative source of power is limited or infeasible at the project site and that the requirements of this exception provision apply. Under this circumstance, the sponsor shall submit documentation of compliance with A(1)(b) for onsite power generation. ii. Exceptions to A(1)(b)(ii) may be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that a particular piece of off-road equipment with an ARB Level 3 VDECS is: (1) technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, (3) installing the control device would create a safety hazard or impaired visibility for the operator, or (4) there is a compelling emergency need to use off-road equipment that are not retrofitted with an ARB Level 3 VDECS and the sponsor has submitted documentation to the ERO that the requirements of this exception provision apply. If granted an exception to A(1)(b)(ii), the project sponsor must comply with the requirements of A(1)(c)(iii). iii. If an exception is granted pursuant to A(1)(c)(ii), the project sponsor shall provide the next cleanest pieces of off-road equipment as provided by the step down schedules in Table M-AQ-6 below. <p>The project sponsor shall require the idling time for off-road and on-road equipment be limited to no more than two minutes, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment. Legible and visible signs shall be posted in multiple languages (English, Spanish, Chinese) in designated queuing areas and at the</p>				

Mitigation or Improvement Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule												
<p>construction site to remind operators of the two minute idling limit.</p> <p>2. The project sponsor shall require that construction operators properly maintain and tune equipment in accordance with manufacturer specifications.</p> <p style="text-align: center;">TABLE M-AQ-6 OFF-ROAD EQUIPMENT COMPLIANCE STEP DOWN SCHEDULE*</p> <table><tr><th>Compliance Alternative</th><th>Engine Emission Standard</th><th>Emissions Control</th></tr><tr><td>1</td><td>Tier 2</td><td>ARB Level 2 VDECS</td></tr><tr><td>2</td><td>Tier 2</td><td>ARB Level 1 VDECS</td></tr><tr><td>3</td><td>Tier 2</td><td>Alternative Fuel*</td></tr></table> <p>* How to use the table. If the requirements of (A)(1)(b) cannot be met, then the project sponsor would need to meet Compliance Alternative 1. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 1, then Compliance Alternative 2 would need to be met. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 2, then Compliance Alternative 3 would need to be met.</p> <p>** Alternative fuels are not a VDECS</p> <p>3. The Plan shall include estimates of the construction timeline by phase with a description of each piece of off-road equipment required for every construction phase. Off-road equipment descriptions and information may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For the VDECS installed: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, reporting shall indicate the type of alternative fuel being used.</p> <p>4. The Plan shall be kept on-site and available for review by any persons requesting it and a legible sign shall be posted at the perimeter of the construction site indicating to the public the basic requirements of the Plan and a way to request a copy of the Plan. The project sponsor shall provide copies of Plan as requested.</p> <p>Reporting. Monthly reports shall be submitted to the ERO indicating the construction phase and off-road equipment information used during each phase including the information required in A(4). In addition, for off-road equipment using alternative fuels, reporting shall include actual amount of alternative fuel used.</p> <p>Within six months of the completion of construction activities, the project sponsor shall submit to the ERO a final report summarizing construction activities. The final report</p>	Compliance Alternative	Engine Emission Standard	Emissions Control	1	Tier 2	ARB Level 2 VDECS	2	Tier 2	ARB Level 1 VDECS	3	Tier 2	Alternative Fuel*				
Compliance Alternative	Engine Emission Standard	Emissions Control														
1	Tier 2	ARB Level 2 VDECS														
2	Tier 2	ARB Level 1 VDECS														
3	Tier 2	Alternative Fuel*														

Mitigation or Improvement Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>shall indicate the start and end dates and duration of each construction phase. For each phase, the report shall include detailed information required in A(4). In addition, for off-road equipment using alternative fuels, reporting shall include actual amount of alternative fuel used.</p> <p>Certification Statement and On-site Requirements. Prior to the commencement of construction activities, the project sponsor must certify (1) compliance with the Plan, and (2) all applicable requirements of the Plan have been incorporated into contract specifications.</p>				
<p>Project Mitigation Measure 5 –Pre-Construction Special-Status Bird Surveys (M-BI-1a from the PEIR) Conditions of approval for building permits issued for construction within the Draft Plan Area or on the Adjacent Parcels shall include a requirement for pre-construction special-status bird surveys when trees would be removed or buildings demolished as part of an individual project. Pre-construction special-status bird surveys shall be conducted by a qualified biologist between February 1 and August 15 if tree removal or building demolition is scheduled to take place during that period. If bird species protected under the Migratory Bird Treaty Act or the California Fish and Game Code are found to be nesting in or near any work area, an appropriate no-work buffer zone (e.g., 100 feet for songbirds) shall be designated by the biologist. Depending on the species involved, input from the California Department of Fish and Game (CDFG) and/or United States Fish and Wildlife Service (USFWS) may be warranted. As recommended by the biologist, no activities shall be conducted within the no-work buffer zone that could disrupt bird breeding. Outside of the breeding season (August 16 – January 31), or after young birds have fledged, as determined by the biologist, work activities may proceed. Special-status birds that establish nests during the construction period are considered habituated to such activity and no buffer shall be required, except as needed to avoid direct destruction of the nest, which would still be prohibited.</p>	Project Sponsor; qualified biologist; CDFG; USFWS	Prior to issuance of demolition or building permits when trees or shrubs would be removed or buildings demolished as part of an individual project.	Project Sponsor; qualified biologist; CDFG; USFWS	Prior to and during any demolition or construction activities.
<p>Project Mitigation Measure 6 - Hazardous Building Materials Abatement (M-HZ-2 from the PEIR). The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing polychlorinated biphenyls (PCBs) or mercury, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tube fixtures, which could contain mercury, are similarly removed intact and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.</p>	Project Sponsor	Prior to any demolition or construction activities	Project Sponsor; Planning Department	Prior to issuance of building or demolition permits

Mitigation or Improvement Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
IMPROVEMENT MEASURES				
<p><u>Project Improvement Measure 1: Implement Transportation Demand Management Strategies to Reduce Single Occupancy Vehicle Trips.</u> The Project Sponsor and subsequent property owner/manager should implement a Transportation Demand Management (TDM) Program that seeks to minimize the number of single occupancy vehicle trips (SOV) generated by the proposed project for the lifetime of the project. The TDM Program targets a reduction in SOV trips by encouraging persons to select other modes of transportation, including: walking, bicycling, transit, car-share, carpooling and/or other modes.</p> <p><i>The Project Sponsor has agreed to implement the following TDM measures:</i></p> <p>Provide Transportation and Trip Planning Information to Building Occupants:</p> <ul style="list-style-type: none"> <i>Move-in packet:</i> Provide a transportation insert for the move-in packet that includes information on transit service (local and regional, schedules and fares), information on where transit passes could be purchased, information on the 511 Regional Rideshare Program and nearby bike and car share programs, and information on where to find additional web-based alternative transportation materials (e.g., NextMuni phone app). This move-in packet should be continuously updated as local transportation options change, and the packet should be provided to each new building occupant. Provide Muni maps, San Francisco Bicycle and Pedestrian maps upon request. <i>Current transportation resources:</i> Maintain an available supply of Muni maps, San Francisco Bicycle and Pedestrian maps, schedules, information and updates. <p>Bicycles</p> <ul style="list-style-type: none"> <i>Bay Area Bike Share:</i> Project Sponsor shall cooperate with the San Francisco Municipal Transportation Agency, San Francisco Department of Public Works, and/or Bay Area Bike Share (agencies) and support installation of a bike share station in the public right-of-way along the project's frontage. <p>City Access for Data Collection:</p> <p>As part of an ongoing effort to quantify the efficacy of TDM measures, City staff may need to access the project site (including the garage) to perform trip counts, and/or intercept surveys and/or other types of data collection. All on-site activities shall be coordinated through the TDM Coordinator. Project sponsor assures future access to the site by City Staff.</p> <p>Parking Measures</p> <p>Provide less than half the amount of vehicle parking spaces than permitted per the</p>	Project sponsor; property owner/manager.	Ongoing.	Property owner/manager; SF Planning.	Ongoing.

Mitigation or Improvement Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
Planning Code.				
<u>Project Improvement Measure 2: Coordination of Move-in/Move-Out Operations</u> To ensure that residential move-in and move-out activities do not impede Muni operations or bicycle travel on Folsom Street or other nearby transit or bicycle network streets, move-in and move-out operations, as well as larger deliveries should be scheduled and coordinated through building management. Curb parking for residential move-in/move-out activity should be reserved through the SFMTA.	Project sponsor and Property Owner	Ongoing.	Property owner.	Ongoing.
<u>Project Improvement Measure 3: Dore Street Crosswalk</u> The project sponsor shall coordinate with SF Planning and SFMTA on the marking of the crosswalk across Dore Street on the south side of Folsom Street adjacent to the project site to the west, to be funded by the project sponsor.	Project sponsor, contractor(s), and SFMTA.	Prior to occupancy.	Project sponsor, contractor(s), and SFMTA.	If approved by SFMTA complete upon installation of elements.
<u>Project Improvement Measure 4: Hotel Guest Bicycles</u> To encourage the use of bicycles by hotel visitors, the building and/or hotel management shall provide free low-cost rental bicycles at the project site for use by hotel guests.	Project sponsor; property owner/manager.	Prior to occupancy.	SF Planning.	Ongoing.
<u>Project Improvement Measure 5: Limiting the Hours of Construction-Related Truck Traffic and Deliveries.</u> Any construction traffic occurring between 7:00 a.m. and 9:00 a.m. or between 3:30 p.m. and 6:00 p.m. would coincide with peak hour traffic and could temporarily impede traffic and transit flow, although it would not be considered a significant impact. Limiting truck movements to the hours between 9:00 a.m. and 3:30 p.m. (or other times, if approved by SFMTA) would further minimize disruption of the general traffic flow on adjacent streets during the a.m. and p.m. peak periods. One exception to this measure would be construction traffic necessary to allow for continuous concrete pours for the building.	Project sponsor and construction contractor.	During construction period.	Project sponsor and construction contractor.	During construction period.
<u>Project Improvement Measure 6: Construction Management Plan Additional Measures.</u> To reduce potential conflicts between construction activities and pedestrians, transit and autos at the Project site, the contractor shall add certain measures to the required traffic control plan for Project construction. <ul style="list-style-type: none"> o <i>Alternative Transportation for Construction Workers</i> – To minimize parking demand and vehicle trips associated with construction workers, the construction contractor shall include in their contracts methods to encourage 	Project sponsor and construction contractor.	During construction period.	Project sponsor and construction contractor.	During construction period.

Mitigation or Improvement Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p>carpooling and transit access to the Project site by construction workers. Construction workers should also be encouraged to consider cycling and walking as alternatives to driving alone to and from the site.</p> <ul style="list-style-type: none"> o <i>Project Construction Updates for Adjacent Businesses and Residents</i> – To minimize construction impacts on access for nearby institutions and businesses, the Project Sponsor shall provide nearby residences and adjacent businesses, such as through a website with regularly-updated information regarding Project construction, including a Project construction contact person, construction activities, duration, peak construction activities (e.g., concrete pours), travel lane closures, and lane closures. 				
<p><u>Project Improvement Measure 7: Nighttime Lighting Minimization.</u> To further reduce the less-than-significant effects on birds from night lighting, the Planning Department could encourage buildings developed pursuant to the Draft Plan and Rezoning of Adjacent Parcels to implement bird-safe building operations to prevent and minimize bird strike impacts, including but not limited to the following measures:</p> <p>Reduce building lighting from exterior sources by:</p> <ul style="list-style-type: none"> o Minimizing amount and visual impact of perimeter lighting and façade up-lighting and avoid up-lighting of rooftop antennae and other tall equipment, as well as of any decorative features; o Installing motion-sensor lighting; and o Utilizing minimum wattage fixtures to achieve required lighting levels. <p>Reduce building lighting from interior sources by:</p> <ul style="list-style-type: none"> o Dimming lights in lobbies, perimeter circulation areas, and atria; o Turning off all unnecessary lighting by 11:00 p.m. through sunrise, especially during peak migration periods (mid-March to early June and late August through late October); o Utilizing automatic controls (motion sensors, photo-sensors, etc.) to shut off lights in the evening when no one is present; o Encouraging the use of localized task lighting to reduce the need for more extensive overhead lighting; o Scheduling nightly maintenance to conclude by 11:00 p.m.; and o Educating building users about the dangers of night lighting to birds. 	Project sponsor, architect, and property owner.	As part of building design and prior to building occupancy.	Project sponsor, property owner, and Planning Department staff.	Ongoing.



UNITED • PLAYAZ

1038 Howard Street • San Francisco, CA 94103

www.unitedplayaz.org

June 24, 2016

To Whom It May Concern:

My name is Rudy Corpuz Jr. I am the Founder and Director of United Playaz, a violence prevention and leadership development organization designed to provide youth with positive role models and activities to engage in as an alternative to involvement with gangs, drugs and other high risk behaviors.

I am writing this letter in support of Realtex and their project at 1335 Folsom Street. Realtex has been a strong community partner, investing in five years of consecutive summer programming for Soma youth and supporting youth athletics with the Friends of the Park group for Gene Friend/VMD. In our relationship with Realtex we have found them to be firmly invested in becoming true community members for the long haul. We are happy to support Realtex and are looking forward to their projects completion and their full integration into our community.

Please feel free to contact me if you have any questions or require additional information at 415-573-6219.

In peace,

Rudy Corpuz Jr.
Founder/ Director

soma**** South of Market Business Association
1167 Mission Street, 2nd Floor • San Francisco , CA 94103 • www.sfsomba.org
Phone: 415.553.4433 x 115 • Fax: 415.553.4434 • e-mail: info@sfsomba.com

June 23, 2016

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Honorable Members of the Planning Commission:

I am writing in support of the 1335 Folsom Street project by Realtex on behalf of the South of Market Business Association.

Realtex has repeatedly stepped up as a strong partner to countless nonprofits and businesses that serve the South of Market community.

Community partnership and private investment are paramount to a thriving neighborhood, and through such investments, Realtex has quickly established itself as a responsible and welcome neighbor.

Realtex recently sponsored the June SOMBA mixer, which presented key opportunities for local small business owners to build meaningful business relationships necessary for companies to grow and thrive. Creating economic opportunities for local small business owners expands the tax base for the City of San Francisco, funding indispensable City services to thousands of residents in need.

Community investment is clearly central to the ethos of the Realtex Group, and we strongly urge the Planning Commission to approve the 1335 Folsom Street project

Sincerely,



Henry Karnilowicz
President



NATIONAL FEDERATION OF FILIPINO AMERICAN ASSOCIATIONS
2429 OCEAN AVENUE AVENUE SAN FRANCISCO, CALIFORNIA 94127 Phone 415 564 6262

June 23, 2016

Members of the Planning Commission

I am writing in support of the Folsom Street Project by Realtex.

Realtex has a track record of supporting local events and campaigns that promote cultural diversity in the South of Market Area.

Community partnership is vital to the growth and development of a vibrant Filipino Heritage District in the SoMA and Realtex demonstrated their commitment to foster cultural diversity by gifting the San Francisco Recreation and Park with a Bronze Plaque that tells the story of Victoria Manalo Draves, the SoMA born Filipina who entered the history books as the first Asian American female to win a Gold Medal in the Olympics.

The Plaque was recently unveiled at the entrance to the Victoria Manalo Draves Park, a two-acre play park located on Folsom Street between Sixth and Seventh Street in the heart of the SOMA community.

Please approve the 1335 Folsom Street Project with recommendation Realtex is a good corporate citizen and a valid community partner.

Sincerely,

Rudy Asercion
Chief Executive Officer
NaFFAA RVIII/Pacific Region

The National Federation of Filipino American Associations (NaFFAA) is a private, non-profit, non-partisan tax-exempt organization established in 1997 to promote the active participation of Filipino Americans in civic and national affairs. NaFFAA partners with local affiliate organizations and national coalitions in monitoring legislation and public policy issues affecting Filipino Americans and advocating for issues of common concern.



SOMArts
CULTURAL CENTER

Mr. Tomas Janik
Realtex Real Estate Developers
505 Sansome, Suite 400
San Francisco, CA 94111

Dear Mr. Janik,

Thank you for your engagement with the community, and with community-focused organizations like SOMArts Cultural Center and the SF Bicycle Coalition as part of your outreach around the developments at 1335 Folsom Street and 363 6th Street.

I have been consistently impressed with how engaged and interested you have been in becoming part of the social fabric of the neighborhood. Your willingness to participate in SOMArts' programming and learn about the work of historically significant neighborhood arts and cultural spaces such as SOMArts has left a lasting impression.

As an organization whose constituencies are in need of affordable housing, I am pleased by your commitment to include 12% of the units as affordable housing on-site, and at the prospect of new homes created within walking distance of SOMArts.

We look forward to having you in the neighborhood, and to welcoming future residents of these projects to join SOMArts in engaging the power of the arts to provoke just and fair inclusion, cultural respect and civic participation.

Best Regards,

Jess Young
SOMArts Interim Executive Director

934 Brannan Street
San Francisco, CA 94103

T. 415.863.1414

F. 415.522.0136

www.somarts.org

City of San Francisco, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1335 Folsom Street Endorsement Letter [Case Number 2013.1281DRP]

Dear Commissioners,

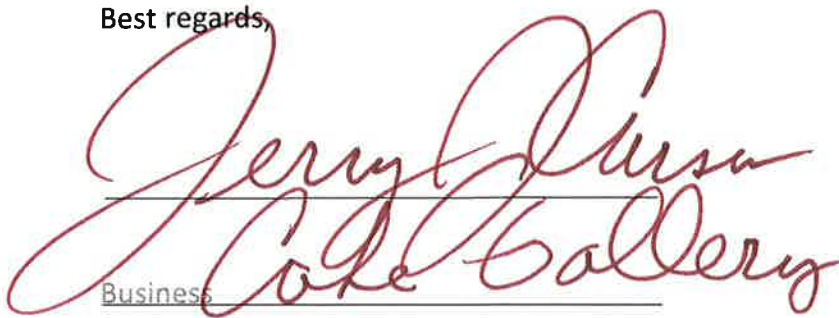
I support the proposed mixed-use development at 1335 Folsom Street which includes (53) residential units, (4) tourist hotel rooms, (1) ground floor commercial space, and (1) ground floor community room.

As the owner and operator of a small business located near the proposed project I appreciate Realtex Condominiums community engagement efforts and welcome the increased foot traffic this project will bring to the neighborhood.

We are a local serving business and we support dense, multifamily, infill development in this area. This type of project in this location will help infuse my business with new customers and will help revive an underutilized lot.

Please approve their project and help breathe new life into my business.

Best regards,


Business _____

Address 290 951
SF Ca 94103

City of San Francisco, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1335 Folsom Street [Case Number. 2013.1281DRP]

Dear Planning Commissioners,

I support the proposed mixed-use development at 1335 Folsom Street which includes (53) residential units, (4) tourist hotel rooms, (1) ground floor commercial space, and (1) ground floor community room.

As a neighbor and community member, I am excited about this project and the benefit it will bring to the area. The project site is currently an eyesore and is in desperate need of revitalization.

Realtex Condominiums has worked diligently to engage members of the community that have expressed interest in the future of the site and has listened to our comments which have shaped the final design of the project.

The project will benefit the community through increased pedestrian safety, improved activation of the streetscape, the planting of new street trees, and through providing additional market rate and below market rate housing which this city needs so desperately.

I strongly support this proposed project and encourage you to approve this development.

Best regards,

Name 

1981 Funston Ave #D
SAN FRANCISCO, CA 94116

City of San Francisco, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Please approve their project and help breathe new life into my business.

Best regards,



Yousef AL-Saad.

Business The Garage market

Address 320 11th street
San Francisco CA 94103.

City of San Francisco, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Best regards,

Tony WO
Business 276 11th St.
94102
Address Smog Shop

City of San Francisco, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Please approve their project and help breathe new life into my business.

Best regards,


Business *Don Ramon's Restaurant*
Address *225-1 N. St.*
S.F. CA 94103

City of San Francisco, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

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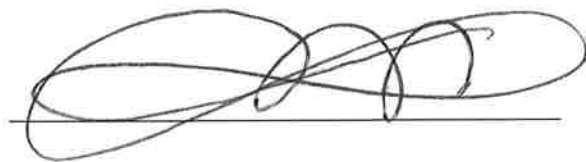
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Best regards,

A handwritten signature in dark ink, consisting of several overlapping loops and a final vertical stroke, positioned above a horizontal line.

Business

TERROIR

Address

1116 FOLSOM STREET
SAN FRANCISCO

City of San Francisco, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Best regards,


Business

Address

1196 Folsom St

City of San Francisco, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Please approve their project and help breathe new life into my business.

Best regards,



Business

WICKED GROUNDS SPIKY JANE'S COFFEE
LLC

Address

289 8TH ST
SF CA 94103

City of San Francisco, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1335 Folsom Street Endorsement Letter [Case Number 2013.1281DRP]

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Best regards,



Business Annika Coffey

Address 1398 Mission St .

SF, CA 94103

City of San Francisco, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Please approve their project and help breathe new life into my business.

Best regards,


Business MATT'S AUTO BODY INC
Address 1485 Folsom St.
SAN FRAN, CA, 94103

City of San Francisco, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1335 Folsom Street [Case Number. 2013.1281DRP]

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The project will benefit the community through increased pedestrian safety, improved activation of the streetscape, the planting of new street trees, and through providing additional market rate and below market rate housing which this city needs so desperately.

I strongly support this proposed project and encourage you to approve this development.

Best Regards,



City of San Francisco, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

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I strongly support this proposed project and encourage you to approve this development.

BEST REGARDS,

A handwritten signature in black ink, appearing to be "RJ" followed by a long, sweeping horizontal line that curves upwards at the end.



June 28, 2016

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 1335 Folsom Street

Honorable Members of the Planning Commission:

On behalf of Walk San Francisco, I am writing to express my support for the strong transportation aspects of the proposed development at 1335 Folsom Street.

Walk San Francisco (Walk SF) promotes walking as a safe and sustainable form of transportation to increase our city's livability, enhance public life, and improve public and environmental health. Through policy advocacy, outreach, and education, our member-based organization is making San Francisco a safer, better place to walk for the more than 837,000 residents, 162,000 weekday commuters, and 16.5 million visitors annually, who walk in the city.

As a transit-oriented development, the 1335 Folsom Street project by the Realtex Group, supports the City's Transit-First Policy. The car-free project includes no onsite car parking, while offering 53 onsite Class 1 bike parking spaces and 6 onsite Class 2 bike parking spaces. The project will include new lighting to support community safety and eight trees along with planters and greening along Dore Alley, where no sidewalk lighting or trees currently exist. In addition, the adjacent ground floor units will feature walk-up stoops to promote sidewalk use and access. As part of the proposed development, the current seven-foot wide sidewalk on Dore Alley will be extended with a six-foot setback to further promote street activation.

Finally, the 1335 Folsom Street project will also provide activation for 98% of its street frontage, including an east-facing community room, for use by both residents and local community groups. The community amenities reflect the Realtex Groups ongoing efforts to invest in the improvement of the SoMa neighborhood, where people lack access to safe, walkable streets, due to the disproportionate concentration of high-injury corridors and arterials leading to/from the freeways. Realtex Group is currently providing support for the Walking School Bus program at nearby Bessie Carmichael to help families identify the safest routes to school, organize regular Walking School Buses, and learn about pedestrian safety.

Aligning with one of Walk SF's core campaigns, to increase walkability, these infrastructure improvements will help promote active, and engaging pedestrian experience in and around the 1355 Folsom Street project.

Sincerely,

A handwritten signature in blue ink that reads "Nicole Ferrara".

Nicole Ferrara
Executive Director

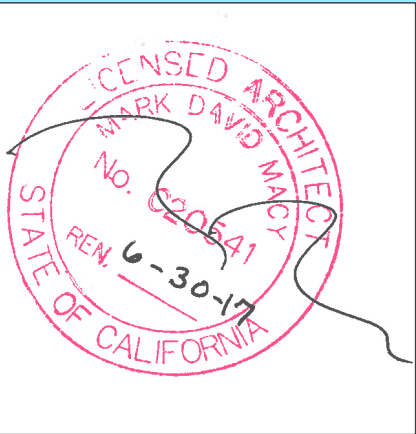


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PROJECT DIRECTORY

REALTEX
505 SANSOME STREET, SUITE 400
SAN FRANCISCO CA, 94111
(415) 923-8374

MACY ARCHITECTURE
315 LINDEN STREET
SAN FRANCISCO CA, 94102
(415) 551-7630

SCOPE OF WORK

NEW 53 UNIT, 6-STORY, SINGLE ROOM OCCUPANCY (SRO) RESIDENTIAL BUILDING, ELEVATOR SERVICED, AUTOMATIC SPRINKLERED, ACCESSIBLE/ADAPTABLE. THE PROJECT WILL INCLUDE GROUND LEVEL COMMERCIAL, RESIDENTIAL LOBBY AND SHARED AMENITIES.

VIEW ALONG FOLSOM STREET

Green Building: Site Permit Submittal

BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name 1335 FOLSOM STREET	Block/Lot 3519/63 & 64	Address 1335 FOLSOM STREET, S.F. CA 94103
Gross Project Area 30,407 SF	Primary Occupancy R2, S2, B, M	Number of occupied floors 6
Design Professional/Applicant: Sign & Date		

ALL PROJECTS, AS APPLICABLE	
Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management – Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	X
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	0
Final number of required points (base number +/- adjustment)	75
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes

- 1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

Instructions:

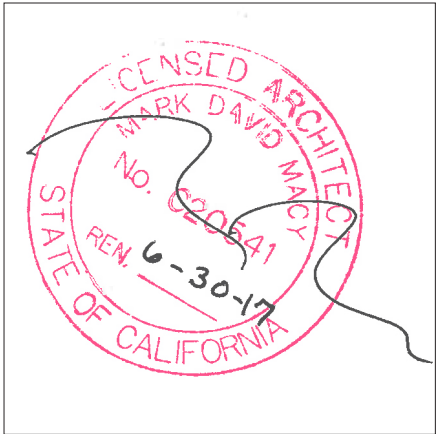
As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

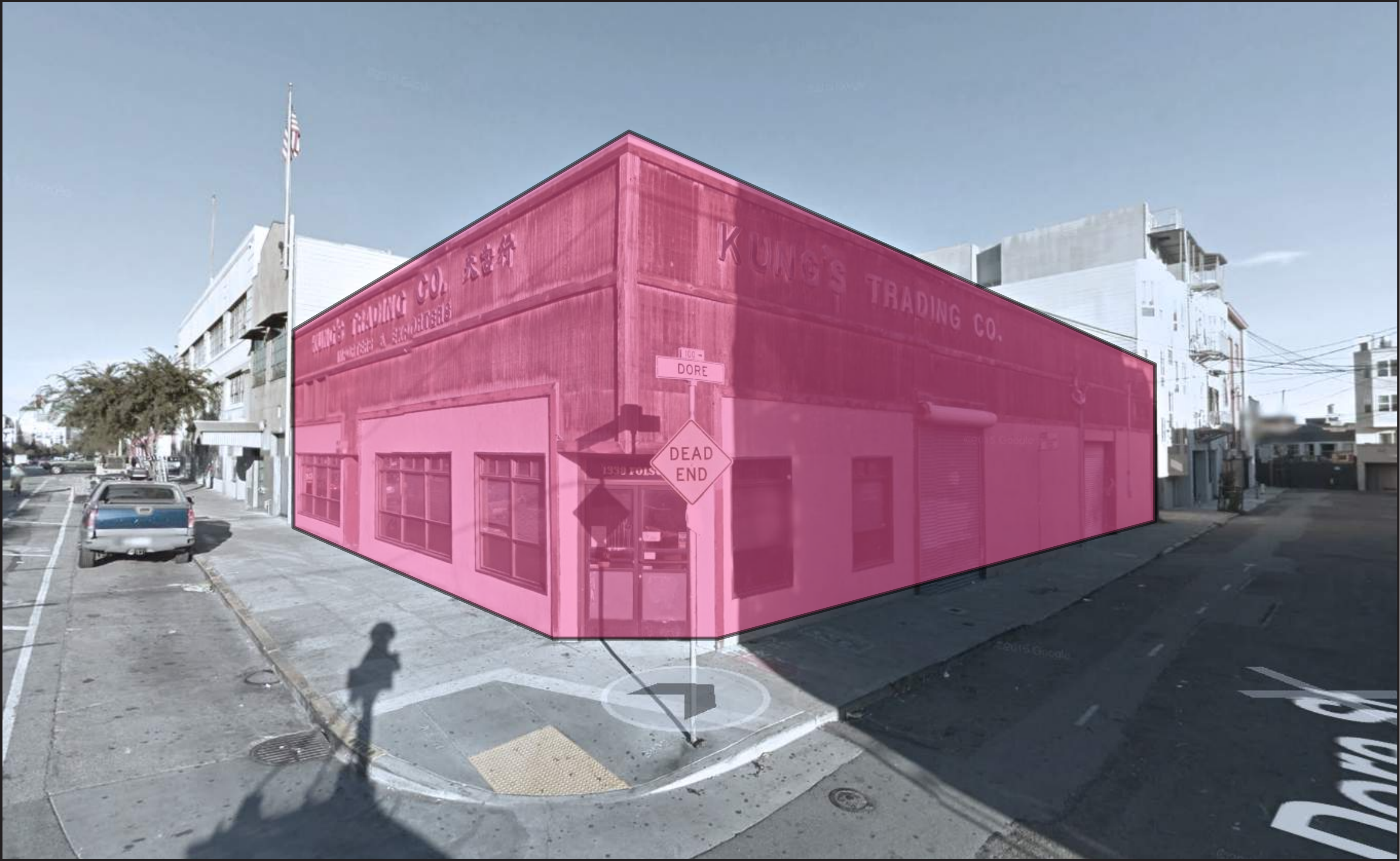
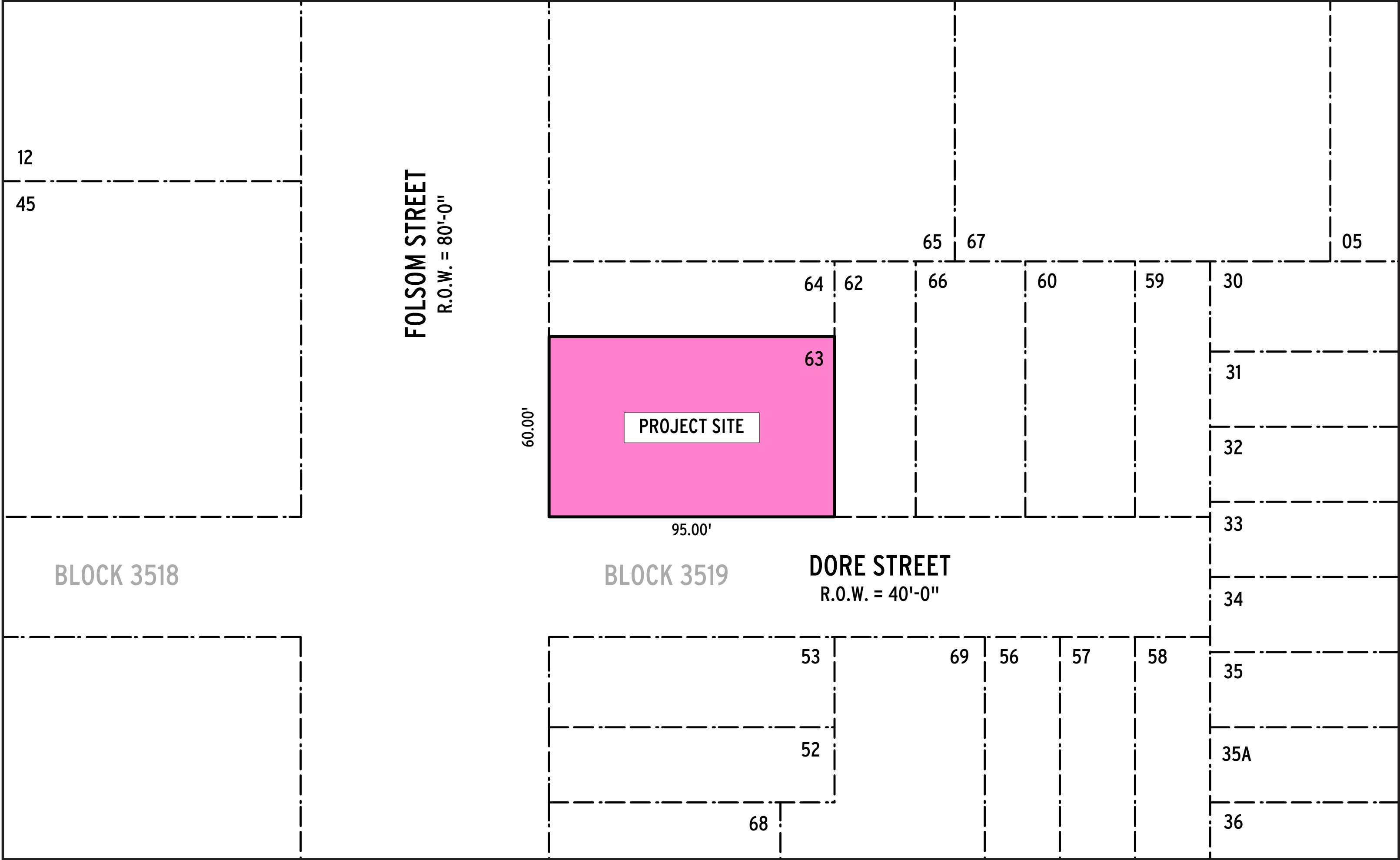
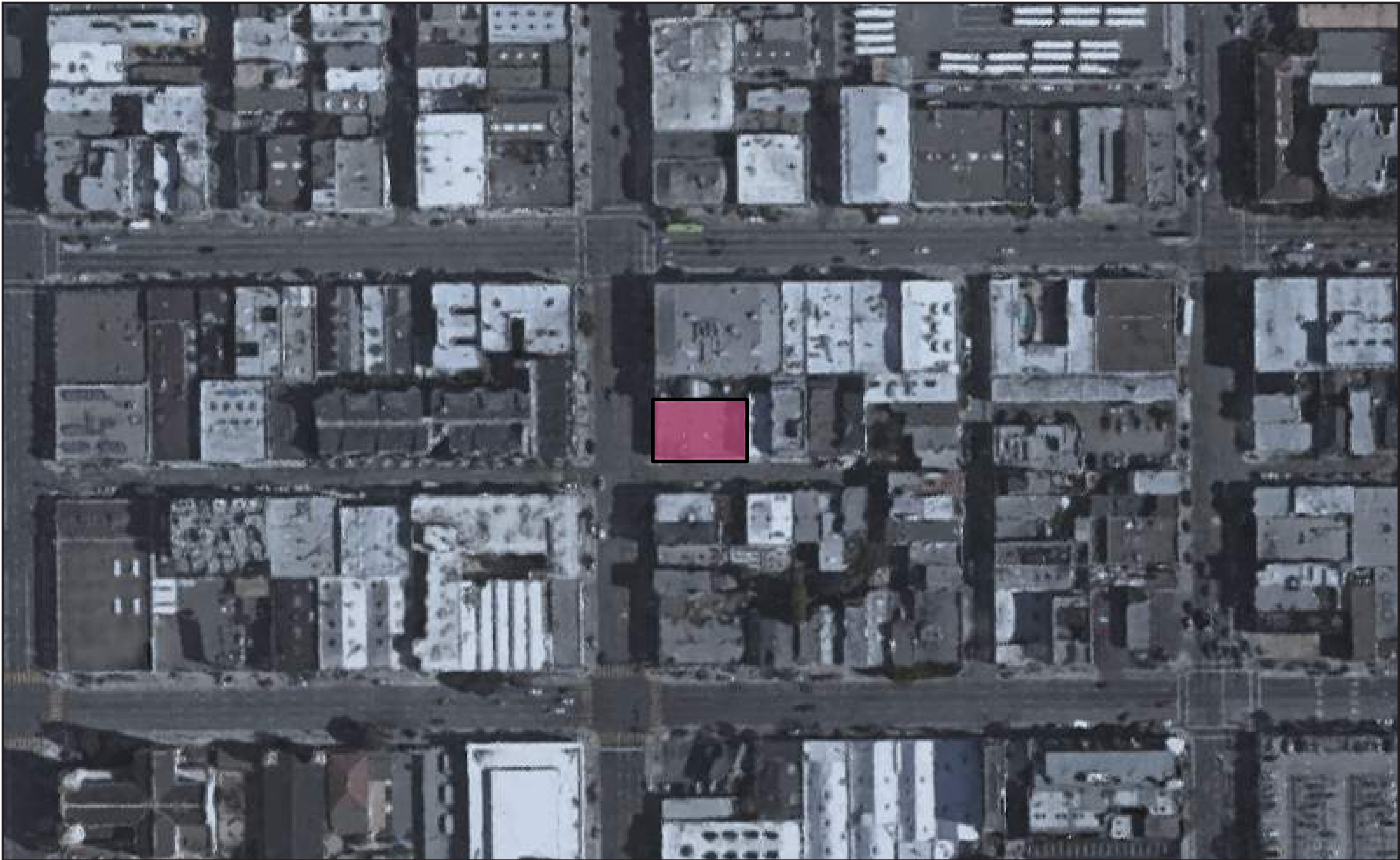
(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

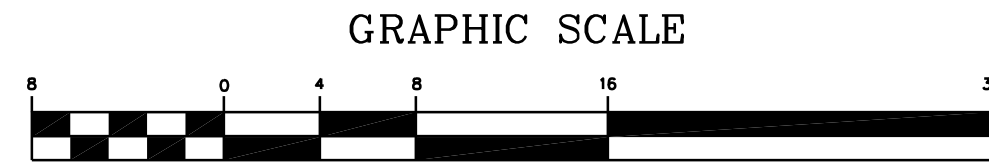
Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.



LEED PROJECTS						
	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
Type of Project Proposed (Indicate at right)						
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
Energy Use Comply with California Title-24 Part 6 (2013) and meet LEED minimum energy performance (LEED EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	Meet LEED prerequisite	●	Meet LEED prerequisite		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	●	●	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2.	●	See San Francisco Planning Code 155		●	See San Francisco Planning Code 155	
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	● (addition only)	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	● (envelope alteration & addition only)	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. ³	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000 ³
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSc4.2).	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	● (envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r





BENCHMARK:
CROW CUT OUTER RIM SWI
SOUTHWEST CORNER OF 9TH
STREET & HOWARD STREET
EL.=34.626', PER CITY OF
SAN FRANCISCO DATUM.

REFERENCES
O.R. = OFFICIAL RECORDS OF
THE CITY AND COUNTY OF
SAN FRANCISCO, CALIFORNIA

NOTES:
ALL ANGLES ARE 90°
UNLESS NOTED OTHERWISE

LEGEND	
	ADJACENT BUILDING EDGE
	BUILDING EDGE
	CONCRETE
	ASPHALT
	RECORD DATA
A.B.C.	ADJACENT BUILDING CORNER
B.C.	BUILDING CORNER
T.C.	TOP OF CURB
F/L	FLOW LINE
S.S.	SANITARY SEWER
P.L.	PROPERTY LINE
P.C.	PROPERTY CORNER
M.H.	MANHOLE
W.V.	WATER VALVE
O.H.W.	OVERHEAD WIRE
G.V.	GAS VALVE
W.M.	WATER METER
A/C	ASPHALT CROWN
J.P.	JOINT POLE
F.H.	FIRE HYDRANT
D.I.	DRAIN INLET

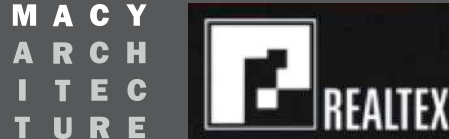
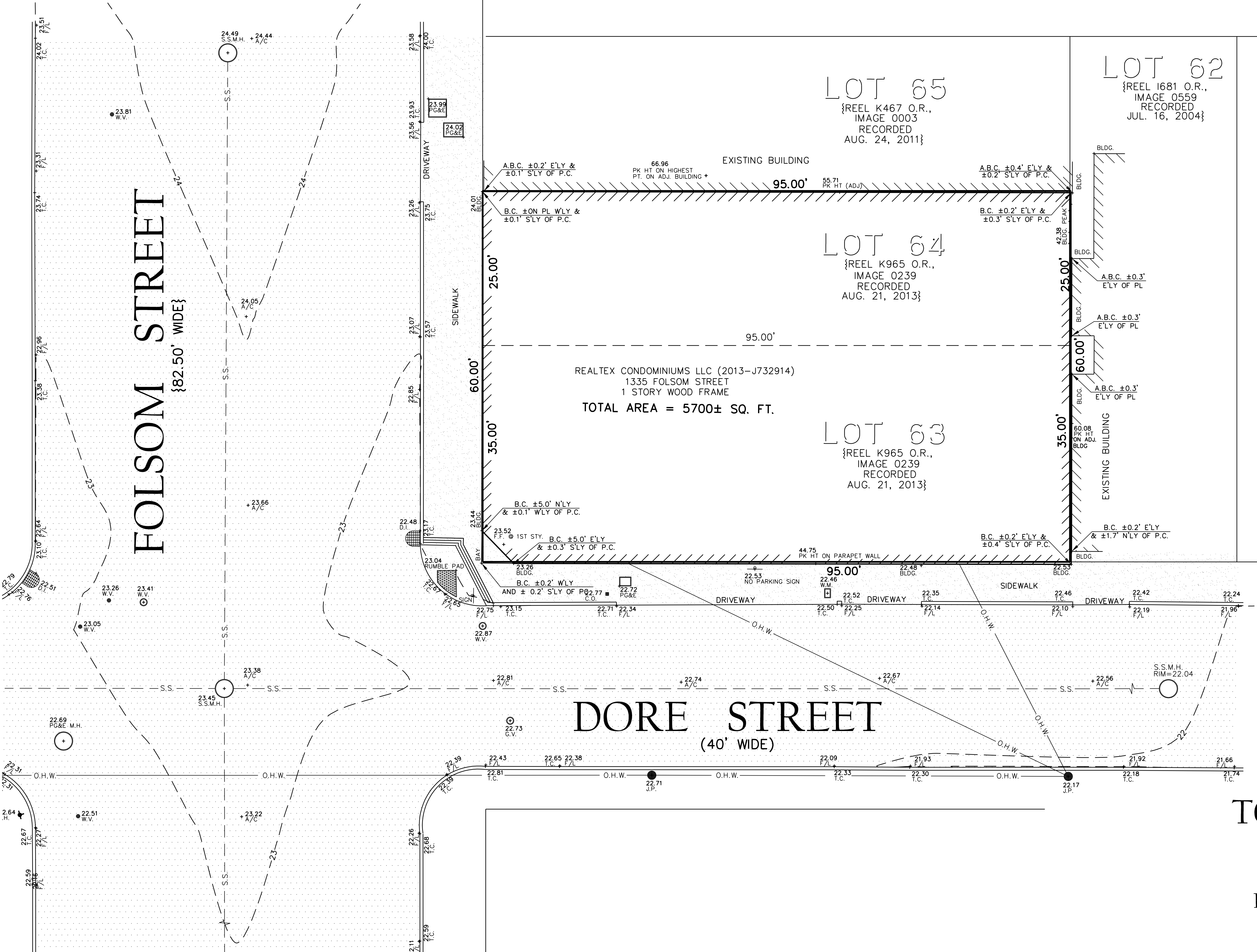


BOUNDARY & TOPOGRAPHIC SURVEY

A REAL PROPERTY DESCRIBED IN THE DEED RECORDED
ON AUGUST 21, 2013, IN REEL K 965 O.R., IMAGE 0239
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

DECEMBER, 2013 SCALE 1" = 8'
BAY AREA LAND SURVEYING INC.

961 MITCHELL WAY
EL SOBRANTE, CA 94803
(510) 223-5167

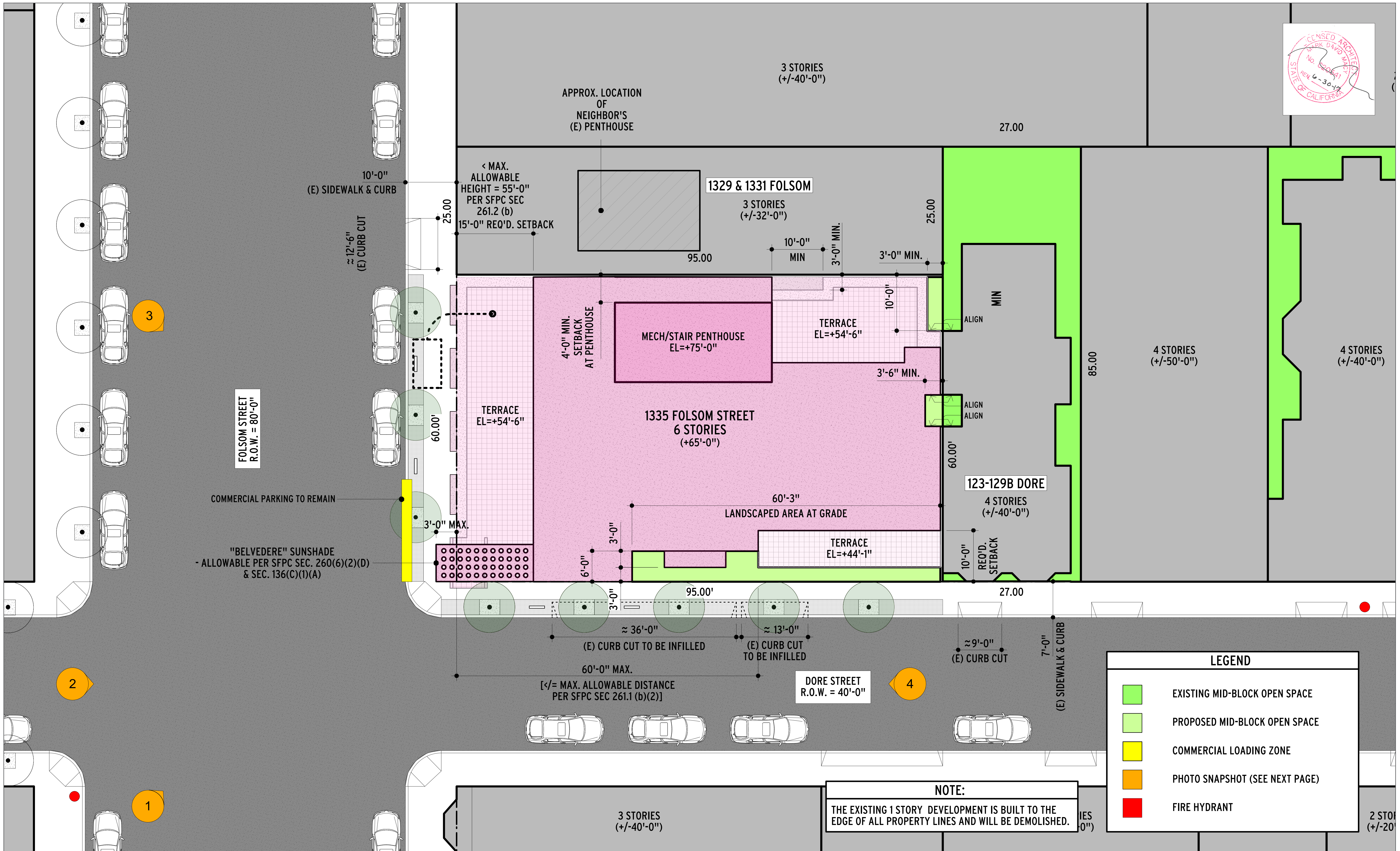


1335 FOLSOM STREET PERMIT APPLICATION # 201406269542

12/02/15 (REV1 - 05/11/16)

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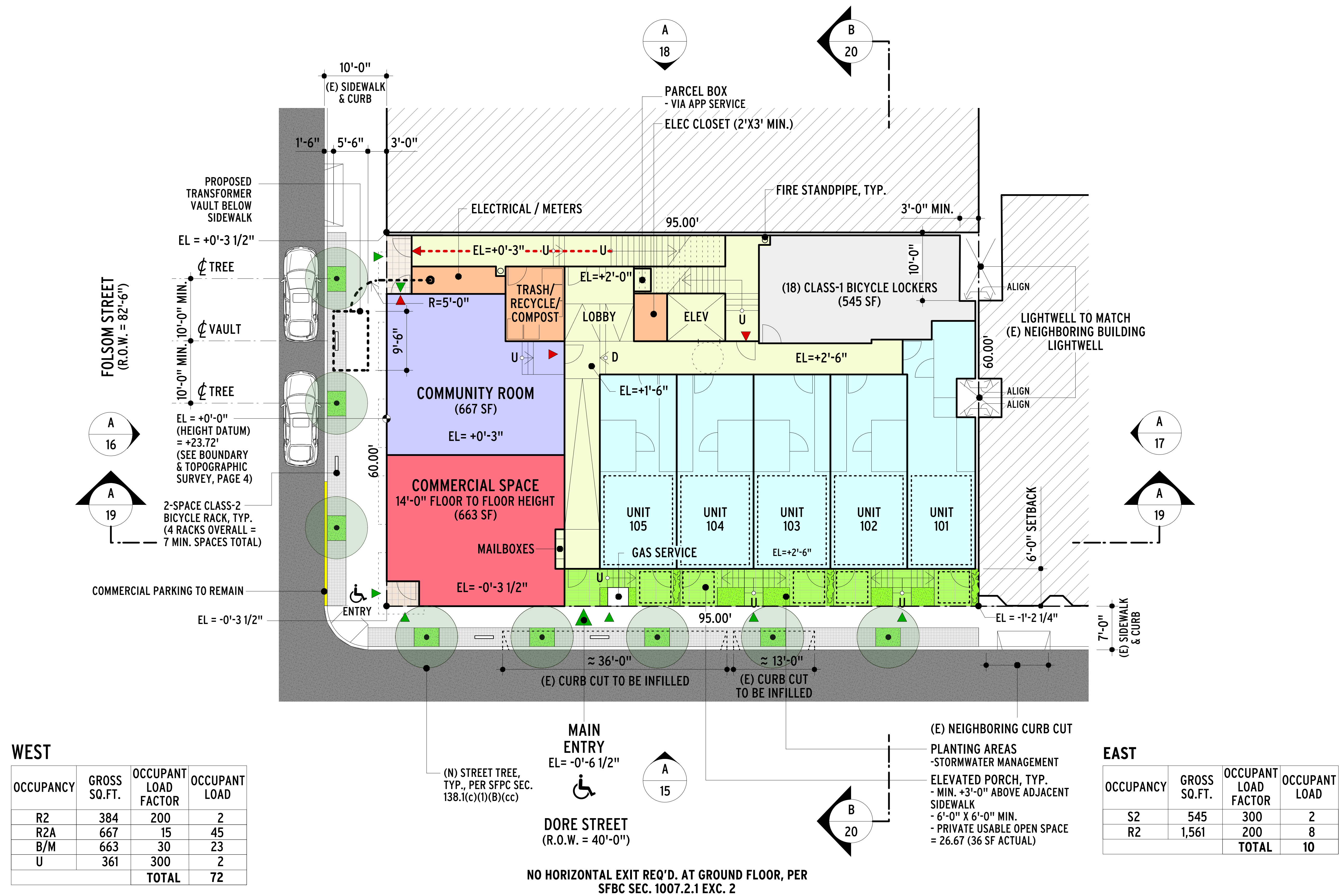
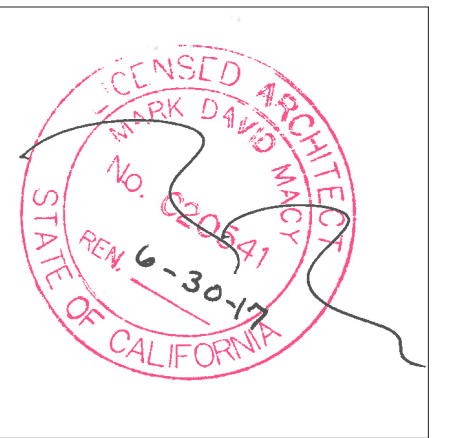


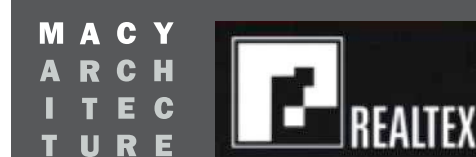
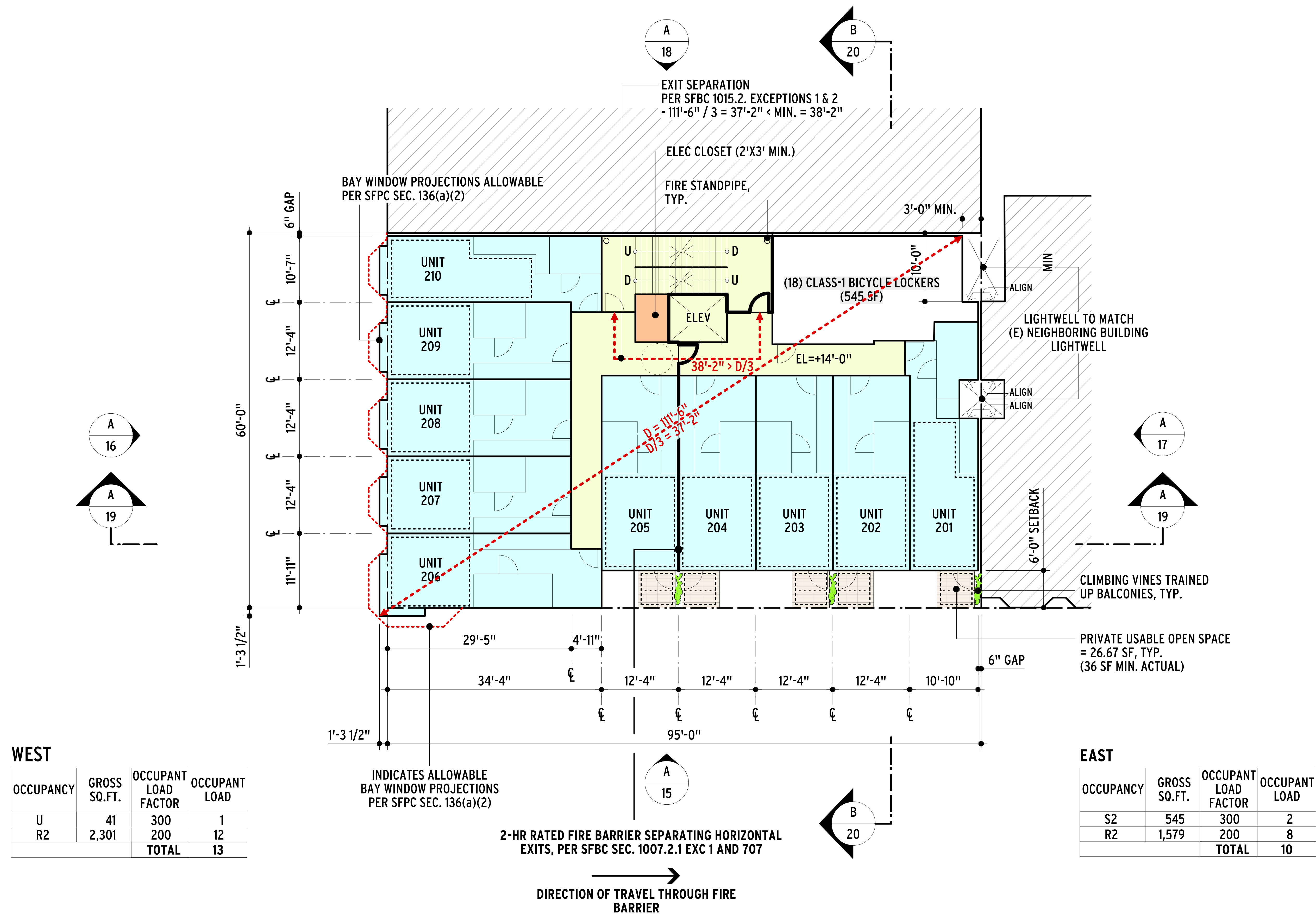




AREA SUMMARY											
FLOOR/LEVEL		1	2	3	4	5	6	R	TOTAL GSF	TOTAL GFA*	%
DWELLING UNITS		1,946	3,860	3,957	3,957	3,757	2,901	0	20,378	20,295	67.0
COMMERCIAL		663	0	0	480	480	0	0	1,623	1,623	5.3
BICYCLE PARKING		545	545	545	0	0	0	0	1,635	0	5.4
UTILITY		221	41	41	41	41	41	258	684	426	2.2
CIRCULATION		1,082	829	829	871	871	674	264	5,420	5,156	17.8
SHARED AMENITIES		667	0	0	0	0	0	0	667	667	2.2
TOTAL		5,124	5,275	5,372	5,349	5,149	3,616	522	30,407	28,167	100
*GFA per San Francisco Planning Code Sec. 102.9											
UNIT SUMMARY											
FLOOR/LEVEL		1	2	3	4	5	6	R	TOTAL GSF	TOTAL GFA*	%
SRO	QTY	5	10	10	10	10	8	0	53	20,295	100
	SF	1,946	3,860	3,957	3,957	3,757	2,901	0	20,378		
TOTAL	QTY	5	10	10	10	10	8	0	53	20,295	100
	SF	1,946	3,860	3,957	3,957	3,757	2,901	0	20,378		
*GFA per San Francisco Planning Code Sec. 102.9											
Average Unit Size = 378 GSF (334 GSF + 43 GSF BATHROOM)											
USABLE OUTDOOR SPACE SUMMARY											
FLOOR/LEVEL		1	2	3	4	5	6	R	TOTAL		
CODE COMPLYING OUTDOOR SPACE		133	133	0	0	80	1,428	0	1,775		
1,428 SF Common + 346 SF Private = 1,775 SF Provided = 1,764 SF Required											

PLANNING DATA	
ASSESSOR'S PARCEL NUMBER:	BLOCK 3519 / LOTS 63 & 64
ZONING:	NCT / FOLSOM STREET NEIGHBORHOOD TRANSIT DISTRICT - WESTERN SOMA SPECIAL USE DISTRICT
HEIGHT & BULK DISTRICT:	65-X
LOT AREA:	5,700 SF
REAR YARD:	NONE (25% REQ'D. = 1,425 SF) - REQUESTING REAR YARD WAIVER PER SFPC SEC. 134 (e)(1)(A), (B), & (C) AS PROPOSAL MEETS CRITERIA OF SUBSECTIONS (A), (B), & (C), AND PROPOSED PROJECT IS PROVIDING 1,775 SF OF (CODE-COMPLIANT) USABLE OPEN SPACE (>1,425 SF).
GROSS BUILDING AREA:	30,407 SF
GROSS FLOOR AREA:	28,167 SF
SRO DWELLING UNITS:	53 (ALL UNITS < 350 GFA + BATHROOM)
USABLE OPEN SPACE:	1,775 SF - SINCE ALL UNITS ARE SRO-TYPE THAT ARE LESS THAN 350 SF + BATHROOM, PER SFPC SEC 135 (d)(2) REQ'D. USABLE OPEN SPACE IS 1/3 OF AMOUNT SPECIFIED IN TABLE 135A - 26.67 SF / UNIT WITH PRIVATE OPEN SPACE X 13 UNITS = 346 SF - 35.47 SF / UNIT WITH COMMON OPEN SPACE X 40 UNITS = 1,418 SF - TOTAL REQUIRED SF = 1,764 SF
BICYCLE PARKING:	55 CLASS-1 SPACES & 7 CLASS-2 SPACES - PER SFPC TABLE 155.2 - CLASS-1 SPACES (1/UNIT + 1 FOR COMMERCIAL + 1 FOR HOTEL REQ'D.) - CLASS-2 SPACES (3 FOR RESIDENTIAL + 2 FOR HOTEL + 2 FOR COMMERCIAL REQ'D.)
AUTOMOBILE PARKING:	0 (0 REQUIRED)
CARSHARE:	0 (0 REQUIRED)
BUILDING DATA	
STORIES:	6 STORIES (NO BASEMENT)
CONSTRUCTION TYPE:	5 FLOORS OF TYPE IIIB OVER TYPE IA PODIUM (OR 6 FLOORS OF TYPE 1B) - FULLY SPRINKLERED
BUILDING HEIGHT:	65'-0" (PLUS STAIR & ELEVATOR PENTHOUSES)
BUILDING USES:	SRO HOUSING / RETAIL-RESTAURANT / HOTEL
OCCUPANCY TYPES:	R2, S2, B, M





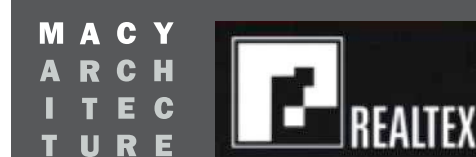
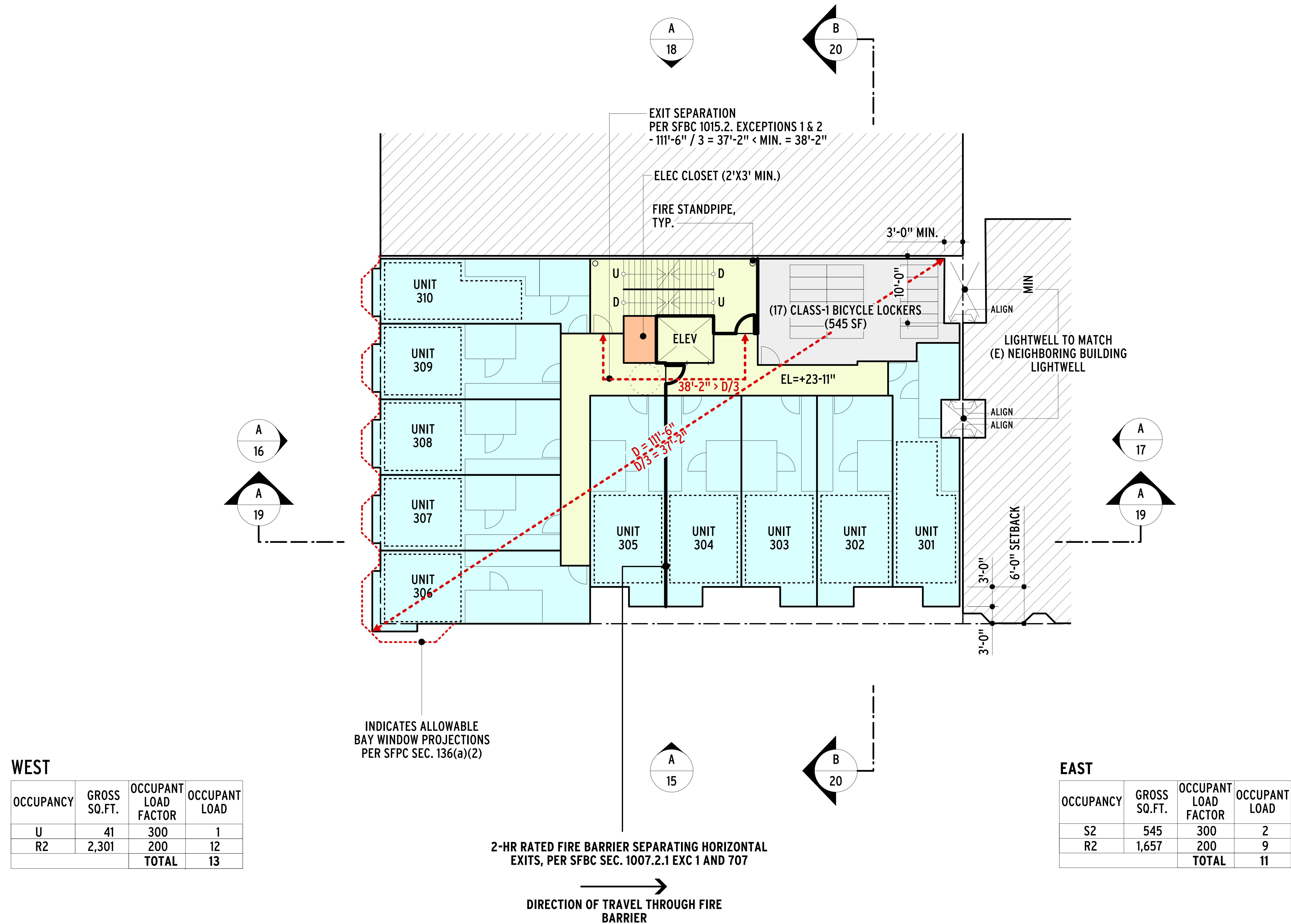
1335 FOLSOM STREET PERMIT APPLICATION # 201406269542

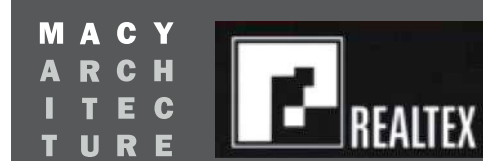
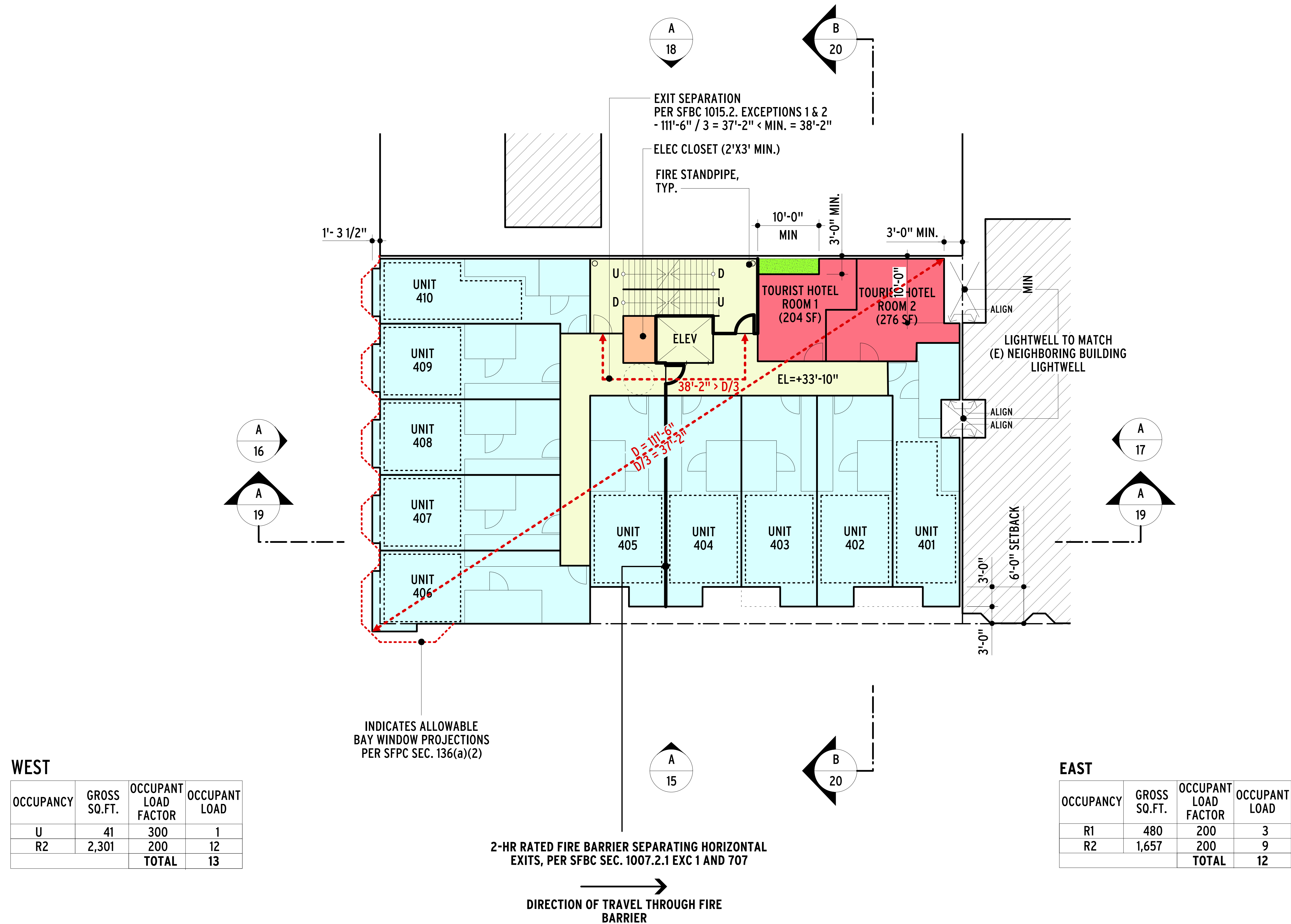
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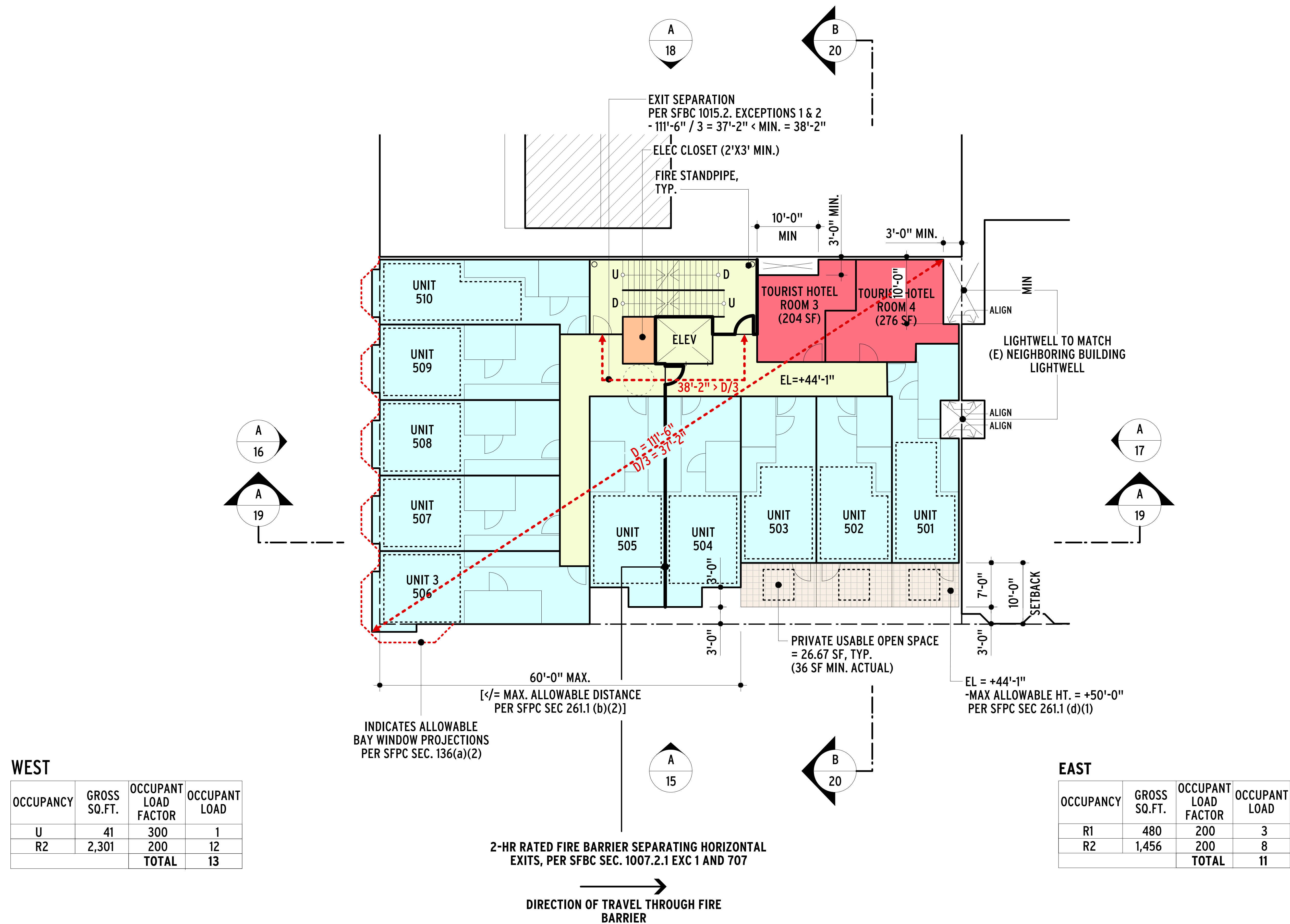
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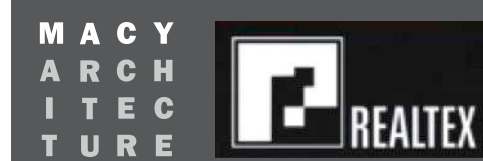
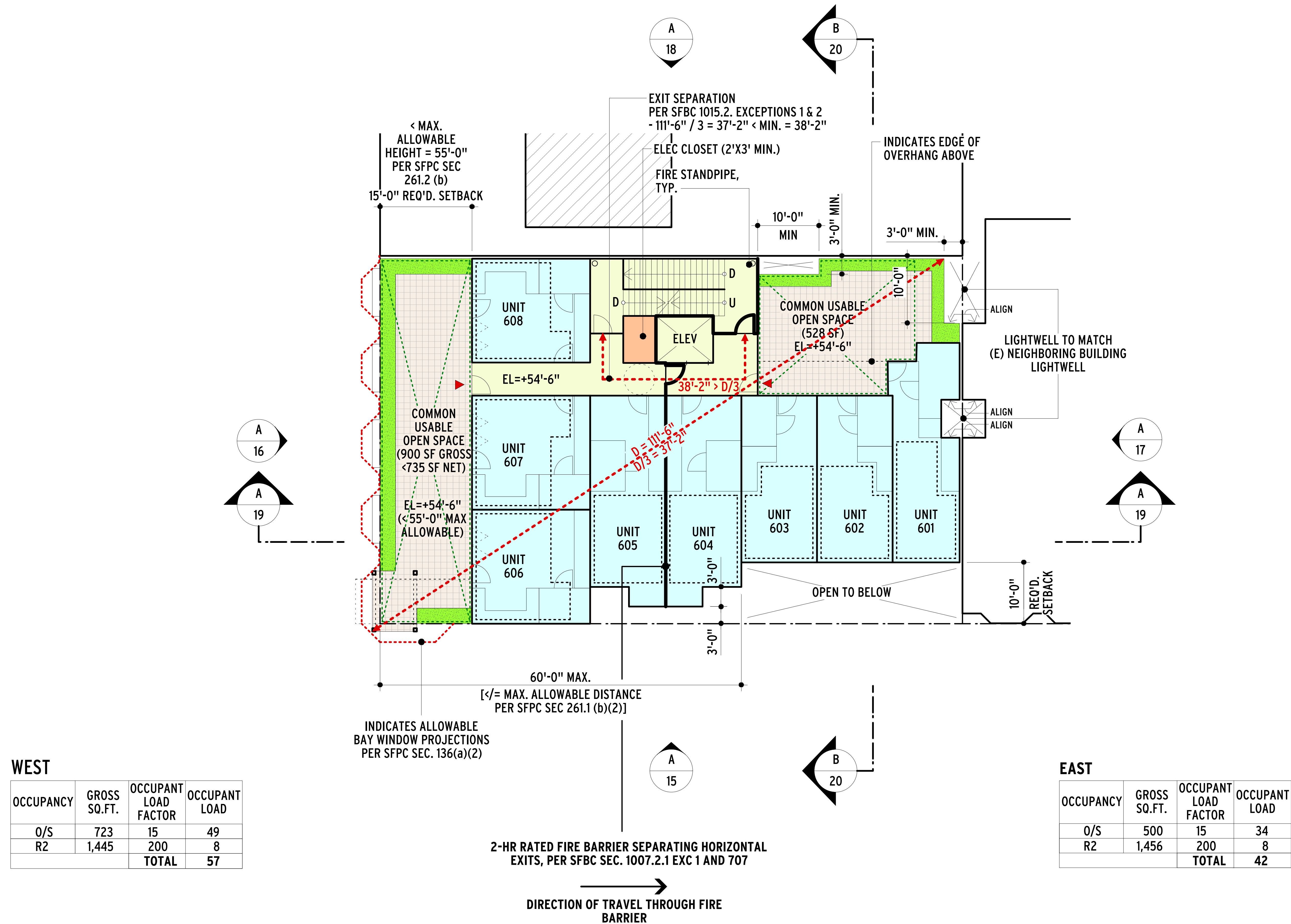
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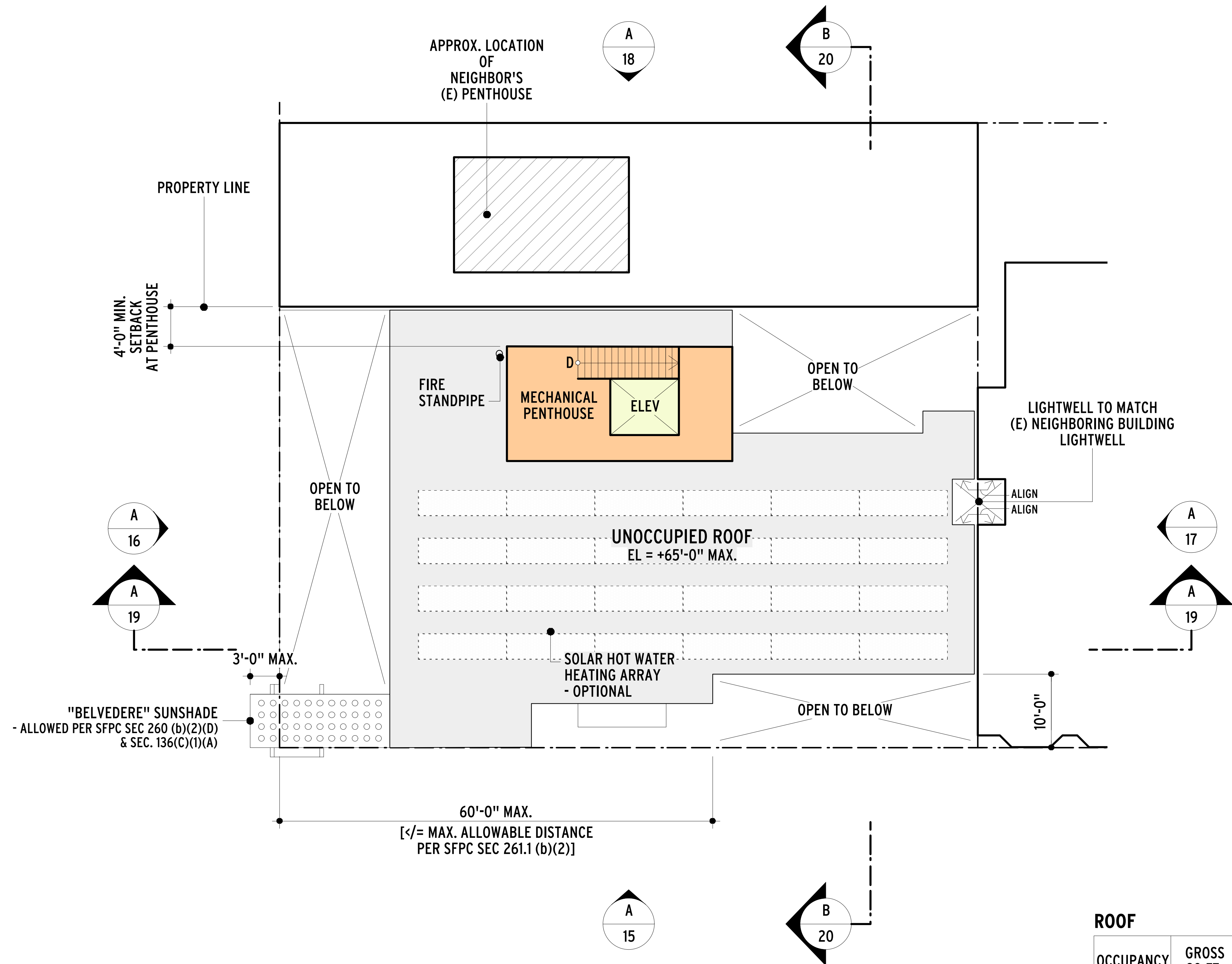
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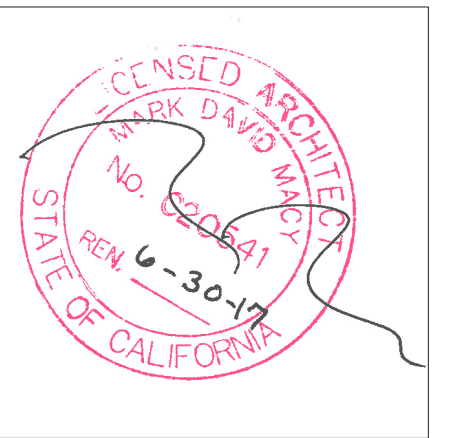


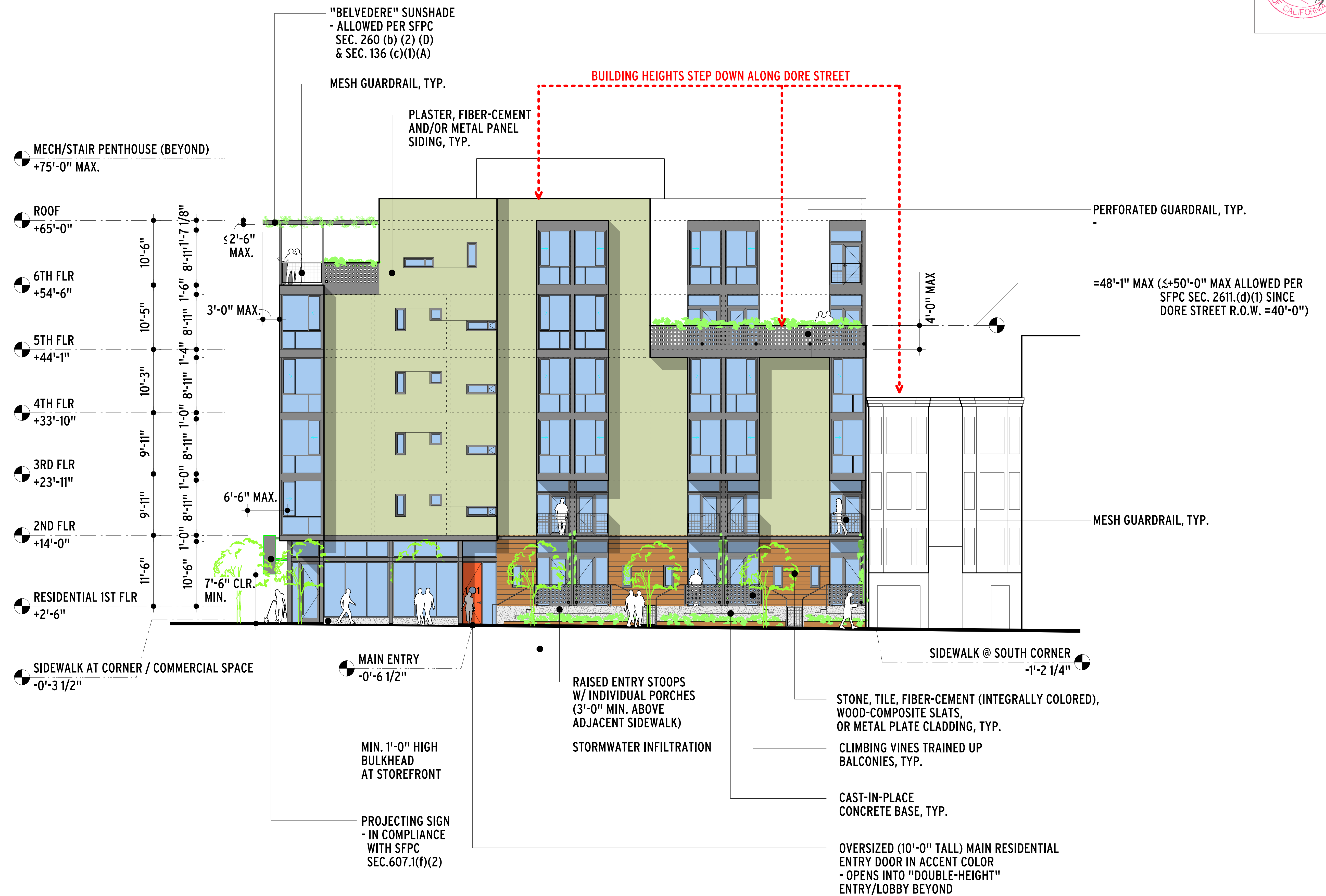
ROOF

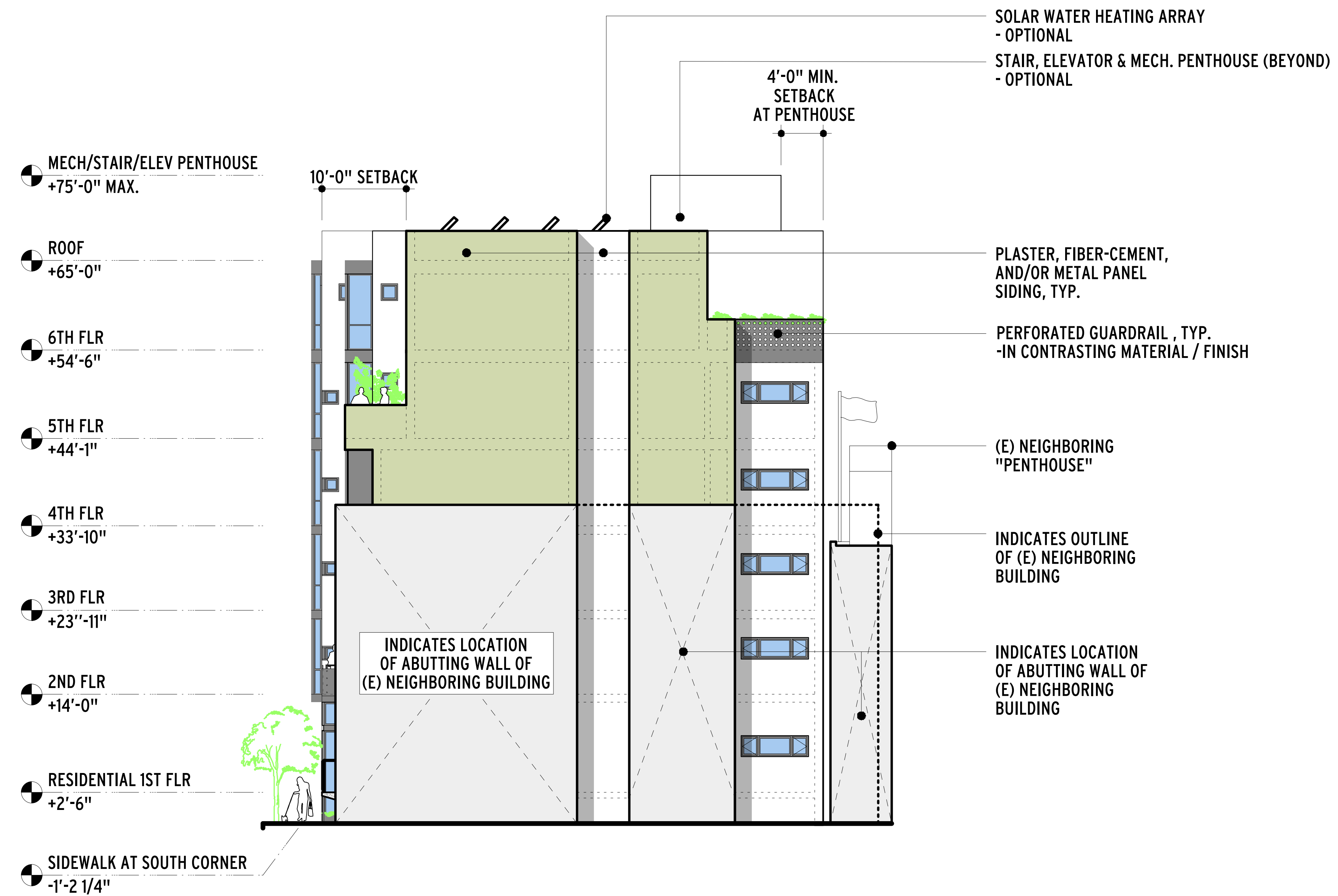
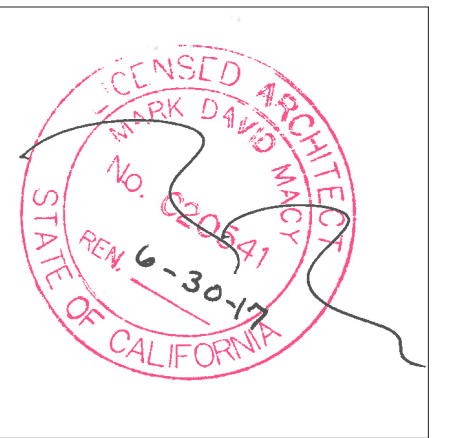
OCCUPANCY	GROSS SQ.FT.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
U	258	300	1
		TOTAL	1

0' 8' 16' 32' 1/8" = 1'-0" N

ROOF LEVEL PLAN

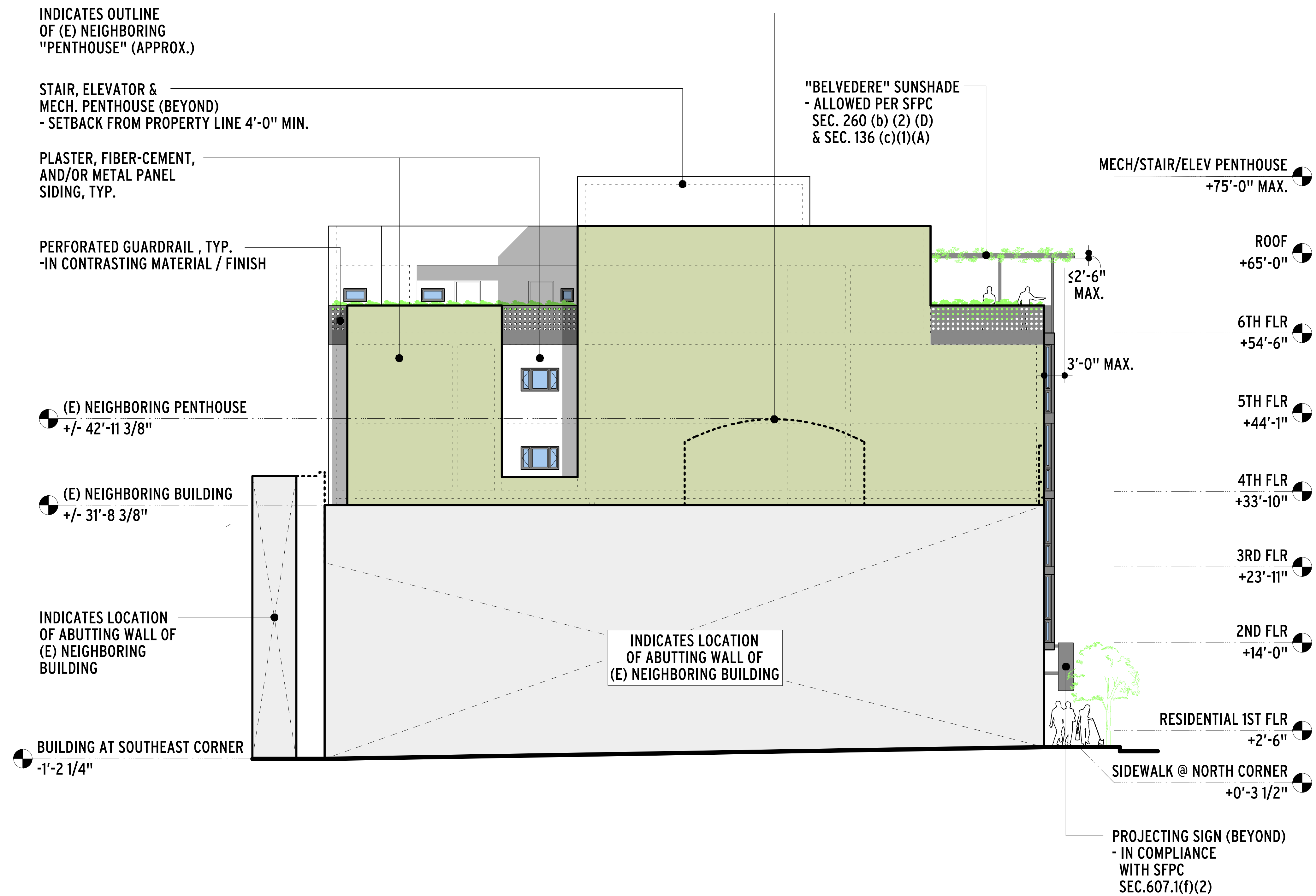
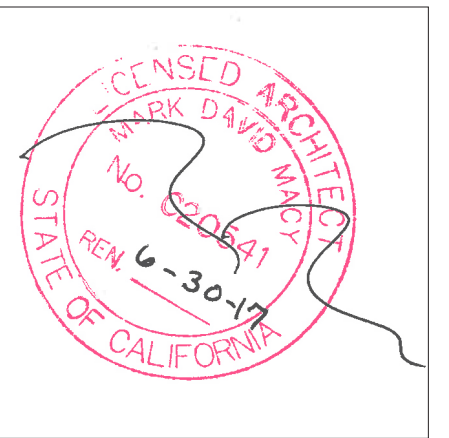






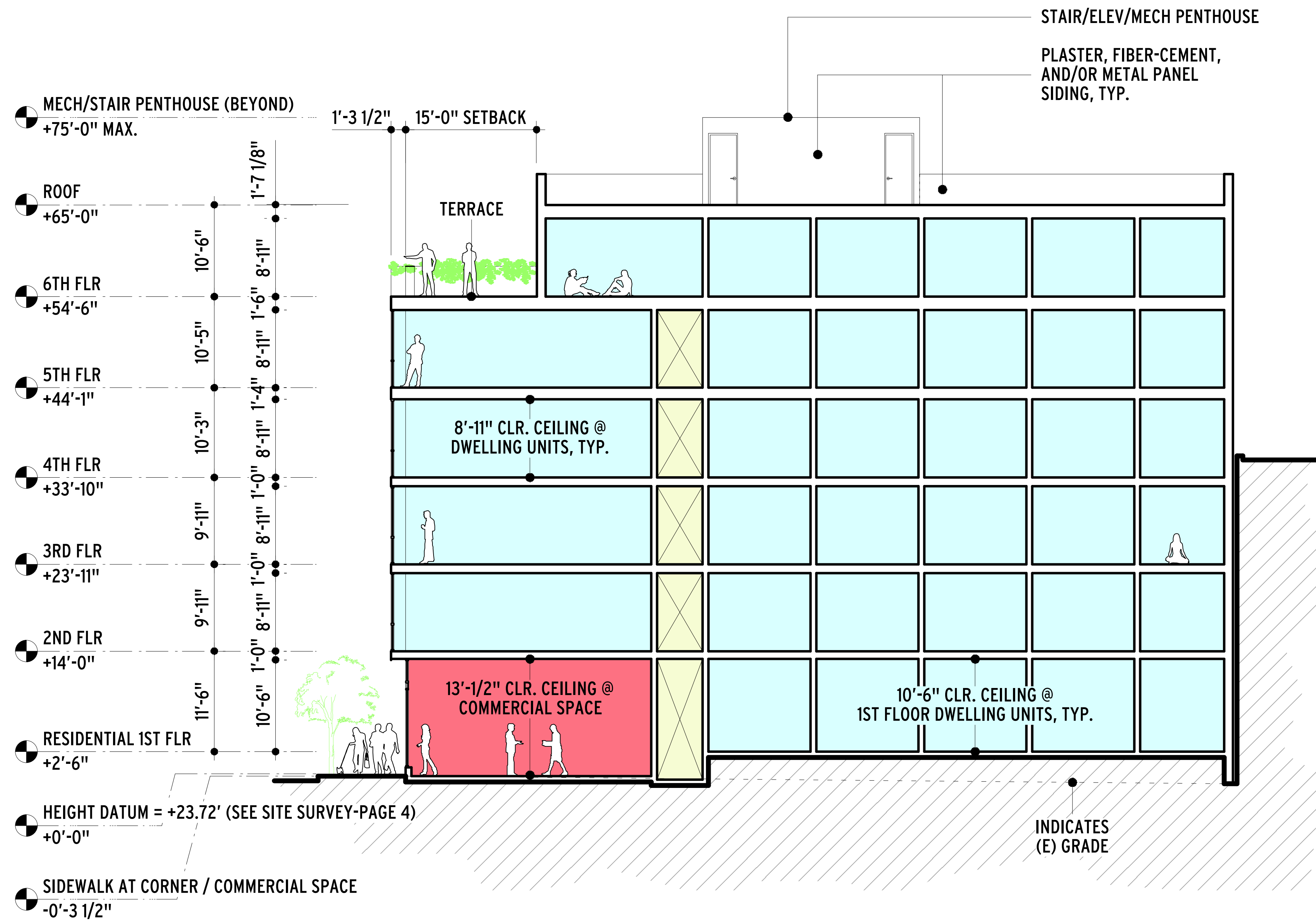
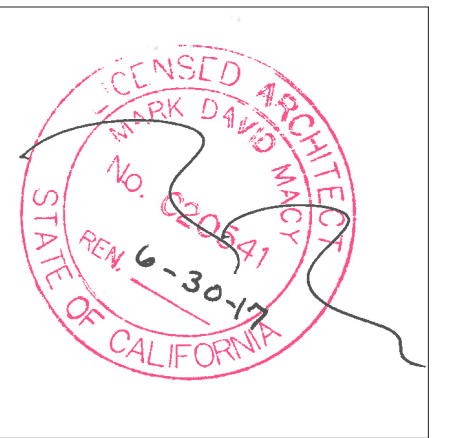
0' 8' 16' 32'
1/8" = 1'-0"

EAST ELEVATION



0' 8' 16' 32'
1/8" = 1'-0"

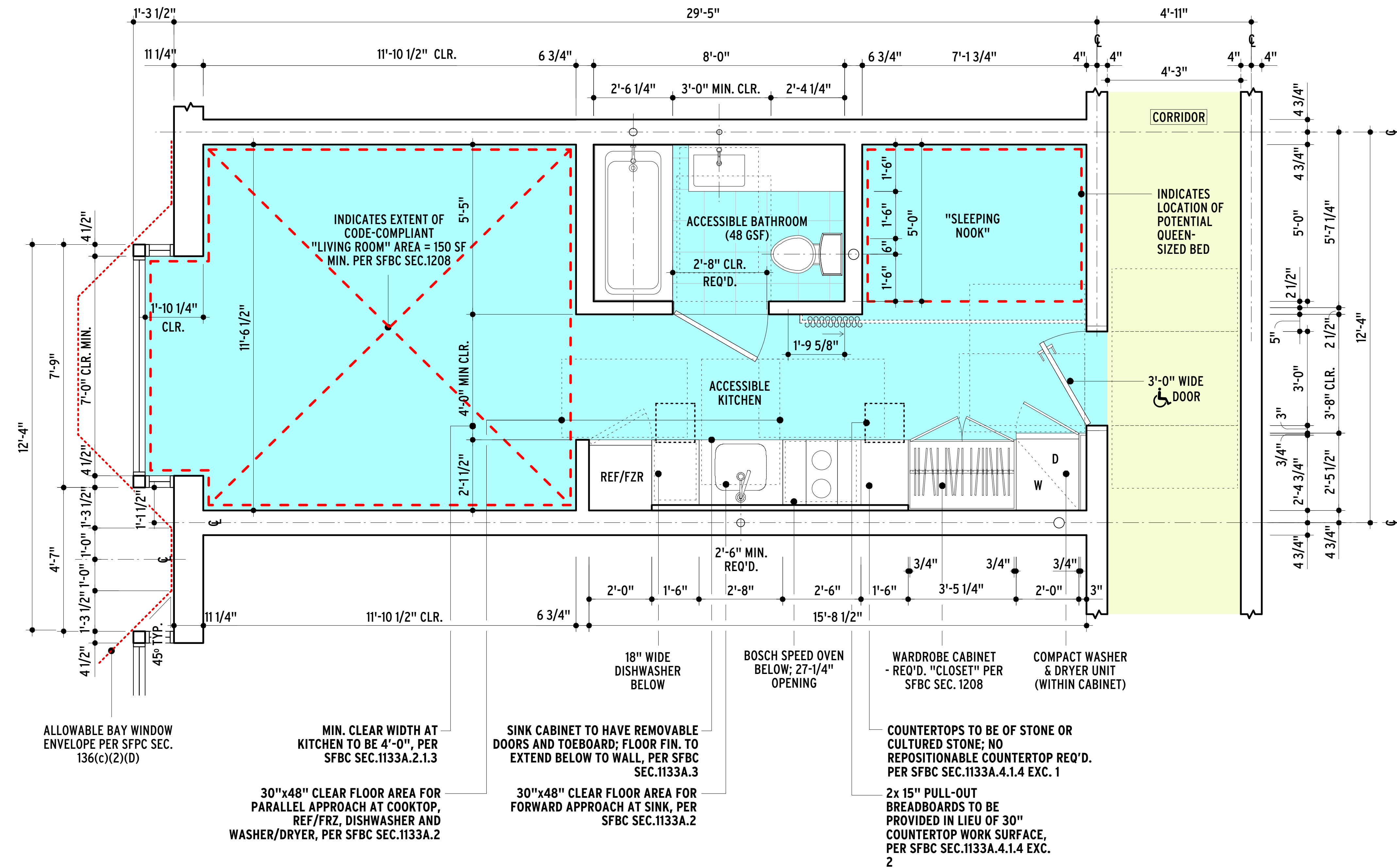
NORTH ELEVATION



0' 8' 16' 32'

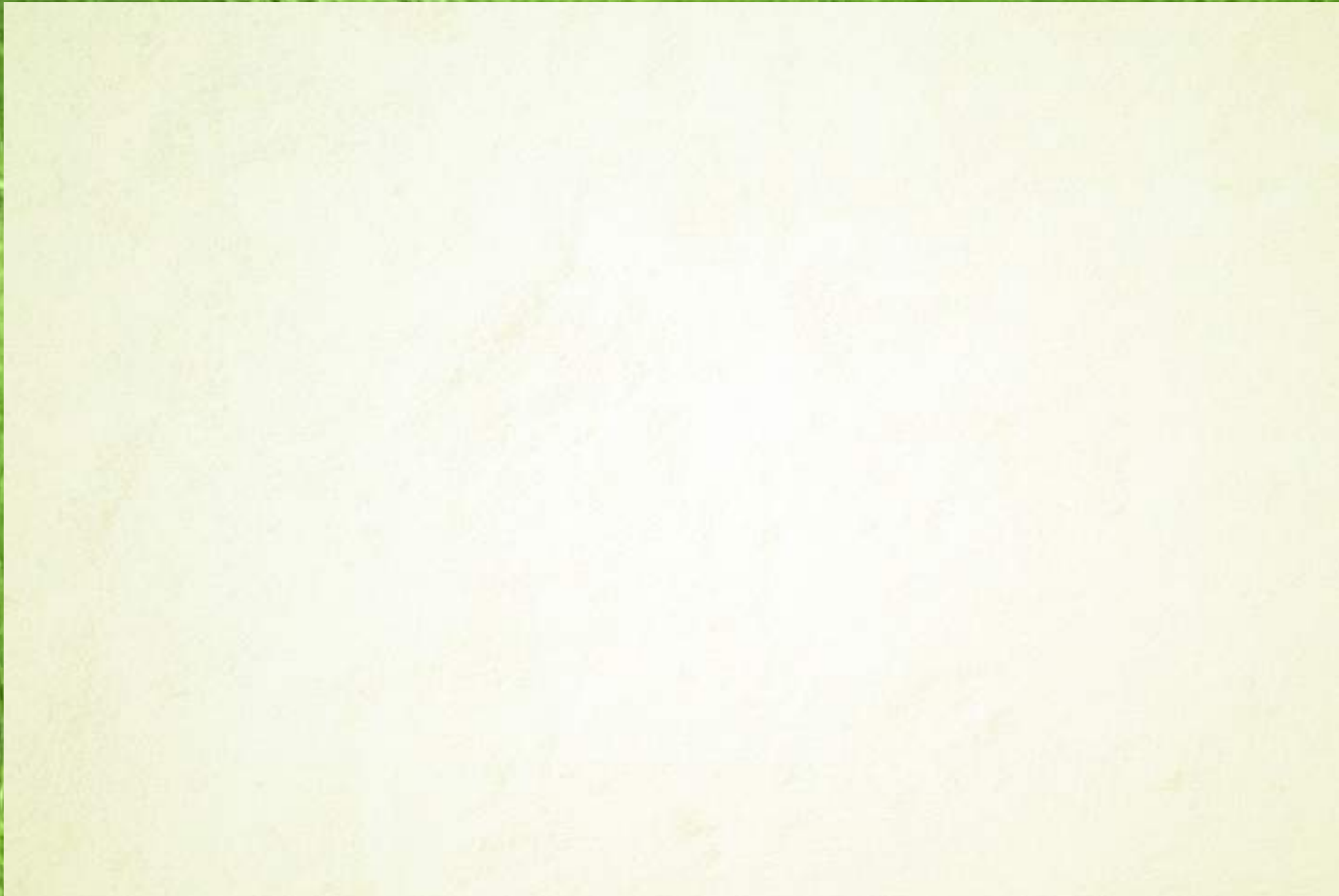
1/8" = 1'-0"

LONGITUDINAL SECTION A-A



TOTAL AREA= 372 GSF
(324 GSF + 48 GSF BATHROOM)





1 PLASTER (COLOR 1)
- INTEGRALLY COLORED PREFERRED
- OPTIONS : FIBER CEMENT OR METAL PANEL



2 PLASTER (COLOR 2)
- INTEGRALLY COLORED PREFERRED
- OPTIONS : FIBER CEMENT OR METAL PANEL
- OPTIONS : FIBER CEMENT OR METAL PANEL



3 WOOD-COMPOSITE SIDING
- COLOR/FINISH STABLE
- LOW MAINTENANCE
- OPTIONS: STONE, TILE, FIBERCEMENT OR METAL PLATE



4 ALUMINUM WINDOW & DOOR FINISH AND PANELING
- DARK BRONZE ANODIZED
- HIGH PERFORMANCE / THERMALLY-BROKEN



5 METAL (PAINTED)
- GUARDRAILING PANELS < 4" Ø PERFORATED
- GUARDRAILINGS: 4" X 4" X 1/4" Ø MESH
- EXPOSED STRUCTURE AT STOREFRONT & BALCONIES



6 CONCRETE (BOARD FORMED)
- STOOPS, EXTERIOR STEPS & EXPOSED FOUNDATION WALLS





