



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MAY 12, 2016

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: May 5, 2016
Case No.: **2014-001676CUA**
Project Address: **2224 Clement Street**
Zoning: Outer Clement Street NCD (Neighborhood Commercial District)
40-X Height and Bulk District
Block/Lot: 1410/021
Project Sponsor: Green Oak Investment Group Corp.
5526 Big Oak Drive
San Jose, CA, 95125
Staff Contact: Alexandra Kirby – (415) 575-9133
alexandra.kirby@sfgov.org

PROJECT DESCRIPTION

The project proposes to construct a new four-story, twelve-unit mixed-use building with three stories of residential over ground floor retail and parking on the site that is presently used as a commercial parking lot. The new building would feature twelve three-bedroom residential units with a total of approximately 17,850 square feet of residential space. The proposed commercial space would be approximately 1,215 square feet in area. The resulting structure would be 29,375 square feet in area and 45 feet in height. The proposal includes 16 off-street parking spaces, provided by five stackers and one ADA space; 12 Class One bicycle spaces within the proposed garage, and four (4) Class Two bicycle spaces at the front of the property.

The proposal requires a Conditional Use Authorization pursuant to Planning Code Sections 121.1, 303, and 717.11 to allow construction of a four-story, twelve-unit mixed-use building at 2224 Clement Street within the Outer Clement Street NCD (Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.

SITE DESCRIPTION AND PRESENT USE

The project is located on the north side of Clement Street, between 23rd and 24th Avenues, Block 1410, Lot 021. The property is located within the Outer Clement Street NCD (Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The subject property has 100 feet of street frontage on Clement Street, with a depth of 100 feet, with a total lot area of 10,000 square feet. The lot is currently used as a commercial surface parking lot that accommodates approximately 25 spaces.

The project was originally submitted as a four-story residential project with 16 three-bedroom units accessed via four raised entries at the sidewalk level and 17 parking spaces partially below grade accessed by a central garage entrance. The Urban Design Advisory Committee requested that the project incorporate a more active, transparent commercial ground story in conformance with Section 145.1 of the Planning Code to better relate to the surrounding commercial context. The sponsor has provided a commercial ground story, incorporated better-quality materials on the front façade, provided a solid parapet to better cap the building and complied with all streetscape requirements.

On May 4, 2016, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located on Clement Street between 23rd and 24th Avenues in the Outer Richmond Neighborhood. The Outer Clement Street NCD, which runs between 19th and 27th Avenues, contains small-scale convenience businesses, as well as many restaurants and a movie theater. The district's restaurants serve a neighborhood and Citywide clientele during the evening hours, while convenience shopping uses cater for the most part to daytime neighborhood shoppers. Clement Street contains many mixed-use buildings with some fully commercial and fully residential buildings interspersed between them. The surrounding zoning is predominantly RM-1, and to the south, the zoning transitions to NC-3 (Neighborhood Commercial, Moderate Scale) along Geary Boulevard, providing a wider array of goods and services.

HEARING NOTIFICATION REQUIREMENTS

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 22, 2016	April 22, 2016	20 days
Posted Notice	20 days	April 22, 2016	April 22, 2016	20 days
Mailed Notice	20 days	April 22, 2016	April 19, 2016	20 days

The proposal requires a public notice per Planning Code Section 312, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

To date, the Department has received one petition in opposition to the project with 41 signatures, one letter in opposition from an adjacent neighbor, and two emails in opposition to the proposed project. No letters or calls in support of the project have been received. All comments were received prior to the submittal of the current plans; however the cited concerns remain relevant. Expressed project concerns include potential loss of light and air at the adjacent properties to the west, the overall scale and height of the new development, traffic congestion, effects to the market rate of surrounding housing, and the lack of a car sharing space.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization as the project proposes development on a lot in excess of 4,999 gross square feet in the Outer Clement Street NCD, pursuant to Planning Code Sections 121.1, 303 and 717.11.

BASIS FOR RECOMMENDATION

The Department recommends that the four-story, 12-unit mixed-use project be approved. The project is consistent with the Objectives and Policies of the General Plan and complies with the Planning Code. The project meets the criteria set forth in Planning Code Section 101.1 of the Planning Code in that:

- The proposed project would create 12 new three-bedroom dwelling units on an underutilized lot, for a total of 17,850 square feet of residential space.
- The Project Sponsor shall pay the 20% Affordable Housing Fee in full sum to the Development Fee Collection Unit at DBI for use by MOHCD prior to the issuance of the first construction document.
- The proposal is consistent with the policies and objectives of the Outer Clement Street NCD.
- The proposed new building would activate the sidewalk by replacing a surface parking lot with commercial space, a residential entry, five new street trees and bicycle parking.
- Given the scale of the project, it would have no significant effect on the existing capacity of the local street system or MUNI.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION:	Approval with Conditions
------------------------	---------------------------------

Attachments:

Draft Conditional Use Authorization Motion
Environmental Determination
Block Book Map
Sanborn Map
Zoning Map
Aerial Photograph
Site Photograph
Plans & Photos

Attachment Checklist

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

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

_____ AK

Planner's Initials

AK: G:\Cases\CUI\2224 Clem_Executive Summary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Affordable Housing (Sec. 415) | <input checked="" type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input checked="" type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: MAY 12, 2016

Date: May 5, 2016
Case No.: **2014-001676CUA**
Project Address: **2224 Clement Street**
Zoning: Outer Clement Street NCD (Neighborhood Commercial District)
40-X Height and Bulk District
Block/Lot: 1410/021
Project Sponsor: Green Oak Investment Group Corp.
5526 Big Oak Drive
San Jose, CA, 95125
Staff Contact: Alexandra Kirby – (415) 575-9133
alexandra.kirby@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 121.1, 303 AND 717.11 OF THE PLANNING CODE TO ALLOW FOR THE CONSTRUCTION OF A FOUR-STORY, TWELVE-UNIT MIXED USE BUILDING WITH RETAIL AT THE GROUND FLOOR ON A 10,000 SQUARE FOOT LOT WITHIN THE OUTER CLEMENT STREET NCD (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 17, 2015, Green Oak Investment Group Corp., (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 121.1, 303, and 717.11 to allow construction of a four-story, twelve-unit residential building on a lot 10,000 square feet in area at 2224 Clement Street within the Outer Clement Street NCD (Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.

The project was originally submitted as a four-story residential project with 16 three-bedroom units accessed via four raised entries at the sidewalk level and 17 parking spaces partially below grade accessed by a central garage entrance. The Urban Design Advisory Committee requested that the project incorporate a more active, transparent commercial ground story in conformance with Section 145.1 of the

Planning Code to better relate to the surrounding commercial context. The sponsor has provided a commercial ground story, incorporated better-quality materials on the front façade, provided a solid parapet to better cap the building and complied with all streetscape requirements.

On May 4, 2016, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On May 12, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014-001676CUA.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014-001676CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the north side of Clement Street, between 23rd and 24th Avenues, Block 1410, Lot 021. The property is located within the Outer Clement Street NCD (Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The subject property has approximately 100 feet of street frontage on Clement Street, with a depth of 100 feet, with a total lot area of approximately 10,000 square feet. The lot is currently occupied by a surface commercial parking lot that provides approximately 25 parking spaces.
3. **Surrounding Properties and Neighborhood.** The project site is located on Clement Street between 23rd and 24th Avenues in the Outer Richmond Neighborhood. The Outer Clement Street NCD, which runs between 19th and 24th Avenues, contains small-scale convenience businesses, as well as many restaurants and a movie theater. The district's restaurants serve a neighborhood and Citywide clientele during the evening hours, while convenience shopping uses cater for the most part to daytime neighborhood shoppers. Clement Street contains many mixed-use buildings with some fully commercial and fully residential buildings interspersed between them. The surrounding zoning is predominantly RM-1, and to the south, the zoning transitions to NC-3 (Neighborhood Commercial, Moderate Scale) along Geary Boulevard, providing a wider array of goods and services.

4. **Project Description.** The project proposes to construct a new four-story, twelve-unit mixed-use building with three stories of residential over ground floor retail and parking on the site that is presently used as a commercial parking lot. The new building would feature twelve three-bedroom residential units with a total of approximately 17,850 square feet of residential space. The proposed commercial space would be approximately 1,215 square feet in area. The resulting structure would be 29,375 square feet in area and 45 feet in height. The proposal includes 16 off-street parking spaces, provided by five stackers and one ADA space; 12 Class One bicycle spaces within the proposed garage, and four (4) Class Two bicycle spaces at the front of the property.
5. **Public Comment.** To date, the Department has received one petition in opposition to the project with 41 signatures, one letter in opposition from an adjacent neighbor, and two emails in opposition to the proposed project. No letters or calls in support of the project have been received. All comments were received prior to the submittal of the current plans; however the cited concerns remain relevant. Expressed project concerns include potential loss of light and air at the adjacent properties to the west, the overall scale and height of the new development, traffic congestion, effects to the market rate of surrounding housing, and the lack of a car sharing space.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Residential Density.** The permitted ratio of dwelling units in the Outer Clement Street NCD Zoning District is one dwelling unit per 600 square feet, pursuant to Planning Code Section 209.2.

The lot area is 10,000 square feet, thus 17 dwelling units are permitted. The project proposes 12 new dwelling units.

- B. **Rear Yard Requirement in the Outer Clement Street NCD Zoning District.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 25 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet and that the rear yard is to be provided at grade level and above.

The Project proposes a 25-foot deep rear yard at grade, as required by Section 134 of the Planning Code.

- C. **Open Space.** Planning Code Section 135 requires 100 square feet of common usable open space or 80 square feet of private usable open space per dwelling unit.

Per Section 135 of the Planning Code, the proposed project requires 1,200 square feet of common usable open space. The project proposes 2,500 square feet of common open space at the rear yard, providing adequate common open space for the twelve new units.

- D. Dwelling Unit Exposure (Section 140).** Planning Code Section 140 requires that at least one room of all dwelling units face directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width or Code-compliant rear yard.

Each of the 12 units directly faces onto a Code-compliant rear yard or a public street. Therefore, the Project complies with Section 140.

- E. Street frontages and ground floor uses and standards in Neighborhood Commercial Districts.** Planning Code Section 145 requires the following:

1. **Entrances to Off-Street parking.** No more than one-third of the width of the ground story along the front lot line shall be devoted to entrances to off-street parking, limited to no more than 10 feet in width.

The proposed garage entrance is approximately 10 feet in width and located at the west end of the front façade to minimize the effect on the public right-of-way.

2. **Active Uses Required.** With the exception of space allowed for parking and loading access, building egress, and access to mechanical systems, space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width.

The proposed ground story features a retail space with 54 feet of frontage and a depth of 25 feet. All upper stories feature residential uses. Parking is proposed to be located at the rear of the building and will not be visible from the street.

3. **Transparency and Fenestration.** Frontages with active uses that are not residential must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building.

The proposed ground story features 60 feet, or 60 percent, of transparent fenestration, not including parking access and emergency egress openings.

- F. Off-Street Parking, Residential.** Planning Code Section 151 requires one automobile parking space per dwelling unit. The maximum permitted accessory parking is limited to 150 percent of the principally permitted parking.

The project requires a total of 12 automotive parking spaces per Section 151 of the Planning Code, and proposes 16 parking spaces. The automotive parking includes five parking stackers, each accommodating three (3) vehicles, and one ADA-accessible space. The maximum permitted parking is 18 spaces, which the project does not propose to exceed.

- G. Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 Bicycle Parking space for every dwelling unit, one Class 2 Bicycle Parking space for every 20 residential units, and two

Class 2 Bicycle Parking Spaces for retail spaces under 2,500 square feet of occupied commercial floor area.

The project requires a total of 12 Class 1 bicycle parking spaces that satisfy the bicycle parking requirements of one space for each unit, in addition to three Class 2 bicycle parking space to meet both the residential and retail bicycle parking requirements pursuant to Section 155.2 of the Planning Code.

- H. Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District, with a 40-foot height limit. However, Section 263.20 allows a special height exception for an additional 5 feet of height to provide a more gracious active ground story.

The project proposes a new building 45 feet in height, with a retail ground story 15' in height from floor to floor. A shadow study was conducted and it was determined that no shadows would be cast on any public open spaces by the proposed new building.

- I. Signage.** Currently, there is not a proposed sign program on file with the Planning Department. The proposed business does not have a name as of this writing. Any proposed signage will be subject to the review and approval of the Planning Department.
- J. Shadows on Parks (Section 295).** Section 295 requires any project proposing a structure exceeding a height of 40 feet to undergo a shadow analysis to determine if the project would result in the net addition of shadow to properties under the jurisdiction of the Recreation and Park Department.

The preliminary shadow fan analysis prepared for the Project's Preliminary Project Assessment found that the proposed structure would not cast a shadow on any properties or public parks under the jurisdiction of the Recreation and Park Department. A shadow analysis dated April 13, 2016 found that the Project would not cast any shadow on any such Recreation and Park Department properties. Therefore the Project is compliant with Section 295.

- F. Child Care Requirement for Residential Projects.** Planning Code Section 414A requires payment of a child care impact fee for a project that results in one net new dwelling unit.

The Project proposes 12 new dwelling units and will be required to pay a fee of \$0.91 for each net new gross square foot of residential development.

- K. Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements would apply to projects that consist of 10 or more units, where the first application (EE or BPA) was applied for on or after July 18, 2006. Pursuant to Planning Code Section 415.5, the Inclusionary Affordable Housing Program requirement for the Payment of a Fee is to provide 20% of the proposed dwelling units as affordable. This Fee is made payable to the Department of Building Inspection ("DBI") for

use by the Mayor's Office of Housing and Community Development for the purpose of increasing affordable housing citywide.

The Project Sponsor has submitted a 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program through payment of the Fee, in an amount to be established by the Mayor's Office of Housing and Community Development at a rate equivalent to an off-site requirement of 20% for projects with fewer than 25 proposed units. The project sponsor has not selected an alternative to payment of the Fee. The EE application was submitted on January 23, 2016.

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

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

The proposed project would provide 12 three-bedroom dwelling units on a lot that is currently occupied by surface parking. The project will also provide a 1,215 square-foot retail space and parking that is adequate for the residential occupants of the building. The scale of the new building is consistent with the surrounding context, as a number of four-story buildings are located within the adjacent residential and commercial districts. The project will accommodate a commercial ground story with family-sized residential units above, in keeping with the character of the neighborhood.

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

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

The Project is designed to be compatible with the surrounding neighborhood character of the Outer Clement Street corridor by providing a mixed-use structure with retail frontage at the street level. The surrounding scale of the neighborhood is predominantly two- to three- stories in height; however, there are numerous examples of four-story structures in the surrounding residential neighborhoods. The mid-block open space will be minimally affected as the project proposes a 25-foot deep rear yard.

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

The Project includes 16 off-street automobile parking spaces and a total of 16 bicycle parking spaces (12 Class One and four Class Two). The Project would add two metered parking spaces along Clement Street due to the removal of an existing curb cut. The site is easily accessible by public transit, as it is within a quarter mile of six major MUNI lines (1/1A, 29, 38A/B/R), and is located near three marked bikeways.

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

The proposed project is primarily residential and no commercial tenant has yet been proposed. Any new commercial tenants would be subject to applicable Health and Planning Codes and requirements pertaining to noxious or offensive emissions.

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

The façade treatment and materials of the new building has been designed to be harmonious with the existing surrounding neighborhood. No landscaping is proposed as the project abuts the front property line. Five new street trees will be planted. The new curb cut will be minimal in width, as will the proposed garage entrance to minimize the effect on the public right-of-way. No loading or service areas are proposed or required.

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

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

- 8. **Development of Large Lots.** Planning Code Section 121.1 establishes the following additional criteria the Planning Commission shall consider for new construction on lots of the same size or larger than 10,000 sq. ft. in the Outer Clement Street NCD.

- a. The mass and façade of the proposed structure are compatible with the existing scale of the district.

The proposed project's mass and façade are in keeping with the existing and intended scale and character of the Outer Clement Street NCD, where residential housing over a commercial ground floor is encouraged. The subject block is primarily two- to three-story mixed-use buildings on a 25-foot wide lot with an occasional four-story building along Clement Street and the adjacent residential blocks.

The project's Clement Street façade at the ground floor includes 54 feet of commercial frontage with a generous height of 14 feet and approximately 6 feet of frontage for the building's primary residential lobby. The upper stories of the building include family-sized dwelling units organized

in a pattern of structural bays that are scaled similarly to other upper story dwellings and comparably tall buildings found throughout the Clement Street corridor of this district.

- b. The façade of the proposed structure is compatible with the design features of adjacent facades that contribute to the positive visual quality of the district.

The project's façade is compatible with the design features of adjacent properties because the distinction between ground floor commercial spaces and upper floor residential dwellings are made primarily through recessed walls at the ground floor, the width and dimension of bay windows, architectural features such as balconies, and the use of exterior materials to differentiate the ground and upper floors to be consistent with similar land uses at adjacent properties and along Clement Street.

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

HOUSING ELEMENT

OBJECTIVE 4:

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

Policy 4.1:

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

This project will create 12 new family-sized, three-bedroom dwelling units.

OBJECTIVE 11:

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

Policy 11.1:

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

This new construction project will conform to the scale and character of the district, respecting the neighborhood character in design and use. Ground story retail is proposed to align with the surrounding commercial district and the proposed height and massing will be compatible with the surrounding context while adding density to the surrounding neighborhood.

Policy 11.4:

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

The project conforms to the zoning and height districts for the Outer Clement Street NCD.

Policy 11.6:

Foster a sense of community through architectural design, using features that promote community interaction.

The project's materiality, design, and scale relate thoughtfully to the surrounding neighborhood, which is mixed in scale and design.

URBAN DESIGN

OBJECTIVE 1:

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

Policy 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

The Project proposes a new four-story structure adjacent to a two-story mixed-use building to the west and a three-story mixed-use building to the east. The existing site is a commercial surface parking lot that presently accommodates approximately 25 spaces. The Project would reinforce the existing street pattern by infilling an under-utilized site with a new structure that is in keeping with the surrounding scale, use and character of the neighborhood.

Policy 1.3:

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

The proposed building reflects the existing neighborhood character and development pattern while proposing to introduce greater density. The Project proposes a building with an unusually long frontage for the district that has been divided by recessed entries and a retail space at the ground story to create interest at the pedestrian scale. The residential upper stories are divided into bays to relate to the surrounding patterns of the Clement Street corridor. Although the building is a story taller than any adjacent properties on the block, there are a number of four-story buildings along Clement Street and within the adjacent residential districts.

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

The massing and design of the building have been designed to respect and reflect the height and proportions of the surrounding mixed-use development. Although interpreted in a contemporary architectural style, the proposed building proportions and exterior materials have been selected to be compatible with the adjacent buildings and the immediate neighborhood character, taking various cues from the surrounding context of Clement Street.

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

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

Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal. The proposed new retail space is 1,215 square feet in area, providing opportunity for a new, small-scale business at the site. The proposed project will add 12 new residential units, which will support existing neighborhood-serving retail uses.

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

The Project does not propose removal of existing housing or structures that contribute to the existing character of the Outer Clement Street District. In addition, the proposed structure respects the neighborhood's character, scale, mass, and proportions.

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

The project site is currently developed as a commercial surface parking lot. No existing housing would be removed or modified, and the replacement building will provide 12 new dwelling units and a total of 36 new bedrooms.

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

The project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood. 16 off-street automobile parking spaces are provided for the project and approximately two new street parking spaces would be generated due to the removal of the existing curb cut. The site is within a quarter mile of three bus lines, thus offering transit opportunities for resident commuters and potential users of the commercial space. Additionally, 12 Class 1 and four Class 2 bicycle parking spaces will be provided.

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

The Project is not a commercial office project. Ownership of industrial or service sector businesses would not be affected by the Project.

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

The proposed structure would be built in compliance with San Francisco's current Building Code Standards and would meet all earthquake safety requirements.

- G. That landmarks and historic buildings be preserved.

No landmark or historic buildings occupy the Project site.

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

The project will have no negative effect on existing parks and open spaces. The proposed height is greater than 40 feet, and was therefore subject to a shadow study that found that no properties under the jurisdiction of the Recreation and Parks Department would be affected by the shadow cast by the proposed building.

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

The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.

- 12.** The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 13.** The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014-001676CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 11, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 19509. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 12, 2015.

Jonas Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow construction of a six-unit residential building located at 2224 Clement Street, Block 1410, Lot 021, pursuant to Planning Code Section(s) **121.1, 303, and 717.11** within the **Outer Clement Street NCD (Neighborhood Commercial) Zoning District** and a **40-X Height and Bulk District**; in general conformance with plans, dated **April 11, 2016**, and stamped "EXHIBIT B" included in the docket for Case No. **2014-001676CUA** and subject to conditions of approval reviewed and approved by the Commission on **May 12, 2016** under Motion No. **XXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **May 12, 2016** under Motion No. **XXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

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

3. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

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

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

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

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

4. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant impacts to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

- A. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
- B. On-site, in a driveway, underground;
- C. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
- D. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding impacts on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
- E. Public right-of-way, underground; and based on Better Streets Plan guidelines;
- F. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- G. On-site, in a ground floor façade (the least desirable location).

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

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

PARKING AND TRAFFIC

1. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than **12** Class 1 bicycle parking spaces and **4** Class 2 bicycle parking spaces.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

- a. **Residential Childcare Impact Fee.** Pursuant to Planning Code Section 414A, the Project Sponsor shall comply with the Residential Childcare Impact Fee provisions through payment of an Impact Fee pursuant to Article 4.
For information about compliance, contact the Case Planner, Planning Department at 415-575-6378, www.sf-planning.org
- b. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.
For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

INCLUSIONARY AFFORDABLE HOUSING PROGRAM

1. **Requirement.** Pursuant to Planning Code Section 415.5, the Project Sponsor must pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this project is twenty percent (20%). The Project Sponsor shall pay the applicable Affordable Housing Fee at the time such Fee is required to be paid.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.
2. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and the terms of the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the Mayor's Office of Housing and Community Development ("MOHCD") at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing and Community Development's websites, including on the internet at:

<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>. As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale or rent.

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

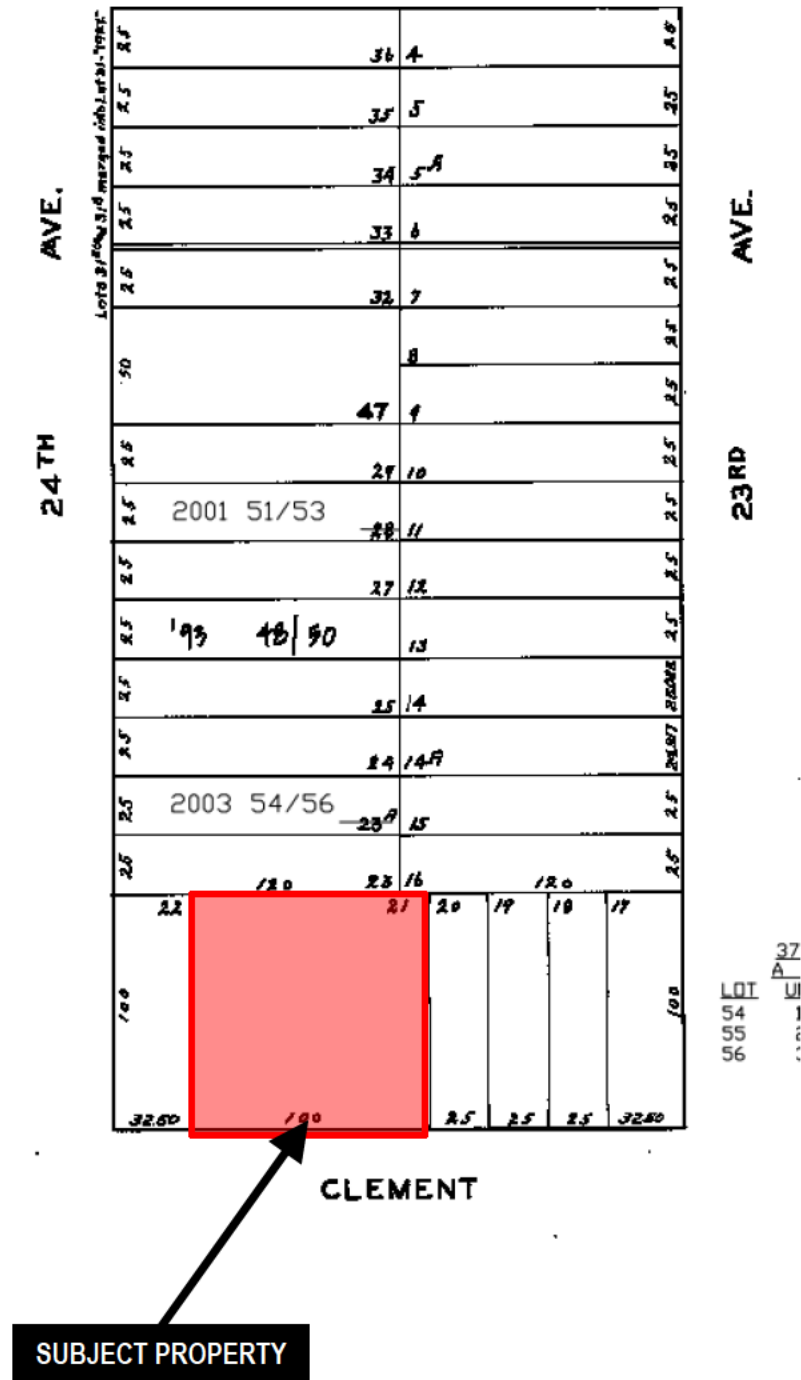
MONITORING - AFTER ENTITLEMENT

1. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

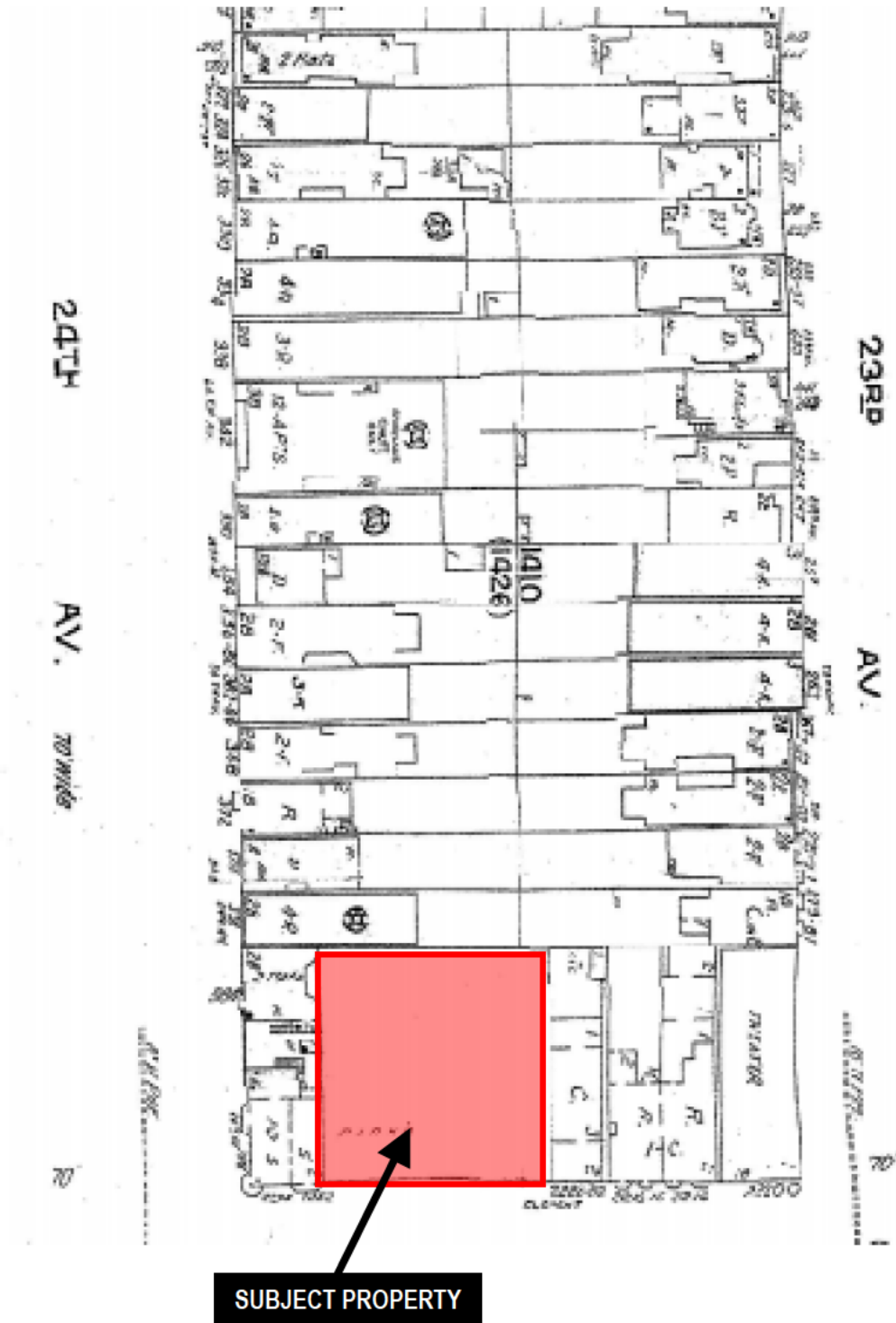
OPERATION

2. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the tenant space and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Parcel Map



Sanborn Map*

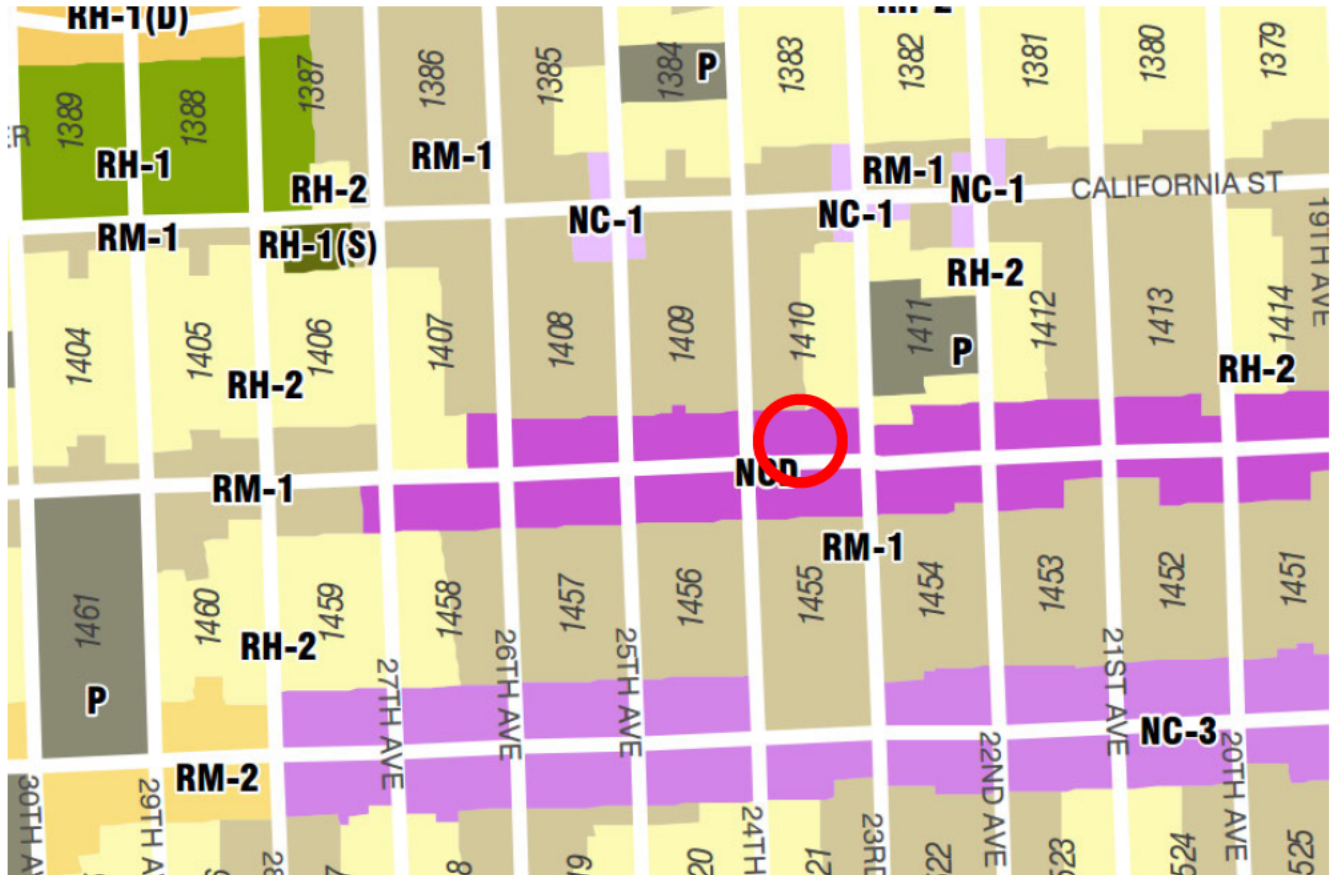


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Conditional Use Hearing
Case Number 2014-001676CUA
2224 Clement Street
Block 1410 Lot 021

Zoning Map



Conditional Use Hearing
Case Number 2014-001676CUA
2224 Clement Street
Block 1410 Lot 021

Aerial Photo (looking north)



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2014-001676CUA
2224 Clement Street
Block 1410 Lot 021

Aerial Photo (looking south)



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2014-001676CUA
2224 Clement Street
Block 1410 Lot 021

Site Photo



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2014-001676CUA
2224 Clement Street
Block 1410 Lot 021



SAN FRANCISCO
PLANNING
DEPARTMENT

Planning Department
1650 Mission Street
Suite 400
San Francisco, CA
94103-9425

T: 415.558.6378
F: 415.558.6409

SUPPLEMENTAL INFORMATION PACKET FOR

Anti-Discriminatory Housing Policy

Pursuant to Administrative Code Section 1.61, certain housing projects must complete and submit a completed Anti-Discriminatory Housing Policy form as part of any entitlement or building permit application that proposes an increase of ten (10) dwelling units or more.

Planning Department staff is available to advise you in the preparation of this application. Call (415) 558-6377 for further information.

WHEN IS THE SUPPLEMENTAL INFORMATION FORM NECESSARY?

Administrative Code Section 1.61 requires the Planning Department to collect an application/form with information about an applicant's internal anti-discriminatory policies for projects proposing an increase of ten (10) dwelling units or more.

WHAT IF THE PROJECT SPONSOR OR PERMITTEE CHANGE PRIOR TO THE FIRST ISSUANCE OF CERTIFICATE OF OCCUPANCY?

If the permittee and/or sponsor should change, they shall notify the Planning Department and file a new supplemental information form with the updated information.

HOW IS THIS INFORMATION USED?

The Planning Department is not to review the responses other than to confirm that all questions have been answered. Upon confirmation, the information is routed to the Human Rights Commission.

For questions about the Human Rights Commission (HRC) and/or the Anti-Discriminatory Housing Policy, please contact Mullane Ahern at (415) 252-2514 or mullane.ahern@sfgov.org.

All building permit applications and/or entitlements related to a project proposing 10 dwelling units or more will not be considered complete until all responses are provided.

WHAT PART OF THE POLICY IS BEING REVIEWED?

The Human Rights Commission will review the policy to verify whether it addresses discrimination based on sexual orientation and gender identity. The policy will be considered incomplete if it lacks such protections.

WILL THE ANSWERS TO THE QUESTIONS EFFECT THE REVIEW OF MY PROJECT?

The Planning Department's and Planning Commission's processing of and recommendations or determinations regarding an application shall be unaffected by the applicant's answers to the questions.

INSTRUCTIONS:

The attached supplemental information form is to be submitted as part of the required entitlement application and/or Building Permit Application. This application does not require an additional fee.

Answer all questions fully and type or print in ink. Attach additional pages if necessary.

Please see the primary entitlement application or Building Permit Application instructions for a list of necessary materials required.

THIS PAGE INTENTIONALLY LEFT BLANK.



FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Green Oak Investment Group Corp	
PROPERTY OWNER'S ADDRESS: 5526 Big Oak Drive, San Jose, CA	TELEPHONE: (408) 242-8898 EMAIL: sharonyang8898@gmail.com

APPLICANT'S NAME: Salvatore Caruso		Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS: 980 El Camino Real #200 Santa Clara, CA	TELEPHONE: (408) 998-4087 EMAIL: scaruso@caruso-designs.com	

CONTACT FOR PROJECT INFORMATION: Archana Jain		Same as Above <input type="checkbox"/>
ADDRESS: 980 El Camino Real #200 Santa Clara, CA	TELEPHONE: (408) 998-4087 EMAIL: scaruso@caruso-designs.com	

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):		Same as Above <input type="checkbox"/>
ADDRESS:	TELEPHONE: ()	EMAIL:

2. Location and Project Description

STREET ADDRESS OF PROJECT: 2224 Clement Street		ZIP CODE: 94121
CROSS STREETS: 24th Avenue + Clement Street		
ASSESSORS BLOCK/LOT: 1410 / 021	ZONING DISTRICT: Outer Clement NCD	HEIGHT/BULK DISTRICT: 40X

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction	—	16	16
<input type="checkbox"/> Demolition			
<input type="checkbox"/> Alteration			
<input type="checkbox"/> Other: _____			

Compliance with the Anti-Discriminatory Housing Policy

1. Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in States or jurisdictions outside of California? ☐ YES ☒ NO

1a. If yes, in which States? _____

- 1b. If yes, does the applicant or sponsor, as defined above, have policies in individual States that prohibit discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the State or States where the applicant or sponsor has an ownership or financial interest? ☐ YES ☐ NO

- 1c. If yes, does the applicant or sponsor, as defined above, have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property? ☐ YES ☐ NO

If the answer to 1b and/or 1c is yes, please provide a copy of that policy or policies as part of the supplemental information packet to the Planning Department.

Human Rights Commission contact information
Mullane Ahern at (415)252-2514 or mullane.ahern@sfgov.org

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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


Signature: _____

Date: _____

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

Shixia Yang

Owner / Authorized Agent (circle one)

PLANNING DEPARTMENT USE ONLY	
PLANNING DEPARTMENT VERIFICATION:	
<input checked="" type="checkbox"/> Anti-Discriminatory Housing Policy Form is Complete <input type="checkbox"/> Anti-Discriminatory Housing Policy Form is Incomplete Notification of Incomplete Information made: To: _____ Date: _____	
BUILDING PERMIT NUMBER(S):	DATE FILED:
N/A	
RECORD NUMBER:	DATE FILED:
2014-001676 CUA	6/17/2015
VERIFIED BY PLANNER:	
Signature: 	Date: 4/29/2016
Printed Name: Alexandra Kirby	Phone: (415) 575-9133
ROUTED TO HRC:	DATE:
<input type="checkbox"/> Emailed to: _____	

Clement Condominiums

2224 Clement St
San Francisco, CA 94121

DESIGN PROFESSIONALS:

SALVATORE CARUSO DESIGN CORPORATION
980 EL CAMINO REAL, SUITE 200
SANTA CLARA, CA 95050
PHONE: (408) 998-4087
FAX: (408) 998-4088

DEVELOPER:

GREEN OAK INVESTMENT GROUP CORP.
5526 BIG OAK DRIVE
SAN JOSE, CA 95129
(408)242-8898

PROJECT DESCRIPTION:

THE 100'x100' SITE WHICH IS CURRENTLY BEING USED AS A PAVED PARKING LOT WILL BE REDEVELOPED WITH A MIXED USE 12 UNIT CONDOMINIUM AND RETAIL BUILDING. THE NEW BUILDING WILL BE COMPRISED OF 3 STORIES OF DWELLING UNITS OVER A RETAIL AND PARKING ON THE FIRST FLOOR. THE CURRENTLY BLIGHTED SITE WOULD BE TRANSFORMED INTO A NOBLE, ARCHITECTURALLY PLEASING GATEWAY PROJECT BY CLOSELY WORKING WITH CITY'S PLANNING STAFF AND COUNCIL.

SHEET INDEX

ARCHITECTURAL

A0 COVER SHEET

A0.1 RENDERING

A0.2 RENDERING

A0.3 RENDERING

A0.4 RENDERING

A1 PROPOSED SITE PLAN

A2 PROPOSED 1ST FLOOR PLAN

A3 PROPOSED 2ND FLOOR PLAN

A4 PROPOSED 3RD & 4TH FLOOR PLAN

A5 PROPOSED ROOF PLAN

A6 PROPOSED FRONT AND REAR ELEVATIONS

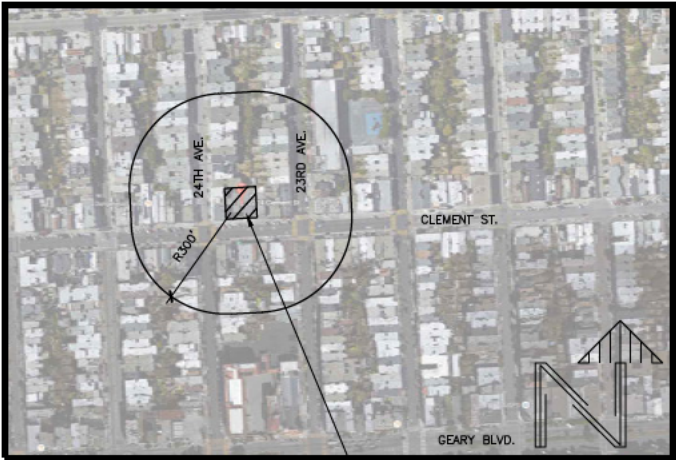
A7 PROPOSED SIDE ELEVATIONS

A8 PROPOSED SECTION



UNIT MATRIX

	AREA	BALCONY AREA	BEDROOMS	BATHROOMS
UNIT 101	1488 SF	48 SF	3	2
UNIT 102	1495 SF	37 SF	3	2
UNIT 103	1493 SF	37 SF	3	2
UNIT 104	1488 SF	48 SF	3	2
UNIT 105	1488 SF		3	2
UNIT 106	1495 SF		3	2
UNIT 107	1493 SF		3	2
UNIT 108	1488 SF		3	2
UNIT 109	1488 SF		3	2
UNIT 110	1495 SF		3	2
UNIT 111	1493 SF		3	2
UNIT 112	1488 SF		3	2



VICINITY MAP

PROPOSED SITE

PROJECT DATA

ASSESSORS BLOCK/LOT	1410/021
TOTAL LOT AREA	10,000 SQ. FT
EXISTING USE	PARKING LOT
PROPOSED USE	MIXED USE
NO. OF UNITS	12 UNITS
NO. OF STORY	4 STORY
OCCUPANCY GROUP	R2/S2/M
TYPE OF CONSTRUCTION	TYPE I-A AND TYPE V-A
AUTOMATIC FIRE SPRINKLER	YES

GROSS BUILDING AREA

	AREAS - SF
1ST FLOOR	7,253 SF
RETAIL	1,215 SF
2ND FLOOR	7,374 SF
3RD FLOOR	7,374 SF
4TH FLOOR	7,374 SF
TOTAL WITHOUT BALCONIES	29,375 SF
TOTAL WITH BALCONIES	29,545 SF

COMMON OPEN SPACE - 25'x100' = 2500 SF
BACK YARD > 1200 SF REQUIRED

PARKING ANALYSIS

PARKING REQUIRED

1 VEHICLE & 1 CLASS I BICYCLE SPACE PER UNIT
1 VEHICLE PER 1000 SF OF RETAIL SPACE

1 ACCESSIBLE SPACE PER 25 UNITS

AUTOMATED FULL SIZE SPACES (144 FT SQ)

12 < 25 = 1 ACCESSIBLE SPACE

14 FULL SIZE SPACES > 12
RESIDENTIAL SPACES REQUIRED +
1 RETAIL SPACE REQUIRED

TOTAL

15 PARKING SPACES

BICYCLE PARKING

1 CLASS I BICYCLE SPACE PER UNIT

12 UNITS = SPACES

TOTAL

12 CLASS I BICYCLE SPACES

TOTAL PARKING PROVIDED

15 CAR SPACES

12 BICYCLE SPACES

Clement Condominiums

2224 Clement St
San Francisco, CA 94121

SALVATORE CARUSO
DESIGN CORPORATION

980 EL CAMINO REAL, SUITE 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

Clement Condominiums

2224 Clement St
San Francisco, CA 94121



Clement Condominiums

2224 Clement St
San Francisco, CA 94121

SALVATORE CARUSO
DESIGN CORPORATION

980 EL CAMINO REAL, SUITE 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

A0.1

DATE: 04/11/16

Clement Condominiums

2224 Clement St
San Francisco, CA 94121



Clement Condominiums

2224 Clement St
San Francisco, CA 94121

SALVATORE CARUSO
DESIGN CORPORATION

980 EL CAMINO REAL, SUITE 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX No. (408) 998-4088

Clement Condominiums

2224 Clement St
San Francisco, CA 94121



Clement Condominiums

2224 Clement St
San Francisco, CA 94121

SALVATORE CARUSO
DESIGN CORPORATION

980 EL CAMINO REAL, SUITE 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX No. (408) 998-4088

A0.3

DATE: 04/11/16

Clement Condominiums

2224 Clement St
San Francisco, CA 94121



Clement Condominiums

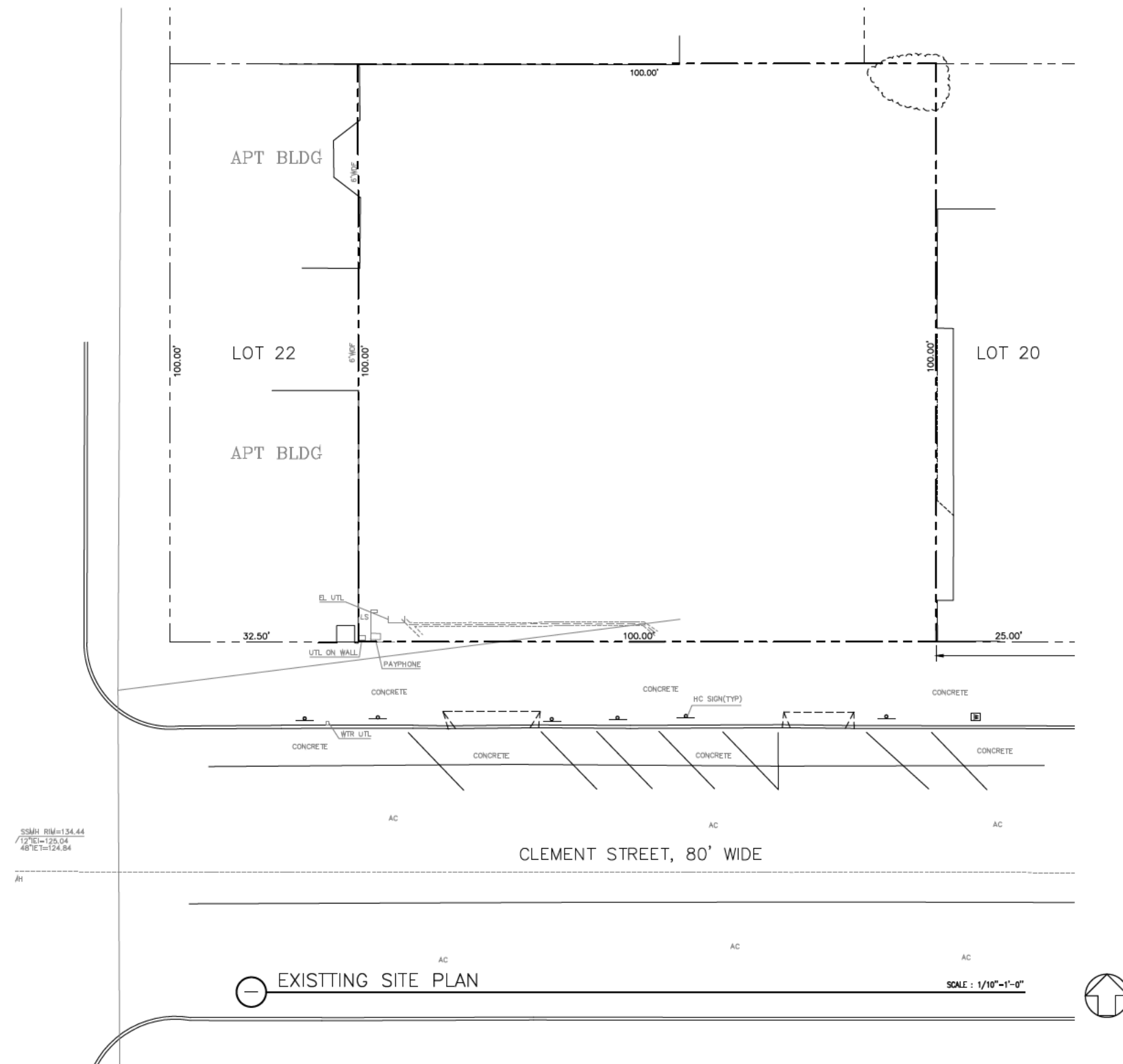
2224 Clement St
San Francisco, CA 94121

SALVATORE CARUSO
DESIGN CORPORATION

980 EL CAMINO REAL, SUITE 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX No. (408) 998-4088

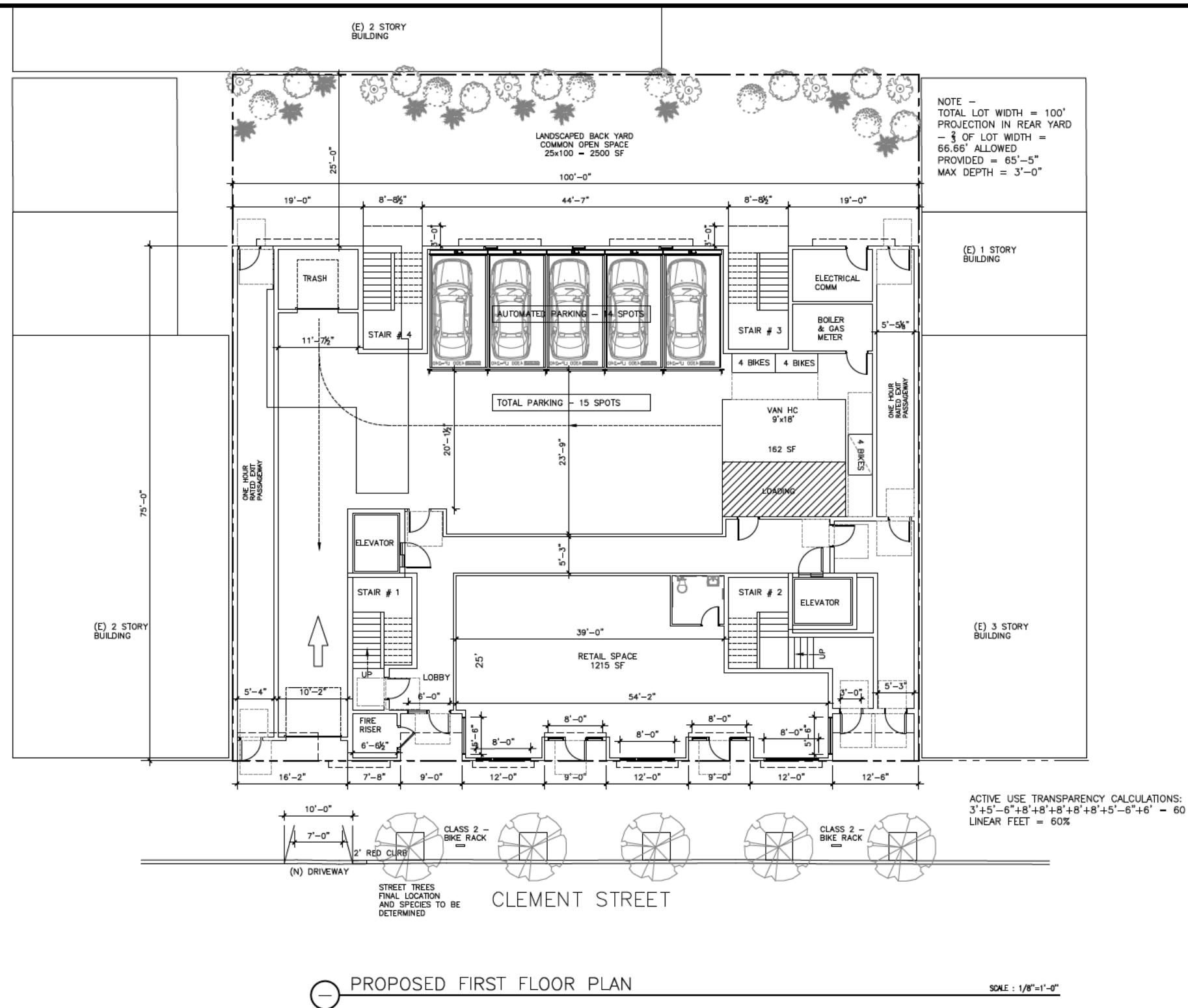
A0.4

DATE: 04/11/16



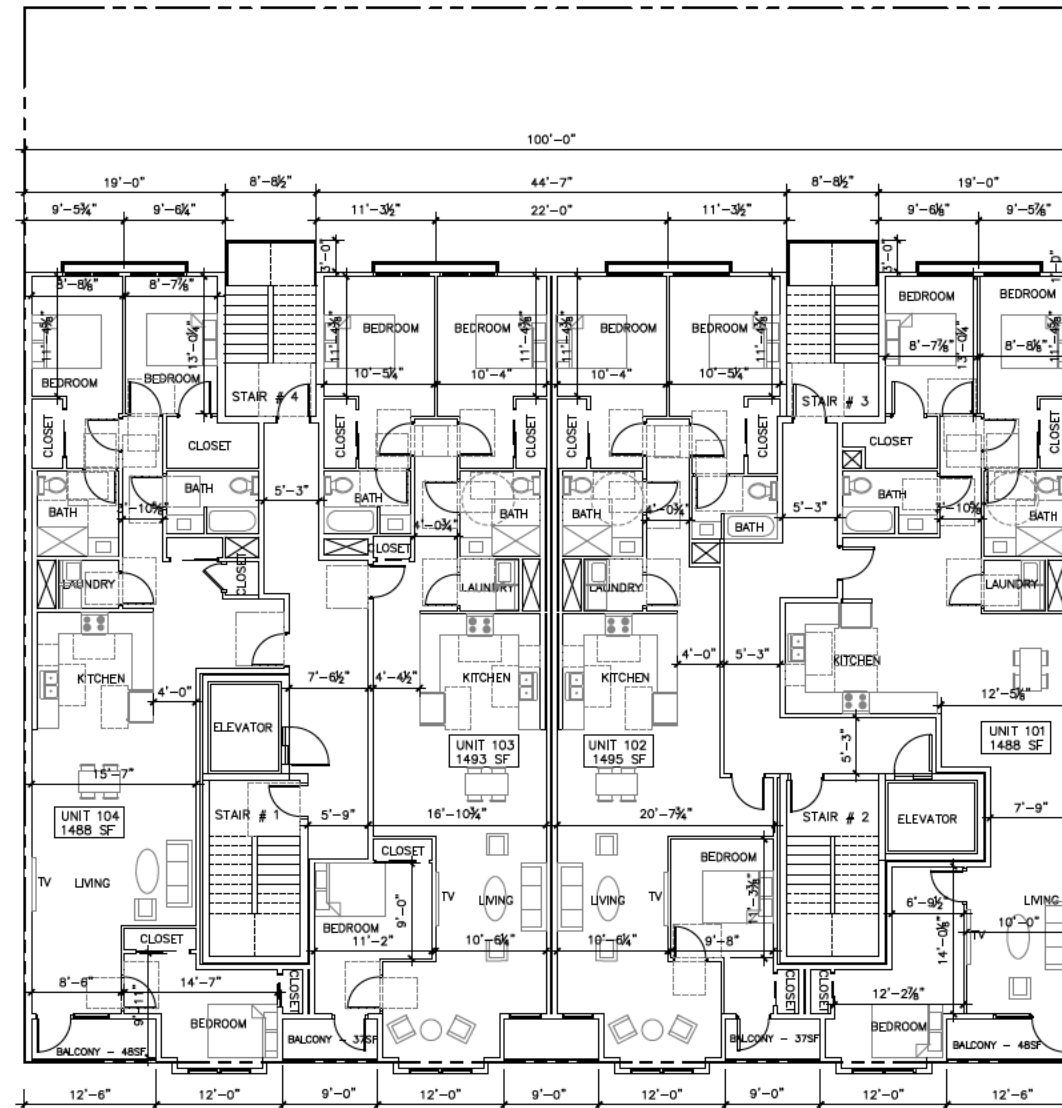
Clement Condominiums 2224 Clement St San Francisco, CA 94121

SALVATORE CARUSO
 DESIGN CORPORATION
 980 EL CAMINO REAL, SUITE 200, SANTA CLARA, CA 95050
 TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088



Clement Condominiums
2224 Clement St
San Francisco, CA 94121

**SALVATORE CARUSO
DESIGN CORPORATION**
980 EL CAMINO REAL, SUITE 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088



PROPOSED SECOND FLOOR PLAN

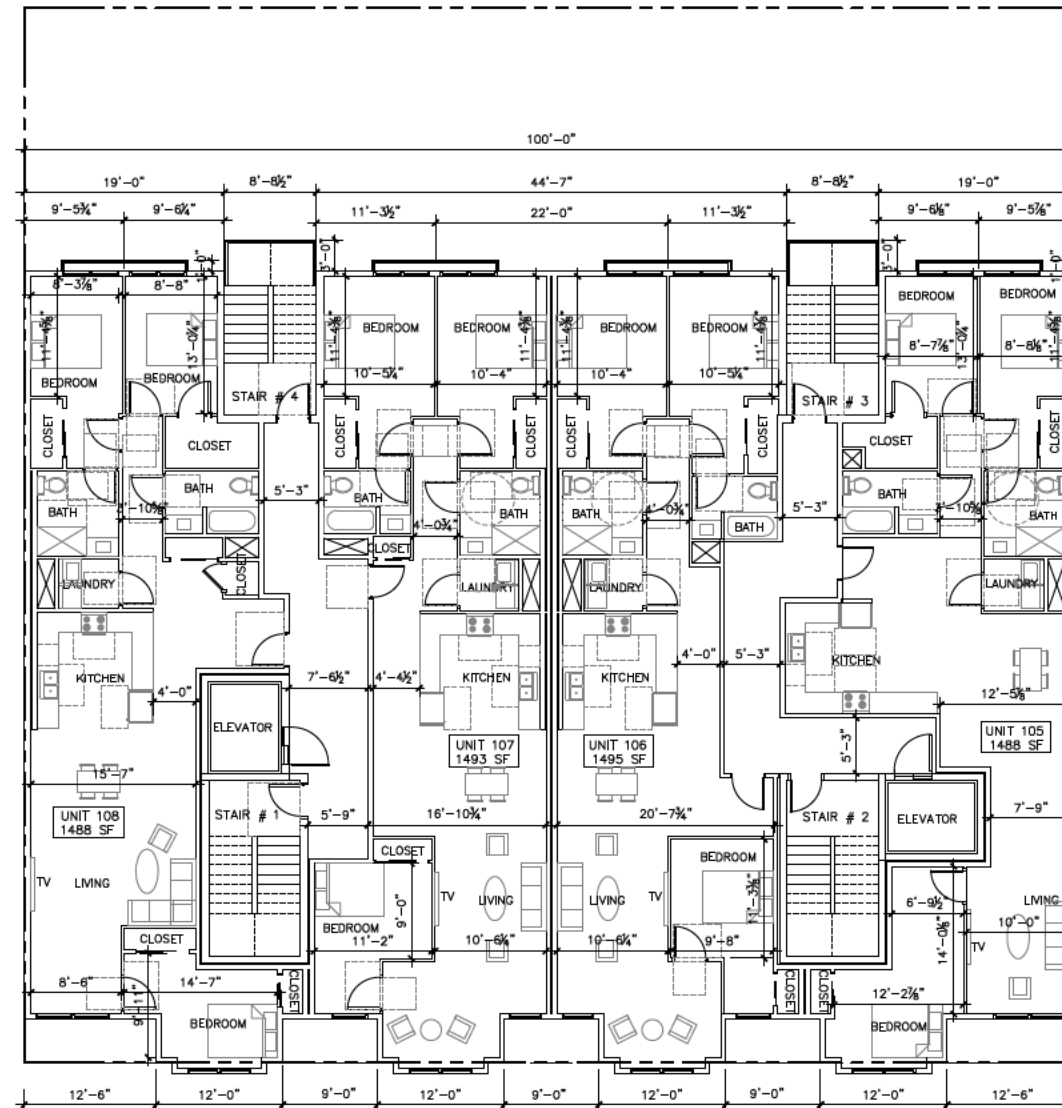
SCALE : 1/8"=1'-0"



Clement Condominiums

2224 Clement St
San Francisco, CA 94121

SALVATORE CARUSO
DESIGN CORPORATION
980 EL CAMINO REAL, SUITE 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088



PROPOSED THIRD AND FOURTH FLOOR PLAN

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



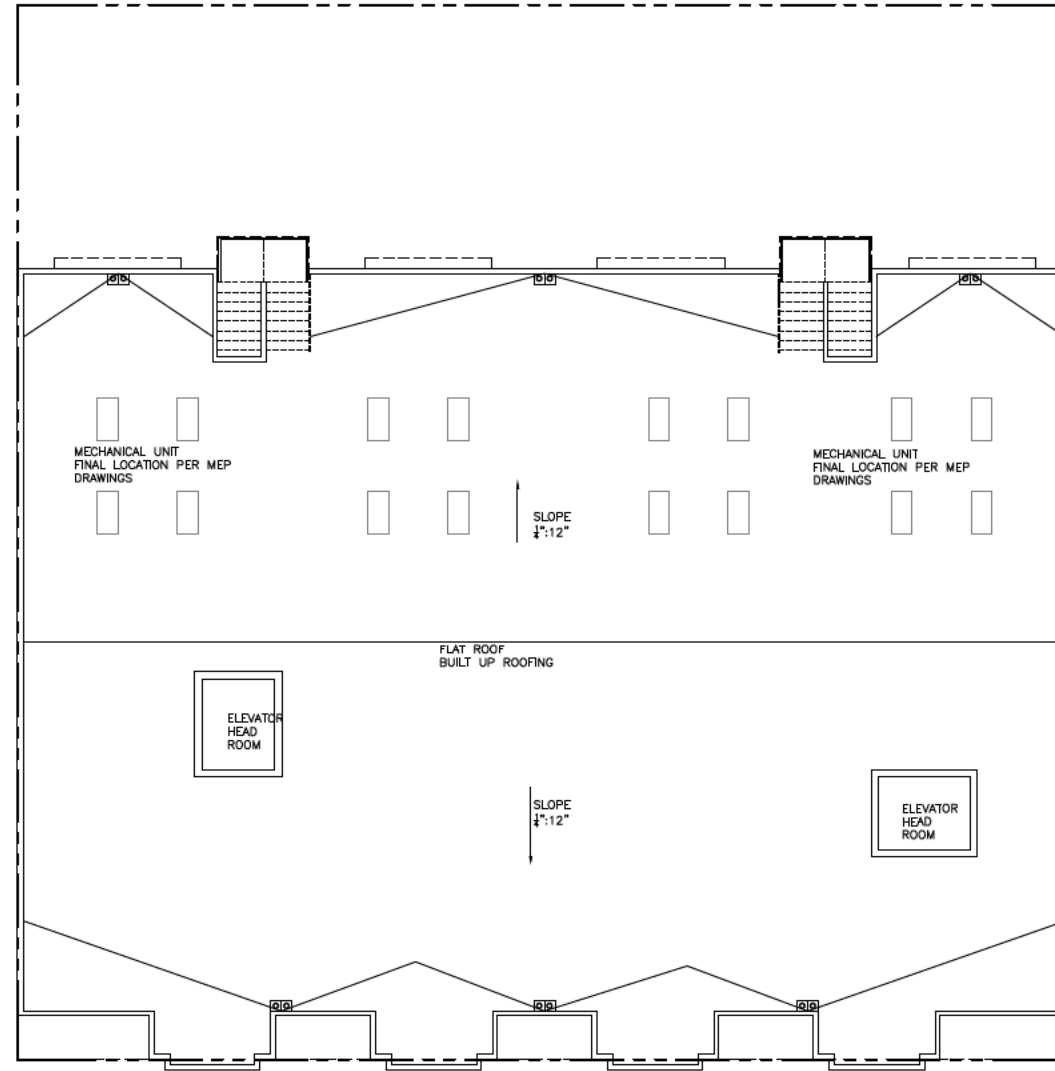
Clement Condominiums

2224 Clement St
San Francisco, CA 94121

SALVATORE CARUSO
DESIGN CORPORATION
980 EL CAMINO REAL, SUITE 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

A4

DATE: 04/11/16



PROPOSED ROOF PLAN

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



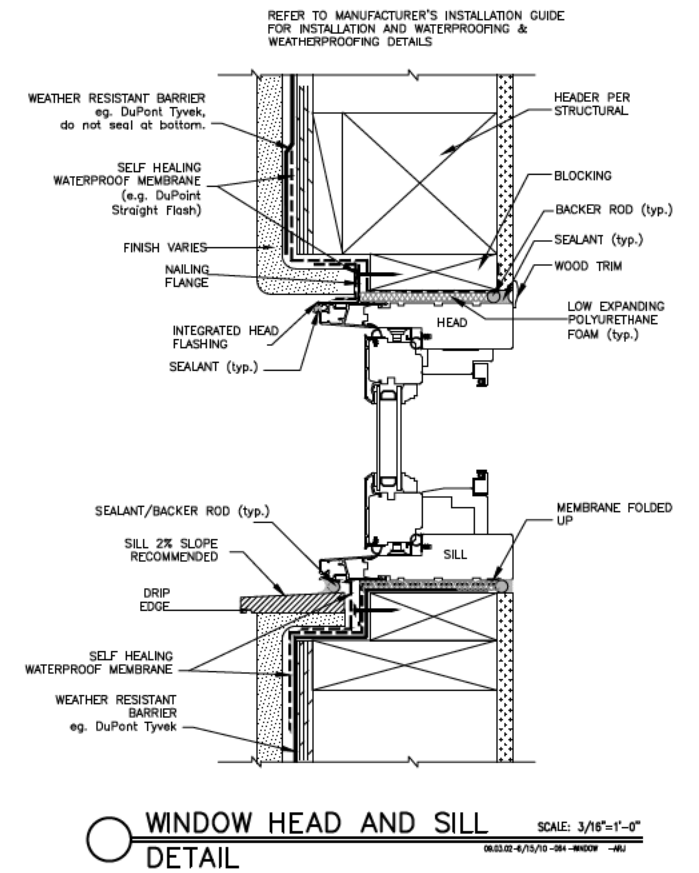
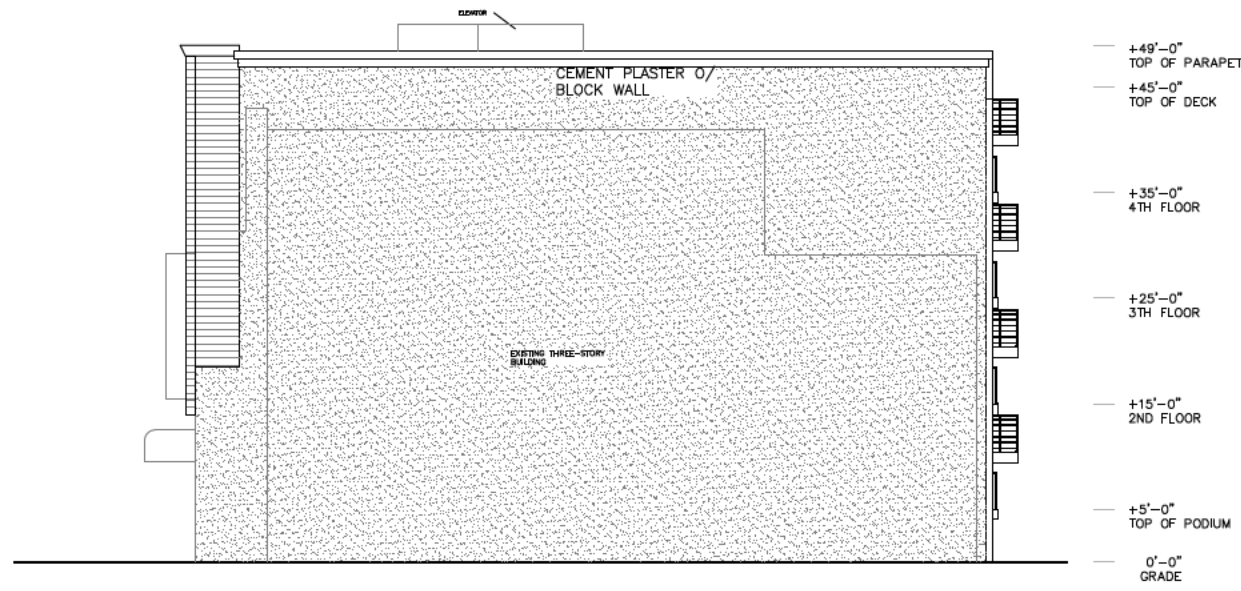
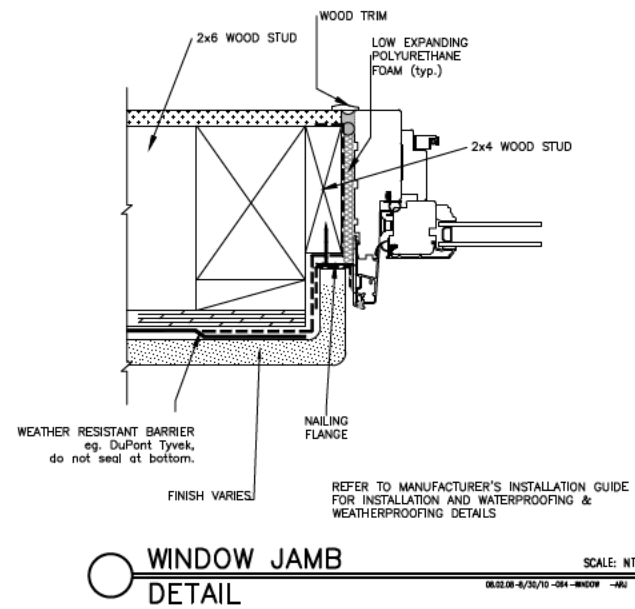
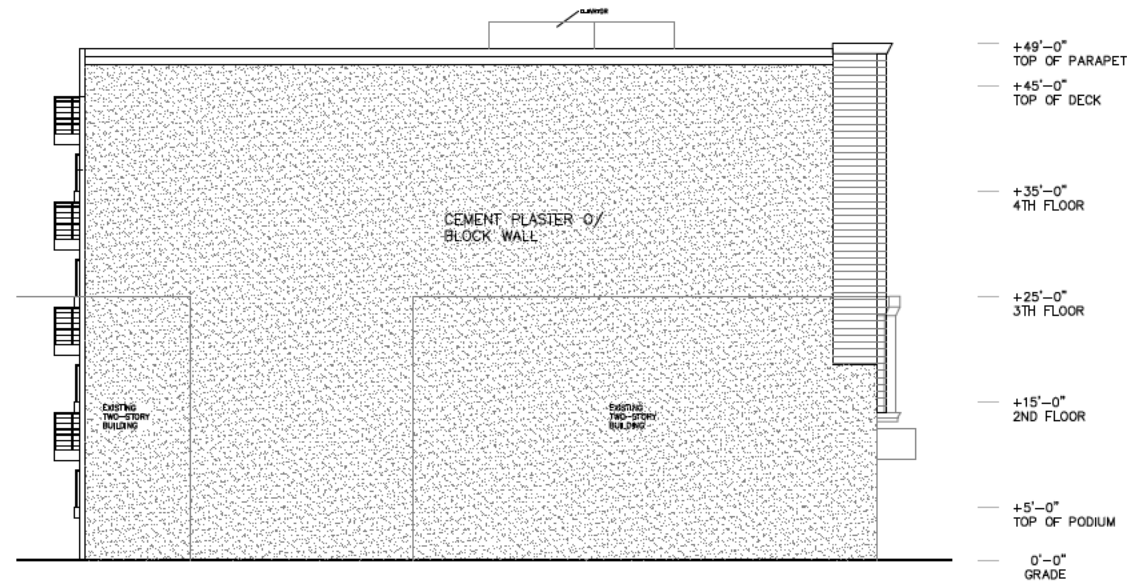
Clement Condominiums

2224 Clement St
San Francisco, CA 94121

SALVATORE CARUSO
DESIGN CORPORATION
980 EL CAMINO REAL, SUITE 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

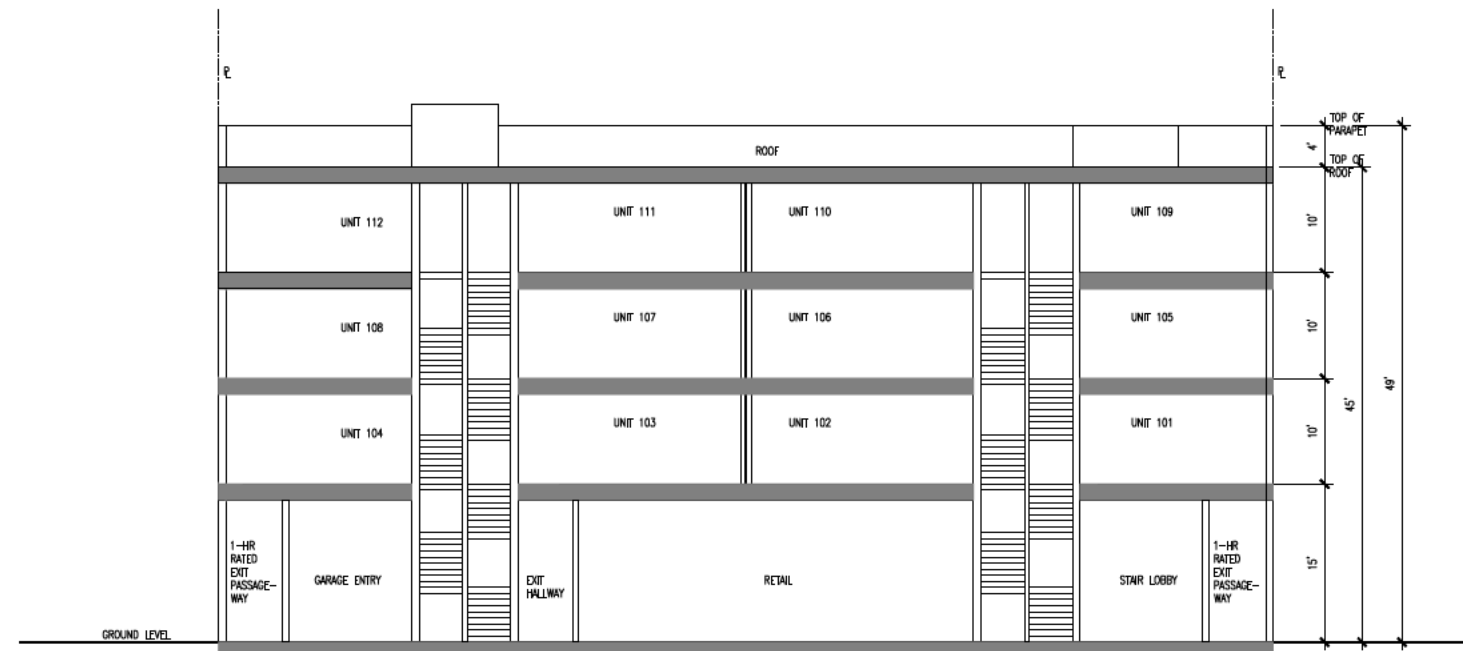
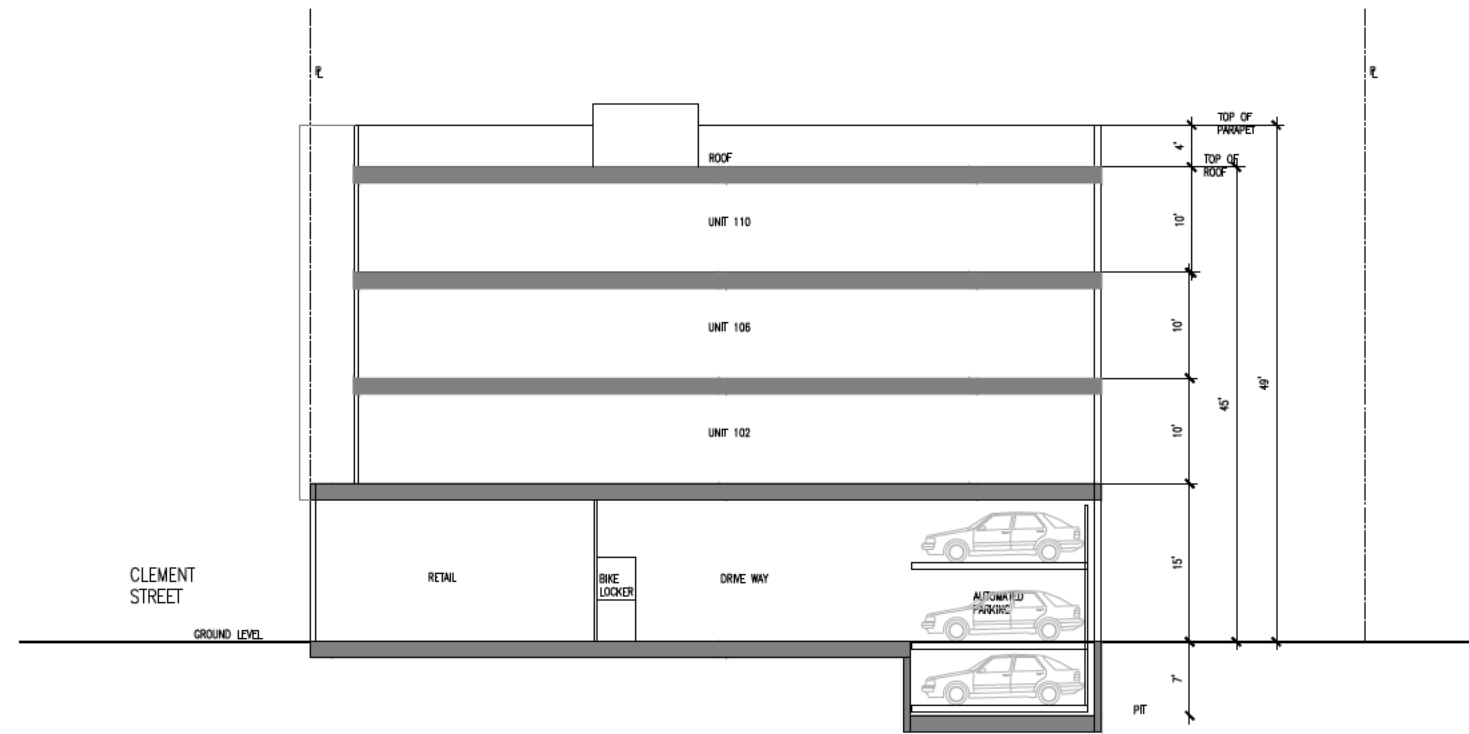
DATE: 04/11/16

A5



Clement Condominiums
2224 Clement St
San Francisco, CA 94121

SALVATORE CARUSO
DESIGN CORPORATION
980 EL CAMINO REAL, SUITE 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088



SECTION THROUGH BUILDING

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

Clement Condominiums
2224 Clement St
San Francisco, CA 94121

SALVATORE CARUSO
DESIGN CORPORATION
980 EL CAMINO REAL, SUITE 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

A8

DATE: 04/11/16

Letters of Opposition

Alexandra Kirby (cpc)
Planning Department
City and County of San Francisco
1650 Mission Street , San Francisco, Ca 94103-2414

Oct. 16, 2015

Re : Project Address - 2224 Clement Street
Case No. 2014-001676 ENV

Dear Ms Kirby :

On Oct.15 2015, our neighbors met with Mr. Salvator Caruso ,
Project Contact Information Officer, for subject pre-application
meeting.

Enclosed is a copy of our petition we submitted to him for review
and comments. In the meeting, we raised our **four concerns**.

(1) Height Limit (2) Traffic Congestions (3) Rear Yard
Requirement (4) Gentrification

Due to constraint of time , we did not fully discuss or make any
comment of our concerns. But Mr. Caruso will provide written
response to our neighbors.

As we stated in our petition, we are not anti-housing but we are a
group of common folks who want to make sure that any project
will not adversely impacted to our neighbors.

If any concern issues that are not fully resolved, we will discuss
these unresolved issues with you.

Thank you for your attention for this matter.

Sincerely, Chuck & Barbara Wong , email clwong32@icloud.com

*Chuck Wong
Barbara Wong*

R

Planning 20

Salvatore Caruso - project contact information (408) 998-4087

Alexandra Kirby (cpc)
Planning Department
City and County of San Francisco
1650 Mission Street
San Francisco, Ca 94103-2414

Re : Project Address -2224 Clement Street
Case No. 2014-001676 ENV

Dear Mr. Caruso / Ms Kirby :

We, Richmond District Neighborhood, appreciate your timely informing us about the Pre-Application meeting to provide our neighbors an opportunity to raise any questions and to discuss any concerns that will impact to our neighbors.

Our neighbors strongly opposed this proposing **4-story, 45-feet building height and ground level rear yard / private balconies.**

Our neighborhood organizations objection of the proposing project are based on the following reasons :

(1) Height Limit

Even though the Planning Code Section 263.20 allows a 40 feet Height and Bulk District can exceed the height limit by five feet, but our Neighborhood strongly opposed this project height . **Because of the following reasons :**

(A) All the building heights in the Richmond District within 300 feet of the project site are **less than 40 feet height**, and consist of **one to three stories** including **the ground floor for garage or mixed use.**

(B) According to Section 251-Height and Bulk District : **Purposes**

* Important attributes of the City pattern and the height / character of existing development.

- * Prevailing scale of development to avoid an overwhelming or dominating appearance in the new construction.
- * Promotion of harmony in the visual relationships and transitions between the new and the existing neighborhood.

(C) In addition, one of the priority policies in the **San Francisco General Plan** is to protection, preservation, and enhancement of the establish unique character of the existing neighborhood.

(D) Planning Code, Article 2.5 Sec 250-Height and Bulk districts Established-(d) Stating that if any apparent inconsistency among requirements of this Code applicable to the same property including to height, bulking floor area, **the most restrictive of such requirements shall prevail.**

Therefore, under the conditional use of this project, the Planning Department has the right to limit the height of this project to **less then 40 feet**, and to **limit one to three stories building including ground floor for garage or mixed use** in order to preserve the unique established character of the existing neighborhood.

(2) Traffic Congestions :

There are three institutional establishments within **half block** from this project.

- | | |
|---------------------------|---------------------|
| * 4-Star Theater | 2205 Clement Street |
| * Alamo School | 230-276 23rd Avanne |
| * Ta Kioh Buddhish Temple | 2320 Clement Street |

Due to concentration of three institutions, the traffic congestions are intolerable conditions in this neighborhood. If the Planning Department allows to 45-height and four stories buildings, the traffic problems will be multiply to become worse.

In your Department's environment Review, your Department should show how to mitigate the traffic congestions, and how the new project will potential adversely effects in the neighborhood.

(3) Rear Yard Requirements

According to Planning Code Sec 134-Rear Yard Requirements :

- * The minimum rear yard depth in the NCD outer Clement Street shall be equal to 25 percent of the total depth of the lot on which the building is situated.
- * The rear yard shall be provided at **grade level** at each succeeding level of story of the building.
- * For the yard & setback requirements, if the private balconies encroach into a required yard or setback and is **not allowed** as a specific exception under the Code

(4) Gentrification

As we can see what happen in the Mission Bay, South of Market street and other parts of the City, subsequently once such high price luxurious multi-units are being built in the Richmond neighborhood, the high-price rentals will kicks-off a domino effect that aggravates the existing rentals. The rentals in this area will **gradually increase to the current market rate.**

The neighborhood merchants, and middle-income renters will be priced out of this area.

Our neighbors are not anti-housing ; providing more housing will enhance the City's housing shortage. We also understand the City cares deeply about housing, but we expect the City will **strike the right balance** between the **housing needs** and the **adverse impact to our neighborhood.**

The Planning Department has the right to use its discretionary power to **review** and to **amend** this proposing project.

Our neighbors expect the Planning Department will be careful to consider **all circumstances**, and to prudently deliberate all our **legitimate concerns.**

Sincerely,

Name	Address	Phone	Fax	E Mail
Lida Wong	2200 Clement St	415 666-3488		
Albert Gao	2222 Clement St	(415) 668-8986		
Jacob Louie	2209 Clement St	415 752 6119		
Jimmy Ming Chen	2217 Clement St	(415) 810 1901		
AN GEO PIERA	2221 CLEMENT	415-379-4910		
Irina Litvak	2229 Clement	415-750-9090		
Justin Choy	2230 ^{Farmer} Clement St	415-866-2802		
Jack Fay	2415 Clement St.	415 379 9726		
Don Durham	Bill's Place 2315 Clement	707-824-0295 415-221-5262		
Jane Chagas	Ernesto's Restaurant 2301 Clement St.			
Cathy Wong	Golden State Auction 2255 Clement St.	415-379-4700	415-742-4509	www.GoldenGateAuction.com
Jane Consignment	Jane Consignment 2249 - Clement St.	415-751-5511		Jane's Consignment
Indira Clay Owen	2436 Clement Gaslight & Shadow Antiques	415-751-0505	415-751-3610	www.indiraclayowen.com gaslight76@gmail.com
Phillis Nabham	2335 Clement St. Tony	415-387 0613		
Hard Knox	2448 Clement St	415-752-3770		
Xoi-Ramin	2311 Clement	415-876-2311		
Royal Ground Coffee	2342 Clement Gordo Taqueria			
Manual	2250 Clement Jeff Piccinini	415 221-9059		
Luna Rossa	2221 Clement St.	415 379-4910		www.lunarossa.com
El Grande Produce	2214 Clement	415-752-7372		
Chuck Wong	810-28th Ave	415-752-9183		

[illegible]

Sincerely,

Name	Address	Phone	Email
Albert Dao	2022 Clement St	(415) 437-8868	
New wing Hing market	2022 Clement St	415-668-8868	
PBS	5333 Clement	515-258	
Terem, Ma	27923 Ave	64415-990377	
Syria Ly	281 858	(415) 870-2139	
Ai Hoi	284 244	415-477-1515	
Hester, Diana	415 374-5088		

Sincerely,

Name

Address

Phone

Email

EDDY MALL
HOR FAT LEG
Michelle Chyn

277 23RD AVE 216-9928
277 23RD AVE 379-8996
334-24th Ave 141 Regur 1928@hejmail.com

- * The minimum rear yard depth in the NCD outer Clement Street shall be equal to 25 percent of the total depth of the lot on which the building is situated.
- * The rear yard shall be provided at **grade level** at each succeeding level of story of the building.
- * For the yard & setback requirements, if the private balconies encroach into a required yard or setback and is **not allowed** as a specific exception under the Code.

The Planning Department has the right to use its discretionary power to **review** and to **amend** this proposing project.

Our neighbors expect the planning Department will be careful to consider all circumstances, and prudences deliberate to all our legitimate concerns.

Sincerely,

Name	Address	Phone	Email
JAMES CHARAS	2311 CLEMENT	386-1446	
DOUGLAS GARDALI	2309 CLEMENT	665-2591	
Quenir Yu	2327 CLEMENT	221-5783	
TYLER SELES	1801 ANZA	209)663-2753	
-----	-----	-----	-----
-----	-----	-----	-----
-----	-----	-----	-----

CA Gov't Sec 6254 (c)

February 8, 2016

Alexandra Kirby
1650 Mission St. Suite 400
San Francisco, CA 94103

RE: Case No. 2014-001676ENV (Project Address: 2224 Clement Street)

Dear Alexandra Kirby:

We are writing to protest the plan of building the 4-story apartment in the parking lot located at 2224 Clement St. CA. Our neighbor living in the same house and we are strongly opposing the development because the apartment will block the day light, and air flow, and the street view. Also, we are concerned about our privacy CA Gov't Sec 6254 (c).

Why do we have to give up the quality of life we already have for someone else's profit? We are very unhappy if we have to give up those things for the sake of a small number of people trying to make money. That doesn't seem to be fair. Who will make up for everything we lose including the sunlight, air flow, privacy, and view? Who will compensate the higher electricity bill resulting from increased use of lights due to the lack of sunlight CA Gov't Sec 6254 (c)? Or who will help us get the fresh air into our place to keep it from getting moldy as we won't be able to open the windows as freely as we do now because of lack of privacy? Or more importantly, is it really necessary to allow those investors to take away the condition and quality of our life that we already have. We will be very sad and remember how things were before if they build the apartment. Our neighbors were complaining that their plants would be affected by the lack of sunlight. At the public hearing, the investor told us that the apartment building wouldn't go that far back to the north to block our house. We would like to see if that is true. That means, according to what he said, the building has a very long backyard stretched to the north, leaving a living space of only about half the depth of the parking lot (from Clement St. towards California St.). We doubt they make such a layout. Even if the Apartment doesn't extend far back to block our house, we will still lose the view, privacy, and sunlight, air flow and everything we mentioned above. Please let us know if you have any questions regarding the subject of this letter. Thank you very much for your attention and we would be grateful if you take these matters into your account.

Sincerely,

CA Gov't Sec 6254 (c)

Enclosures:

A copy of our house photo
Compliance with Residential Design Guidelines (2 sheets)

Bulletin #5

lot depth. You can apply the rules of a 25 percent rear yard requirement shown in Zoning Administrator Bulletin 5 to determine yard requirements for residences in commercial districts.)

Yard & setback requirements

The San Francisco Planning Code allows limited projections into yards and setbacks for certain specified extensions of buildings, including certain decks and stairs. If your deck is allowed to extend into the yard as an exception under the Code, it will likely need neighborhood notification. If the deck encroaches into a required yard or setback and is not allowed as a specific exception under the Code, you will need to apply for a Variance at a public Variance Hearing. Replacement of front entry stairs will normally be approvable over-the-counter by Planning unless the property is historic. In that case materials and location of the stairs may be unique and we recommend you may contact the PIC for further information.

"Necessary form of egress"

Please note that if you are replacing your deck and it is in the required rear yard, a Variance Application is required. There is an exception for stairs that are considered a "necessary form of egress" (i.e. exit) as determined by the San Francisco Building Code (view the code online). Because these stairs and associated landings are required for safety, they may be replaced, but cannot be enlarged beyond the minimum requirement set forth in the Building Code.

Compliance with Residential Design Guidelines

In addition to the specific requirements of the Planning Code, buildings in Residential districts must conform to the Residential Design Guidelines which insure that the building's scale and architectural character are consistent with the surrounding neighborhood.

Historic Resources

If your project involves alteration to structure that has been identified (through a Historic Resources Survey or other means) as a historic resource or if the structure is 50 years old or greater then there will most likely be additional materials and process involved in order to determine if the proposed work is appropriate. See our Historic Preservation section to read more about evaluating historic character and the additional procedures that might be required if a historic structure is impacted. Preservation Technical Specialists (planners with specialized training in evaluating impacts on historic resources) at the Planning Information Center (PIC) can help you understand what's allowed on your building. There are regularly scheduled hours where Preservation Technical Specialists are available to help you at the PIC, click here for more info.

Removal of a street tree

If a tree needs to be removed due to construction, a tree removal permit will be required from the Department of Public Works (DPW) and a new tree would need to be installed. (Follow this link to apply for a tree removal permit on DPW's site.)

Tree protection

Through an effort to protect the City's most valuable, relevant and historic trees, the City has adopted tree protection legislation regarding certain trees. Be sure to check that a protected or landmarked tree won't be impacted by your project.

Applying for Your Permit & Paying Fees

The following information must be submitted when applying for a permit to construct or replace decks and/or stairs:

1. Construction plans and/or drawings. See our Plan Submittal Guidelines
2. Neighborhood Notification materials (if required).
3. Forms provided in the Pre-Application Packet (if a Pre-Application Meeting is required)

Since every project is unique, we have a useful matrix handout, the Building Application Completeness Matrix which explains submittal requirements based on the proposed work as described under "How to Use This Matrix." A checklist of required materials to be submitted with the Building Permit is also included in the Building Permit Application Packet which also describes the Neighborhood Notification process.

To submit a permit, prepare the Building Permit Application and bring it along with all necessary plans and materials as described in the Building Application Completeness Matrix and/or Building Application Packet to the Department of Building Inspection (DBI) at 1660 Mission Street. If you are a new user, we recommend you come

Compliance with Residential Design Guideline



Although features such as bays and chimneys project into the side yards, the overall side yard pattern is consistent, creating a defining characteristic of the block face.

REAR YARD

GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties.

Rear yards are the open areas of land between the back of the building and the rear property line. When expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered. This can be challenging given San Francisco's dense pattern of development, however, modifications to the building's design can help reduce these impacts and make a building compatible with the surrounding context.

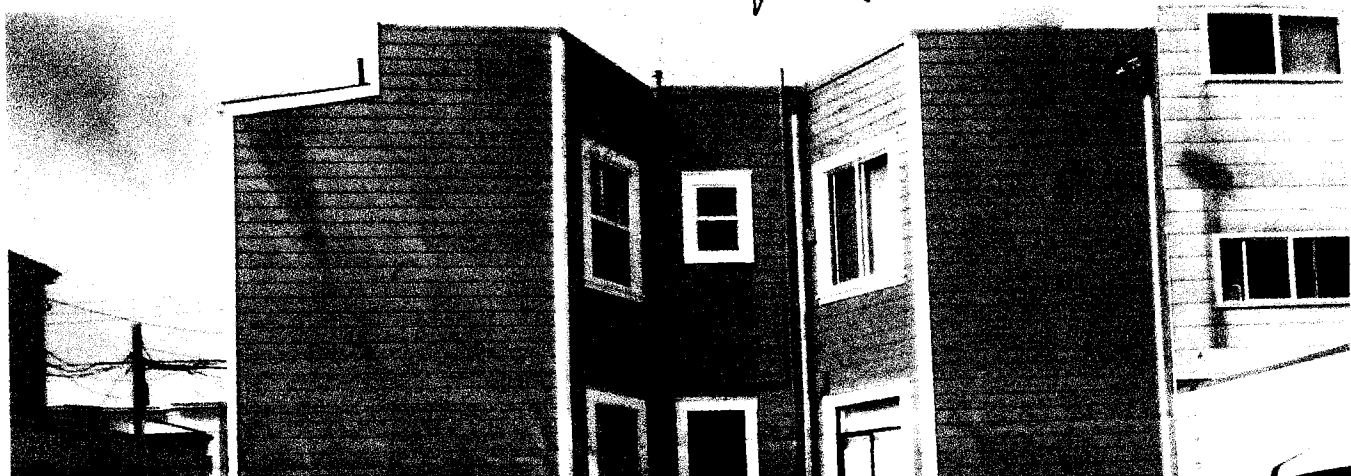
Light

In areas with a dense building pattern, some reduction of light to neighboring buildings can be expected with a building expansion. However, there may be situations where a proposed project will have a greater impact on neighboring buildings. In these situations, the following design modifications can minimize impacts on light; other modifications may also be appropriate depending on the circumstances of a particular project:

- Provide setbacks on the upper floors of the building.
- Include a sloped roof form in the design.
- Provide shared light wells to provide more light to both properties.
- Incorporate open railings on decks and stairs.
- Eliminate the need for parapet walls by using a fire-rated roof.

Planning Code Section 101 states that one of the purposes of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco.

Expanding a proposed building
into the rear yard will greatly
impact in these windows
for light and privacy



Kirby, Alexandra (CPC)

From: Ellen Rothstein <ellen_rothstein@hotmail.com>
Sent: Sunday, August 30, 2015 11:40 AM
To: Kirby, Alexandra (CPC)
Subject: 2224 Clement Street project - Case No. 2014-001676ENV

Follow Up Flag: Follow up
Flag Status: Completed

Hi Alexandra,

I've just received notification of the 2224 Clement Street project. As a property owner and resident of this neighborhood, I am opposed to the construction of such a large building in an already congested neighborhood. There are no other buildings this tall in this residential neighborhood. Currently the parking situation is dire for residents, we depend on the parking lot that will be sacrificed and the loss of meter spots on Clement between 23rd & 24th will make it even worse. The intersection of Clement & 24th is an accident waiting to happen (I've tried to get a 4 way stop there several times but DPT said no), and adding so many additional residents will further congest this modest neighborhood. The major inconvenience of having this area torn up due to construction, to say nothing of the noise, will make for many unhappy people trying to get through their daily lives.

Please reconsider whether this building can be built in an area that can handle this better - DON'T BUILD IT HERE!

Can you tell me when there will be a hearing that we can attend?

Thank you,
Ellen Rothstein

Kirby, Alexandra (CPC)

From: Sean Glaub <sfglaub@hotmail.com>
Sent: Saturday, September 05, 2015 9:43 PM
To: Kirby, Alexandra (CPC)
Subject: Input on 2224 Clement Street

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Kirby,

I am hoping this feedback is directed to you appropriately. If it is not, please forgive me and if you are able to, provide me the proper path.

I am writing with feedback on the proposed project on 2224 Clement street. This is the parking lot that is due to be turned into a mixed use property. I see that they are allowing for 1 unit per parking space. I would ask that the building developers be required to provide additional parking spaces that are made available to car share or scooter share programs. This lot currently supports a number of these services and I am concerned that if allowed to, these services would end up taking street parking. This area has lost far too many street parking space of late and many more are targeted for the near future. Weather it is due to new tech bus zones, white zones, car sharing or construction, it is having a significant impact on the neighborhood.

I understand that a city with so many residents has to find the proper mixed use for transportation. By eliminating this lot, we will have an even more burdened parking situation. With my two children under five, I sometimes have to walk up to four blocks just to be able to park. Car sharing is not an option due to car seat requirements.

I don't oppose the project but I would like to ask that the developers take into account all of the residents needs and impacts and not just worry about the bottom line.

Thank you for listening

Regards,

Sean Glaub
415-668-4668