



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: JULY 2, 2015

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: June 22, 2015
Case No.: 2014.0133D/2013.1109D
Project Address: 2146 3RD STREET
Zoning: UMU (Urban Mixed Use)
 68-X Height and Bulk District
Block/Lot: 4044/003
Project Sponsor: Feifei Feng
 1022 Natoma Street #3
 San Francisco, CA 94103
Staff Contact: Jeffrey Speirs – (415) 575-9106
jeffrey.speirs@sfgov.org
Recommendation: **Do not take DR and approve demolition and new construction as proposed.**

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2014.0133D	New Building Case Number	2013.1109D
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	2014.01.06.5653	New Building Application Number	2014.01.06.5657
Number Of Existing Units	1 Dwelling, 1 Commercial	Number Of New Units	7
Existing Parking	0	New Parking	3
Number Of Existing Bedrooms	1	Number Of New Bedrooms	11
Existing Building Area	±1350 Sq. Ft. Dwelling ±1350 Sq. Ft. Commercial	New Building Area	±11,885 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	No
312 Expiration Date	6/26/2015	Date Time & Materials Fees Paid	N/A

PROJECT DESCRIPTION

The Project is to demolish an existing 2-story-over-basement single-family dwelling & commercial building, and construct a new 59 feet high, 6-story-over-basement, residential building with 7 dwelling units.

SITE DESCRIPTION AND PRESENT USE

2146 3rd Street is located on the west side of 3rd Street between 18th and 19th Streets. The Property has approximately 25 feet of lot frontage along 3rd Street with a lot depth of 90 feet. The relatively flat lot contains a vacant 4,000 square foot two-story-over-basement mixed-use building constructed in 1893. The existing building consists of a one-family dwelling of approximately 1,350 square-feet at the second level, with a commercial unit of approximately 1,350 square feet at the ground level. The building has no front setback, and is setback approximately 10 feet from the rear property line. The property is within a UMU (Urban Mixed Use) Zoning District with a 68-X Height and Bulk designation.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The subject property is located in the Central Waterfront Plan Area of the Eastern Neighborhoods. All immediately adjacent properties are within the UMU Zoning District. The surrounding neighborhood consists of a mixture of office, residential, live/work, industrial and commercial use buildings ranging from 2 stories to 5 stories in height. The property to the north is on a larger lot, which consists of a 3-story medical office building with surface parking lot. The property to the south is located on a lot-size similar to the subject property, and consists of a two-story mixed-use building consisting of one dwelling unit over a ground floor commercial unit. The subject property is served by the T-Third Street light rail, with MUNI #22 bus within a couple blocks, and is located four blocks east of Interstate-280.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 22, 2015	June 22, 2015	10 days
Mailed Notice	10 days	June 22, 2015	June 19, 2015	14 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

REPLACEMENT STRUCTURE

The replacement structure will provide 7 dwelling-units with a three-car garage basement (accessed via a car elevator system), 7 bicycle spaces, and would rise to approximately 59 feet in height. The proposed unit mix is 3 studios and 4 two-bedroom units. The ground floor dwelling unit will have access to the rear yard, while other dwelling units will have access to the roof deck via an elevator and stairs. The proposed building would have a front setback of 1 foot, and a rear yard of 22 feet - 6 inches.

The overall scale, design, and materials of the proposed replacement structure are compatible with the block-face and are complementary with the mixed-use neighborhood character. The materials for the front façade are modern in style, with aluminum framed glazing on the angled bay windows, and perforated metal panels with aluminum framed glass doors at the ground level.

PUBLIC COMMENT

The Project has completed the Section 311 and Mandatory DR notification. Staff has not received any phone calls directly supporting or opposing the project. No separate Discretionary Review was filed.

GENERAL PLAN COMPLIANCE

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

HOUSING ELEMENT **Objectives and Policies**

OBJECTIVE 1:

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

Policy 1.1:

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

While the Project does not propose an affordable unit, it will replace a single-family dwelling that is located on an underutilized lot with seven dwellings, with four two bedroom units that are suitable for families.

OBJECTIVE 11:

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

Policy 11.1:

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

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

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

The Project has been designed to be contemporary in style and utilize innovative materials that will respect the existing neighborhood character. The siting of the building on the lot complies with the Planning Code, and its massing, proportions, and scale is consistent with the neighborhood as reviewed by the Urban Design Advisory Team (UDAT). The finish materials will emphasize and promote the diverse beauty of the neighborhood, and

the six-story over basement residential building is harmonious with other residential buildings in the neighborhood.

CENTRAL WATERFRONT PLAN Objectives and Policies

OBJECTIVE 1.2:

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

Policy 1.2.1:

Ensure that infill housing development is compatible with its surroundings.

Policy 1.2.3:

In general, where residential development is permitted, control residential density through building height and bulk guidelines and bedroom mix requirements.

The Project is compatible with the surrounding neighborhood and other buildings within the UMU Zoning District. The Project complies with the height and bulk guidelines, as well as the bedroom mix requirements.

OBJECTIVE 2.3:

REQUIRE THAT A SIGNIFICANT NUMBER OF UNITS IN NEW DEVELOPMENTS HAVE TWO OR MORE BEDROOMS EXCEPT SENIOR HOUSING AND SRO DEVELOPMENTS UNLESS ALL BELOW MARKET RATE UNITS ARE TWO OR MORE BEDROOM UNITS.

Policy 2.3.3:

Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments.

The Project complies with the required bedroom mix by providing four two-bedroom units, which is more than 50% of the unit mix.

SECTION 101.1 PRIORITY POLICIES

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

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

Although the proposal removes a ground level commercial unit, the current existing commercial space is vacant and is not actively contributing to the service of the neighborhood.

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

Although the existing dwelling will be demolished, the Project results in a net gain of housing units and thus preserves the quantity of housing. Seven new units, four of which are two bedroom units, will replace one single-family home that contained only one bedroom. The creation of these seven units will preserve the cultural and economic diversity within the neighborhood, and will provide both housing for families as well as single occupants.

The Project will conserve the neighborhood character by constructing a replacement building that is compatible with regard to materials, massing, and roofline with the buildings in the surrounding neighborhood. By creating a compatible new building that increases the density, the neighborhood's cultural and economic diversity will be preserved.

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

Although the existing dwelling proposed for demolition is not above the 80% average price of a single-family home and thus considered "relatively affordable and financially accessible" housing, the dwelling is not defined as an "affordable dwelling-unit" by the Mayor's Office of Housing. By creating seven new dwelling-units where one dwelling used to exist, the relative affordability of existing housing is being preserved because the land costs associated with the housing are spread out over seven dwellings rather than one. The reduction in land costs per unit reduces the overall cost of housing.

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

The proposal is for the construction of 7 dwelling units. Some off-street parking is provided, and the residential use will not adversely affect MUNI transit service.

5. 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 proposal will not displace industrial and service sectors due to commercial office development.

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposal will be of higher building standard than the existing building, and will comply with all relative building codes to date.

7. Landmarks and historic buildings be preserved.

The existing building was found to be a Non-Contributor to an eligible Historic District. The project will not cause a significant adverse impact to the historic resource as proposed.

8. Parks and open space and their access to sunlight and vistas be protected from development.

The proposal does not cast any shadows on parks or open space.

ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Class 3 [State CEQA Guidelines Section 15183] on March 20, 2015.

URBAN DESIGN ADVISORY TEAM REVIEW

The Project received UDAT comments which consisted of requests to raise height of ground floor ceiling and reconfigure the ground floor to promote a more prominent ground floor presence along 3rd Street, and a more gracious entry and more of an active use at the front façade. The proposed plans have been revised to reflect these requests.

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 Department recommends that the demolition of the existing single-family dwelling and the construction of a new seven unit residential building be approved. The Project is consistent with the Objectives and Policies of the General Plan and complies with the Residential Design Guidelines and Planning Code. The Project meets the criteria set forth in Section 101.1 of the Planning Code in that:

- The Project will result in a net gain of 6 dwelling-units.
- The Project will create four family-sized dwelling-units, each with two bedrooms.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The UMU Zoning District does not restrict dwelling unit density on this lot. This District is intended to accommodate a greater density than what currently exists on this underutilized lot, and several of the surrounding properties reflect this ability to accommodate the maximum density. The Project is therefore an appropriate in-fill development.
- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.
- The Project complies with the Planning Code and General Plan.

RECOMMENDATION:

Case No. 2014.0133D – Do not take DR and approve the demolition.

Case No. 2013.1109D – Do not take DR and approve the new construction as proposed.

DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80%

average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

Project Does Not Meet Criteria

The Project Sponsor does not claim that the property is valued at or above 80% of the median single-family home prices in San Francisco. As such, the property is considered relatively affordable and financially accessible housing for the purposes of this report and Planning Code Section 317.

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings);

Criteria Not Applicable To Project

The Project Sponsor does not claim that the property is unsound, and no soundness report was submitted. The dwelling unit is vacant, and in sound condition.

DEMOLITION CRITERIA

Existing Building

1. Whether the property is free of a history of serious, continuing code violations;

Project Meets Criteria

A review of the databases for the Department of Building Inspection and the Planning Department found two previous complaints. The first complaint was filed in 2009 for unpermitted roof work. The second complaint was in 2010 for the construction of a sidewalk cable box preventing handicap access to the entrance. Both cases have been abated and are no longer active.

2. Whether the housing has been maintained in a decent, safe, and sanitary condition;

Project Meets Criteria

The housing is free of Housing Code violations and appears to have been maintained in a decent, safe, and sanitary condition.

3. Whether the property is a "historical resource" under CEQA;

Project Meets Criteria

The existing building is a non-contributor resource located within an eligible historic district. Its demolition would not impact the surrounding eligible historic district, as determined in the environmental review. Further, the new construction would not have an impact upon the surrounding historic district.

4. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

Project Meets Criteria

The existing building is a non-contributor resource located within an eligible historic district, and the proposed project will not have substantial adverse impact under CEQA.

Rental Protection

5. Whether the Project converts rental housing to other forms of tenure or occupancy;

Criteria Not Applicable to Project

The existing unit is currently vacant and thus not rental housing.

6. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

Project Meets Criteria

According to the Rent Board, the building is not subject to rent control because it is a single-family dwelling that is currently vacant.

Priority Policies

7. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project Does Not Meet Criteria

The Project does not meet this criterion because the existing dwelling will be demolished. Nonetheless, the Project results in a net gain of housing and thus preserves the quantity of housing. Seven new units, four of which are two bedroom units, will replace one single-family home that contained only one bedroom. The creation of these seven units will preserve the cultural and economic diversity within the neighborhood.

8. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project Meets Criteria

The Project will conserve the neighborhood character by constructing a replacement building that is compatible with regard to materials, massing, and roofline with the buildings in the surrounding neighborhood. By creating a compatible new building that increases the density by six units in a neighborhood defined by mixed-use and higher densities, the neighborhood's cultural and economic diversity will be preserved.

9. Whether the Project protects the relative affordability of existing housing;

Project Meets Criteria

Although the existing dwelling proposed for demolition is not above the 80% average price of a single-family home and thus considered "relatively affordable and financially accessible" housing, the dwelling is not defined as an "affordable dwelling-unit" by the Mayor's Office of Housing. By creating seven new dwelling-units where one dwelling used to exist, the relative affordability of existing housing is being preserved because the land costs associated with the housing are spread out over seven dwellings rather than one. The reduction in land costs per unit reduces the overall cost of housing.

10. Whether the Project increases the number of permanently affordable units as governed by Section 415;

Project Does Not Meet Criteria

The Project does not include any permanently affordable units, as the construction of seven units does not trigger Section 415 review.

Replacement Structure

11. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;

Project Meets Criteria

The Project replaces one single-family dwelling with seven dwelling-units in a neighborhood characterized by mixed use and multi-family dwellings.

12. Whether the Project creates quality, new family housing;

Project Meets Criteria

Of the seven dwelling units proposed, the Project will create four family-sized units – each with two-bedrooms. The floor plans reflect such new quality, family housing.

13. Whether the Project creates new supportive housing;

Project Does Not Meet Criteria

The Project is not specifically designed to accommodate any particular Special Population Group as defined in the Housing Element. An elevator provides access to all levels, including roof-level open space.

14. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

Project Meets Criteria

The Project is in scale with the surrounding neighborhood and constructed of high-quality materials.

15. Whether the Project increases the number of on-site dwelling units;

Project Meets Criteria

The Project increases the number of dwelling units on the site from one to seven.

16. Whether the Project increases the number of on-site bedrooms.

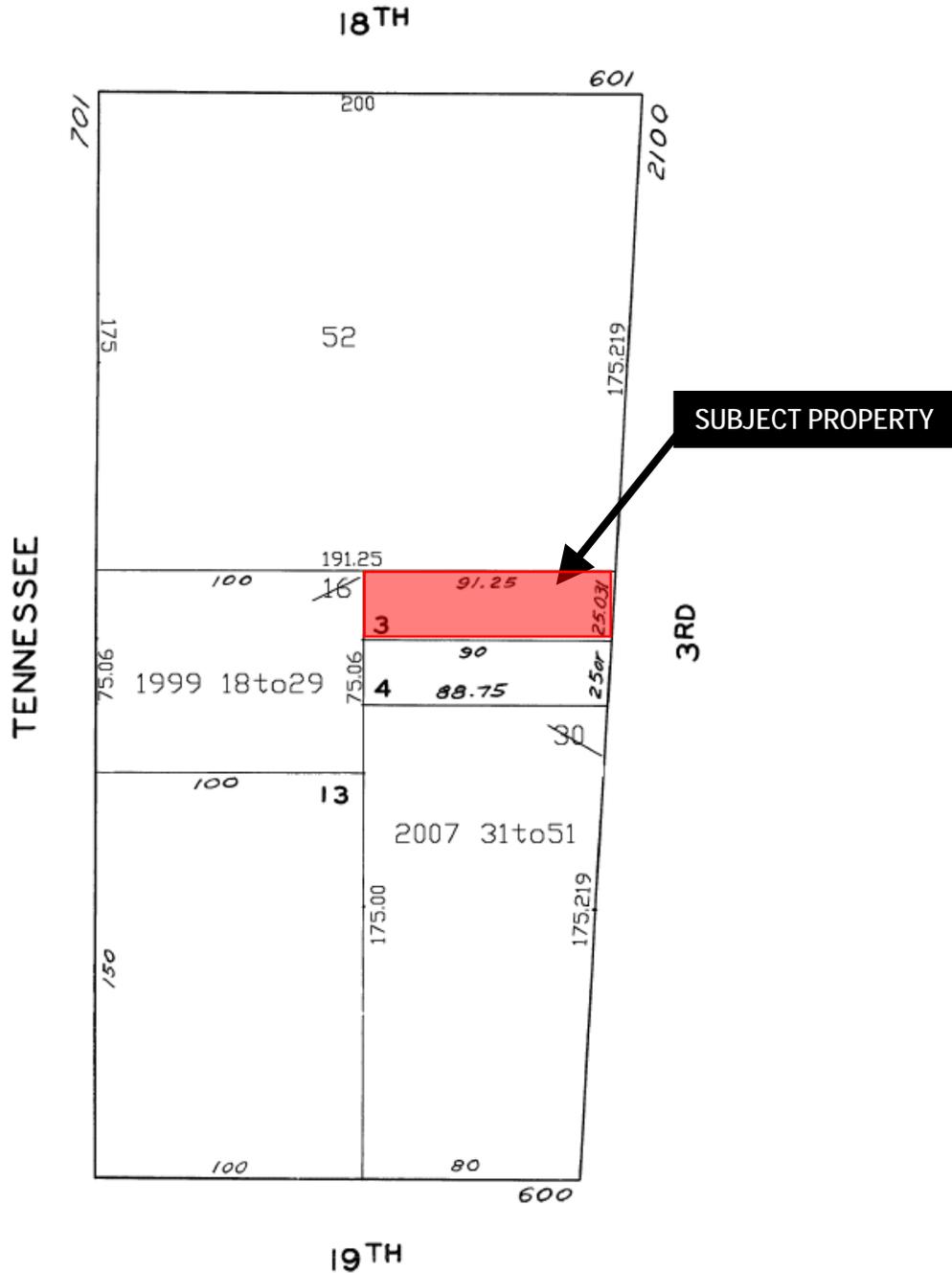
Project Meets Criteria

The Project increases the number of bedrooms on the site from one to eleven.

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Site Photo
Section 312 Notice
Residential Demolition Application
Prop M findings
Environmental Evaluation / Historic Resources Information
Letters of Support and/or Opposition
Reduced Plans & Color Renderings

Parcel Map

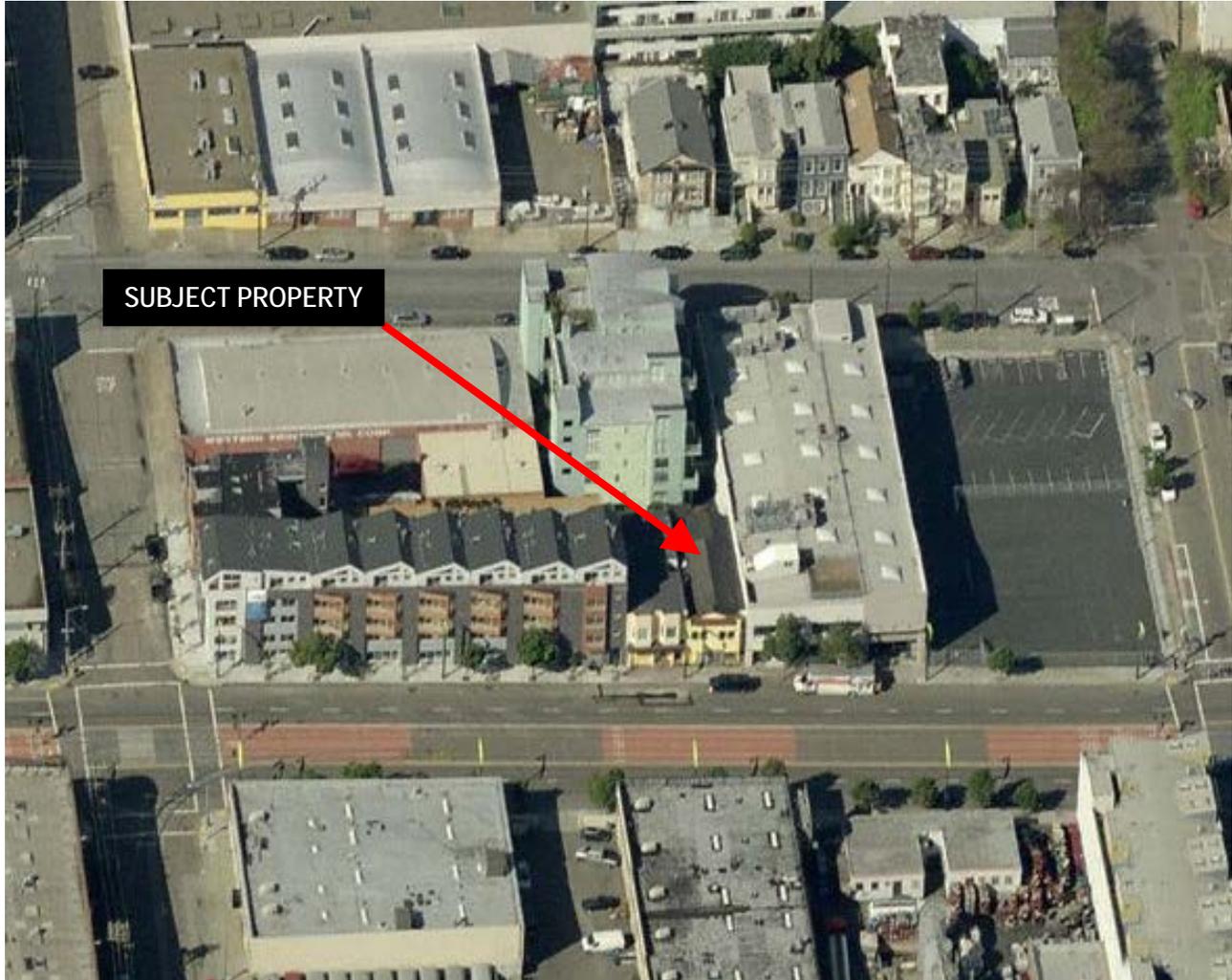


Mandatory Discretionary Review Hearing
 July 2, 2015
 Case Number 2014.0133D, 2013.1109D
 2146 3rd Street

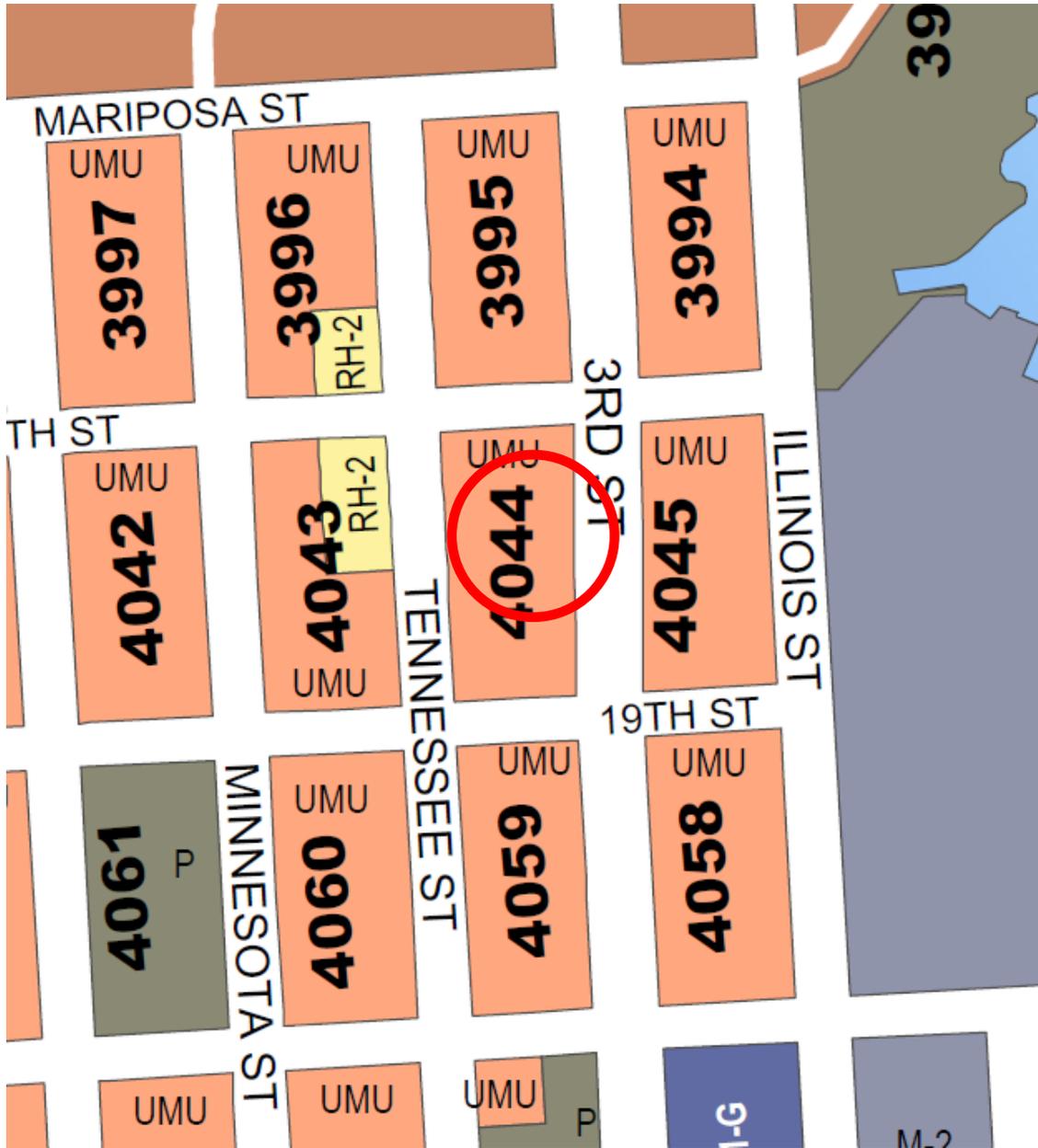
Aerial Photo



Aerial Photo



Zoning Map



Site Photo



Mandatory Discretionary Review Hearing
July 2, 2015
Case Number 2014.0133D, 2013.1109D
2146 3rd Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On **January 6, 2014**, the Applicant named below filed Building Permit Application No. **2014.0106.5657 (New Construction)** and No. **2014.0106.5653 (Demolition)** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	2146 3rd Street	Applicant:	Feifei Feng
Cross Street(s):	18th Street	Address:	1022 Natoma Street, #3
Block/Lot No.:	4044 / 003	City, State:	San Francisco, CA 94103
Zoning District(s):	UMU / 68-X	Telephone:	(415) 626 - 8977

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 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	Single- family and Commercial	7 Dwelling Units
Front Setback	0 feet	1 foot
Side Setbacks	None	None
Building Depth	79 feet	66 feet 6 inches
Rear Yard	11 feet 6 inches	22 feet 6 inches
Building Height	27 feet 7 inches (top of ridge)	59 feet (roof)
Number of Stories	2 stories over basement	6 stories over basement
Number of Dwelling Units	1	7
Number of Parking Spaces	0	3
PROJECT DESCRIPTION		
<p>The proposed project is the demolition of the existing 2-story building, and the construction of a new 6-story building. The existing building is commercial at the ground floor, and a single family dwelling at the second floor, on a lot with dimensions of 25 feet wide and 90 feet deep. The proposed new building is a 7-unit residential building with a basement level for parking. The new building will be 59 feet in height, with a roof deck and elevator penthouse. A Mandatory Discretionary Review Hearing is tentatively scheduled for June 18th, 2015, under case number 2013.1109D.</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: Jeffrey Speirs
 Telephone: (415) 575-9106
 E-mail: jeffrey.speirs@sfgov.org

Notice Date:
 Expiration Date:

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 Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Andrey Libov	
PROPERTY OWNER'S ADDRESS: 650 Florida St. Unit C San Francisco, CA 94110	TELEPHONE: (415) 759-6228
	EMAIL: alibov@arcon-online.com

APPLICANT'S NAME: Mark Holmquist Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 1022 Natoma St. #3	TELEPHONE: (415) 626-8977 x102
	EMAIL: mholmquist@saitowitz.com

CONTACT FOR PROJECT INFORMATION: Mark Holmquist Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: ()
	EMAIL:

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

2. Location and Classification

STREET ADDRESS OF PROJECT: 2146-8 3rd St.	ZIP CODE: 94107
CROSS STREETS: between 18th St. and 19th St.	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
4044 / 003	90'x25'	2265	UMU	68x

13.1109 B

	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	1	7	+6
2	Total number of parking spaces	0	3	+3
3	Total gross habitable square footage	1350	6820	5470
4	Total number of bedrooms	1	8	+7
5	Date of property purchase	5/24/13	n/a	n/a
6	Total number of rental units	0	0	0
7	Number of bedrooms rented	0	0	0
8	Number of units subject to rent control	0	0	0
9	Number of bedrooms subject to rent control	0	0	0
10	Number of units currently vacant	1	n/a	n/a
11	Was the building subject to the Ellis Act within the last decade?	no	n/a	n/a
12	Number of owner-occupied units	1	7	+6

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: 12/20/13

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

Mark Holmquist (Authorized Agent)

Owner / Authorized Agent (circle one)

Loss of Dwelling Units Through **Demolition**

(FORM A - COMPLETE IF APPLICABLE)

Pursuant to Planning Code Section 317(d), the demolition of residential dwellings not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval. Administrative approval only applies to (1) single-family dwellings in RH-1 Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); or (2) residential buildings of two units or fewer that are found to be unsound housing. Please see website under Publications for Loss of Dwelling Units Numerical Values.

The Planning Commission will consider the following criteria in the review of applications to demolish Residential Buildings. Please fill out answers to the criteria below:

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

No

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings).

No

3. Whether the property is free of a history of serious, continuing code violations;

Yes

Existing Building (continued)

4. Whether the housing has been maintained in a decent, safe, and sanitary condition;
No. Existing structure is substandard, seismically unfit and hazardous.

5. Whether the property is a *historical resource* under CEQA;
According to the Planning Department, 2146-8 3rd St. is classified as "B - potential resource on the basis of its evaluation as a historic district contributor in the 2001 Central Waterfront Survey. The subject property is, however, not located within any of the four historic districts identified in the survey. It is the opinion of the historic preservation consultant that the property should have the CHRSC of 6Z, meaning that it is ineligible for the California Register or the National Register. As such, the property does not meet the definitions of a historical resource under Section 15064.5(A) of CEQA.

6. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;
Following an historical evaluation of the property (see above), it has been deemed ineligible for listing--neither individually nor as part of an area--due to extensive exterior and interior alterations. Beginning in 1939, the entire front 10 feet of the building were lopped off with the expansion of Third St. and replaced with a non-historically significant facade. Please see historical report for further description.

Rental Protection

7. Whether the Project converts rental housing to other forms of tenure or occupancy;
The existing dwelling unit was ^{previously} owner-occupied. The project proposes replacing it with 7 owner-occupied dwelling units.

8. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;
See above. There are no existing rental units.

Priority Policies

9. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity; Though the project proposes demolishing the existing single dwelling unit by replacing it with 7 units--a mix of studios and two-bedrooms--it will not only add significantly to the housing stock, but attract a diverse mix of family-types to the neighborhood that were not previously accommodated.

10. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;
Yes, see above.

11. Whether the Project protects the relative affordability of existing housing;
Yes, see above.

12. Whether the Project increases the number of permanently affordable units as governed by Section 415;
Yes, one existing unit is proposed to be replaced by 7 new units with a mix of two-bedroom and studio units.

Replacement Structure

13. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;
The project proposes to develop an existing underdeveloped infill site, to increase housing density in a transit-oriented neighborhood (the project directly abuts the KT Muni line).

Replacement Structure

14. Whether the Project creates quality, new family housing;

The project proposes 57% of the units as two-bedroom units (well above the required 40%) so as to attract families.

15. Whether the Project creates new supportive housing;

Yes, the project proposes 6 additional dwelling units.

16. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;
Yes

17. Whether the Project increases the number of on-site dwelling units;

The project increases the number of on-site dwelling units by 6.

18. Whether the Project increases the number of on-site bedrooms.

The project increases the number of on-site bedrooms by 7.

Priority General Plan Policies – Planning Code Section 101.1 (APPLICABLE TO ALL PROJECTS SUBJECT TO THIS APPLICATION)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

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

Does not apply because there is no existing retail on-site.

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

The project proposes six additional dwelling units that will provide housing options for a culturally and economically diverse citizenship, including families.

3. That the City's supply of affordable housing be preserved and enhanced;

The project proposes six additional dwelling units to help ease the city's housing shortage.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

Does not apply as there is an immediate adjacent Muni rail station which will serve the majority of new residents.

Please respond to each policy; if it's not applicable explain why:

5. 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;

This does not apply as the existing site is not industrial or service sector oriented. The project proposes owner-occupied housing, not commercial office development.

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

The project proposes the replacement of a substandard, seismically unfit, hazardous structure with a state-of-the-art new building.

7. That landmarks and historic buildings be preserved; and

Following an historic evaluation, the existing building on the lot has been deemed ineligible for listing--neither individually nor as a part of an area--due to extensive exterior and interior alterations. It no longer maintains any of its original, historically significant elements. See historical report for further description.

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

A shadow study was conducted by the San Francisco Planning Department for the proposed site using the permitted height of 68 ft. (plus 10 ft. elevator penthouse) and concluded that no parks or open space would be affected, neither in access to sunlight or vistas. The proposed project has a height of 55 ft, well below what is allowed.

August 6, 2013

13.1109 D

San Francisco Planning Department
1660 Mission Street, 4th Floor
San Francisco, CA 94103

To whom it may concern:

This letter is to confirm that MARK HOLMQUIST (working for Natoma Architects Inc) is an authorized agent of the owners of the property at 2146 - 2148 3rd street (2146 -2148 3rd street LLC & Andrey Libov).

Signed,



Signature

8/6/2013

Date

Andrey Libov

Printed Name



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2013.1109E
 Project Address: 2146-2148 Third Street
 Zoning: UMU (Urban Mixed Use) Zoning District
 68-X Height and Bulk District
 Life Science and Medical Special Use District
 Block/Lot: 4044/003
 Lot Size: 2,265 square feet
 Plan Area: Eastern Neighborhoods Area Plan
 Project Sponsor: Mark Holmquist, Stanley Saitowitz/Natoma Architects, (415) 626-8977
 Staff Contact: Don Lewis – (415) 575-9168
don.lewis@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 a rectangular-shaped parcel located on the western side of Third Street between 18th and 19th streets in the Central Waterfront neighborhood. The project site is currently occupied by a 35-foot-tall, two-story-over-basement, mixed-use building approximately 4,000 square feet in size. The existing building was constructed in 1893 and currently contains one residential unit and one vacant ground-floor commercial unit, which was formerly occupied by an art gallery. The project sponsor proposes the demolition of the existing building and construction of a 55-foot-tall, six-story, seven-unit, residential building approximately 12,000 square feet in size. The proposed mix of units is three one-bedroom units and four two-bedroom units. The proposed building would retain the existing on-site

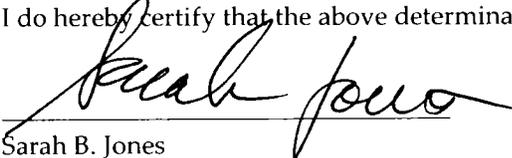
(Continue on next page.)

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

March 20, 2015
 Date

cc: Mark Holmquist, Project Sponsor
 Supervisor Malia Cohen, District 10
 Jeffrey Speirs, Current Planning Division

Virna Byrd, M.D.F
 Exemption/Exclusion File

PROJECT DESCRIPTION (continued)

basement to include three parking spaces (utilizing a car elevator system) and seven bicycle spaces. The proposed project would require excavation of up to approximately 16 feet below ground surface and 194 cubic yards of soil is proposed to be removed under the project. One unit would have an approximately 560-square-foot deck while the other six units would share an approximately 510-square-foot common roof deck. Pedestrian and vehicular access would be from Third Street. The project site is located within the Central Waterfront area of the Eastern Neighborhoods Plan Area.

PROJECT APPROVAL

The proposed project at 2146-2148 Third Street would require the following approvals:

Actions by the Planning Commission

- The project must comply with Section 317 of the Planning Code for the removal of a dwelling unit. A Mandatory Discretionary Review is required by the Planning Commission, which 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.

Actions by other City Departments

- Approval of a Site Mitigation Plan (SMP) from the San Francisco Department of Public Health (DPH) prior to the commencement of any excavation work.
- Approval of Building Permits from the Department of Building Inspections (DBI) for demolition and new construction.

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.

This determination evaluates the potential project-specific environmental effects of the 2146-2148 Third Street project described above, and incorporates by reference information contained in the Programmatic

EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR)¹. 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 Eastern Neighborhoods PEIR.

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods PEIR was adopted in December 2008. The Eastern Neighborhoods PEIR was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses. The Eastern Neighborhoods PEIR also included changes to existing height and bulk districts in some areas, including the project site at 2146-2148 Third Street.

The Planning Commission held public hearings to consider the various aspects of the proposed Eastern Neighborhoods Rezoning and Area Plans and related Planning Code and Zoning Map amendments. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods PEIR by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.^{2,3}

In December 2008, after further public hearings, the Board of Supervisors approved and the Mayor signed the Eastern Neighborhoods Rezoning and Planning Code amendments. New zoning districts include districts that would permit PDR uses in combination with commercial uses; districts mixing residential and commercial uses and residential and PDR uses; and new residential-only districts. The districts replaced existing industrial, commercial, residential single-use, and mixed-use districts.

The Eastern Neighborhoods PEIR is a comprehensive programmatic document that presents an analysis of the environmental effects of implementation of the Eastern Neighborhoods Rezoning and Area Plans, as well as the potential impacts under several proposed alternative scenarios. The Eastern Neighborhoods Draft EIR evaluated three rezoning alternatives, two community-proposed alternatives which focused largely on the Mission District, and a "No Project" alternative. The alternative selected, or the Preferred Project, represents a combination of Options B and C. The Planning Commission adopted the Preferred Project after fully considering the environmental effects of the Preferred Project and the various scenarios discussed in the PEIR.

A major issue of discussion in the Eastern Neighborhoods rezoning process was the degree to which existing industrially-zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses. Among other topics, the Eastern Neighborhoods PEIR assesses the significance of the cumulative land use effects of the rezoning by analyzing its effects on the City's ability to meet its future PDR space needs as well as its ability to meet its housing needs as expressed in the City's General Plan.

As a result of the Eastern Neighborhoods rezoning process, the project site has been rezoned from M-2 (Heavy Industrial) District to UMU (Urban Mixed Use) District. The UMU District is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. The proposed project and its relation to PDR land supply and cumulative land use effects is discussed further in the Community Plan Exemption (CPE) Checklist, under Land Use. The

¹ Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048.

² San Francisco Planning Department. Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR), Planning Department Case No. 2004.0160E, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed February 24, 2015.

³ San Francisco Planning Department. San Francisco Planning Commission Motion 17659, August 7, 2008. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268>, accessed February 24, 2015.

2146-2148 Third Street site, which is located in the Central Waterfront area of the Eastern Neighborhoods, was designated as a site with building up to 68 feet in height.

Individual projects that could occur in the future under the Eastern Neighborhoods Rezoning and Area Plans 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 2146-2148 Third Street is consistent with and was encompassed within the analysis in the Eastern Neighborhoods PEIR. This determination also finds that the Eastern Neighborhoods PEIR adequately anticipated and described the impacts of the proposed 2146-2148 Third Street project, and identified the mitigation measures applicable to the 2146-2148 Third Street project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.^{4,5} Therefore, no further CEQA evaluation for the 2146-2148 Third Street project is required. In sum, the Eastern Neighborhoods PEIR and this Certificate of Exemption for the proposed project comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING

The project site consists of a rectangular-shaped parcel located on the western side of Third Street between 18th and 19th streets in the Central Waterfront neighborhood. The property immediately adjacent to the south consists of a two-story, mixed-use building with one dwelling unit over a ground-floor commercial unit, while the property immediately adjacent to the north consists of a three-story medical office building with a surface parking lot. The surrounding area around the project site is characterized by a mix of office, residential, industrial, and commercial uses in buildings ranging in height from two to five stories. The project site is served by the T-Third Street light rail, and is located four blocks east of Interstate-280. Esprit Park is located approximately two blocks to the southwest of the project site, the proposed Third Street Industrial Historic District is located across the street from the project site to the east, and the Dogpatch Historic District is located one block to the west. All of the surrounding parcels are within the UMU zoning district, and height districts within a one-block radius range from 45 to 68 feet.

POTENTIAL ENVIRONMENTAL EFFECTS

The Eastern Neighborhoods PEIR included analyses of environmental issues including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods Rezoning and Area Plans. The proposed 2146-2148 Third Street project is in conformance with the height, use and density for the site described in the Eastern Neighborhoods PEIR and would represent a small part of the growth that was forecast for the

⁴ Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 2146-2148 Third Street, October 31, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1109E.

⁵ Joslin, Jeff, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 2146-2148 Third Street, January 30, 2015. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1109E.

Eastern Neighborhoods plan areas. Thus, the plan analyzed in the Eastern Neighborhoods PEIR considered the incremental impacts of the proposed 2146-2148 Third Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods PEIR.

Significant and unavoidable impacts were identified in the Eastern Neighborhoods PEIR for the following topics: land use, historic architectural resources, transportation and circulation, and shadow. The proposed project would not result in a loss of a PDR building and would not contribute to any impact related to loss of PDR uses that was identified in the Eastern Neighborhoods PEIR. The proposed project would involve the demolition of a building constructed in 1893. Preservation staff determined that the existing building is not an historical resource due to its loss of integrity and lack of significance relative to the eligible Third Street Industrial Historic District; therefore, demolition of the building would not result in a significant impact on an historical resource. Traffic and transit ridership generated by the proposed project would not considerably contribute to the traffic and transit impacts identified in the Eastern Neighborhoods PEIR. A shadow fan analysis was required for the proposed project because the proposed building height would be 55 feet (excluding the stair/elevator penthouse). The analysis found that the project as proposed would not cast new shadows on Recreation and Parks Department parks or other public parks. The proposed project would shade nearby streets, sidewalks, and private property at times within the project vicinity, but at levels commonly expected in urban areas.

The Eastern Neighborhoods PEIR identified feasible mitigation measures to address significant impacts related to noise, air quality, archeological resources, historical resources, hazardous materials, and transportation. **Table 1** below lists the mitigation measures identified in the Eastern Neighborhoods PEIR and states whether each measure would apply to the proposed project.

Table 1 – Eastern Neighborhoods PEIR Mitigation Measures

Mitigation Measure	Applicability
F. Noise	
F-1: Construction Noise (Pile Driving)	Not Applicable: pile driving not proposed
F-2: Construction Noise	Not Applicable: pile driving not proposed
F-3: Interior Noise Levels	Applicable: new noise-sensitive uses (dwelling units) where street noise exceeds 60 dBA. The project sponsor provided an environmental noise report that demonstrates that the proposed project can feasibly attain an acceptable interior noise level.
F-4: Siting of Noise-Sensitive Uses	Applicable: new noise sensitive uses (dwelling units) proposed. The project sponsor provided an environmental noise report that demonstrates that the proposed project can feasibly attain an acceptable interior noise level.
F-5: Siting of Noise-Generating Uses	Not Applicable: no noise-generating uses proposed (residential use only)

Mitigation Measure	Applicability
F-6: Open Space in Noisy Environments	Applicable: new noise sensitive uses (dwelling units) proposed. The project sponsor provided an environmental noise report that demonstrates that the proposed open space is adequately protected from the existing ambient noise levels.
G. Air Quality	
G-1: Construction Air Quality	Not Applicable: project is subject to the Dust Control Ordinance and is not in an Air Pollutant Exposure Zone
G-2: Air Quality for Sensitive Land Uses	Not Applicable: project is not in the Air Pollutant Exposure Zone
G-3: Siting of Uses that Emit DPM	Not Applicable: proposed residential use would not emit substantial levels of DPM
G-4: Siting of Uses that Emit other TACs	Not Applicable: proposed residential use would not emit substantial levels of other TACs
J. Archeological Resources	
J-1: Properties with Previous Studies	Not Applicable: project site is not within this mitigation area
J-2: Properties with no Previous Studies	Applicable: project site is located in an area with no previous archaeological studies. The requirements of this mitigation measure have been complied with as part of this environmental review process. No further mitigation is required.
J-3: Mission Dolores Archeological District	Not Applicable: project site is not within this mitigation area
K. Historical Resources	
K-1: Interim Procedures for Permit Review in the Eastern Neighborhoods Plan Area	Not Applicable: plan-level mitigation completed by Planning Department
K-2: Amendments to Article 10 of the Planning Code Pertaining to Vertical Additions in the South End Historic District (East SoMa)	Not Applicable: plan-level mitigation completed by Planning Commission
K-3: Amendments to Article 10 of the Planning Code Pertaining to Alterations and Infill Development in the Dogpatch Historic District (Central Waterfront)	Not Applicable: plan-level mitigation completed by Planning Commission

Mitigation Measure	Applicability
L. Hazardous Materials	
L-1: Hazardous Building Materials	Applicable: project involves demolition of an existing building
E. Transportation	
E-1: Traffic Signal Installation	Not Applicable: plan level mitigation by San Francisco Municipal Transportation Agency (SFMTA)
E-2: Intelligent Traffic Management	Not Applicable: plan level mitigation by SFMTA
E-3: Enhanced Funding	Not Applicable: plan level mitigation by SFMTA & San Francisco County Transportation Authority (SFTA)
E-4: Intelligent Traffic Management	Not Applicable: plan level mitigation by SFMTA & Planning Department
E-5: Enhanced Transit Funding	Not Applicable: plan level mitigation by SFMTA
E-6: Transit Corridor Improvements	Not Applicable: plan level mitigation by SFMTA
E-7: Transit Accessibility	Not Applicable: plan level mitigation by SFMTA
E-8: Muni Storage and Maintenance	Not Applicable: plan level mitigation by SFMTA
E-9: Rider Improvements	Not Applicable: plan level mitigation by SFMTA
E-10: Transit Enhancement	Not Applicable: plan level mitigation by SFMTA
E-11: Transportation Demand Management	Not Applicable: plan level mitigation by SFMTA

Please see the attached Mitigation Monitoring and Reporting Program (MMRP) for the complete text of the applicable mitigation measure. With implementation of this mitigation measure the proposed project would not result in significant impacts beyond those analyzed in the Eastern Neighborhoods PEIR.

PUBLIC NOTICE AND COMMENT

A “Notification of Project Receiving Environmental Review” was mailed on January 16, 2015 to adjacent occupants and owners of properties within 300 feet of the project site. No comments were received.

CONCLUSION

As summarized above and further discussed in the CPE Checklist⁶:

1. The proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans;
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 Eastern Neighborhoods PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods 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 Eastern Neighborhoods 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 Eastern Neighborhoods 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.

⁶ The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2013.1109E.

Attachment A: MITIGATION MONITORING AND REPORTING PROGRAM (Includes Text for Adopted Mitigation Measures)			
MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Report Responsibility
MITIGATION MEASURES FROM THE EASTERN NEIGHBORHOODS AREA PLAN EIR			
<p>PMM-1 – Hazardous Building Materials (Mitigation Measure L-1 of the Eastern Neighborhoods PEIR). The project sponsor shall ensure that any equipment containing PCBs or DEPH, 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 tubes, which could contain mercury, are similarly removed 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>	<p>Project sponsor/ contractor</p>	<p>Prior to demolition of structures</p>	<p>Project Sponsor/contractor shall submit a monitoring report to the Department of Public Health and Planning.</p>
			<p>Considered complete upon receipt of final monitoring report.</p>



SAN FRANCISCO PLANNING DEPARTMENT

Community Plan Exemption Checklist

Case No.: 2013.1109E
Project Address: 2146-2148 Third Street
Zoning: UMU (Urban Mixed Use) Zoning District
68-X Height and Bulk District
Life Science and Medical Special Use District
Block/Lot: 4044/003
Lot Size: 2,265 square feet
Plan Area: Eastern Neighborhoods Area Plan (Central Waterfront)
Project Sponsor: Mark Holmquist, Stanley Saitowitz/Natoma Architects, (415) 626-8977
Staff Contact: Don Lewis – (415) 575-9168
don.lewis@sfgov.org

1650 Mission St.
Suite 400
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Reception:
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PROJECT DESCRIPTION

The project site consists of a rectangular-shaped parcel located on the western side of Third Street between 18th and 19th streets in the Central Waterfront neighborhood. The project site is currently occupied by a 35-foot-tall, two-story-over-basement, mixed-use building approximately 4,000 square feet in size. The existing building was constructed in 1893 and currently contains one residential unit and one vacant ground-floor commercial unit, which was formerly occupied by an art gallery. The project sponsor proposes the demolition of the existing building and construction of a 55-foot-tall, six-story, seven-unit, residential building approximately 12,000 square feet in size. The proposed mix of units is three one-bedroom units and four two-bedroom units. The proposed building would retain the existing one-site basement to include three parking spaces (utilizing a car elevator system) and seven bicycle spaces. The proposed project would require excavation of up to approximately 16 feet below ground surface and 194 cubic yards of soil is proposed to be removed under the project. One unit would have an approximately 560-square-foot deck while the other six units would share an approximately 510-square-foot common roof deck. Pedestrian and vehicular access would be from Third Street. The project site is located within the Central Waterfront area of the Eastern Neighborhoods Plan Area. The proposed project would require a Mandatory Discretionary Review by the Planning Commission for the removal of a dwelling unit.

PROJECT APPROVAL

The proposed project at 2146-2148 Third Street would require the following approvals:

Actions by the Planning Commission

- The project must comply with Section 317 of the Planning Code for the removal of a dwelling unit. A Mandatory Discretionary Review is required by the Planning Commission.

Actions by other City Departments

- Approval of a Site Mitigation Plan (SMP) from the San Francisco Department of Public Health (DPH) prior to the commencement of any excavation work.

- Approval of Building Permits from the Department of Building Inspections (DBI) for demolition and new construction.

The Mandatory Discretionary Review hearing before the Planning Commission 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.

EVALUATION OF ENVIRONMENTAL EFFECTS

This Community Plan Exemption (CPE) Checklist evaluates whether the environmental impacts of the proposed project are addressed in the Programmatic Environmental Impact Report for the Eastern Neighborhoods Rezoning and Area Plans (Eastern Neighborhoods PEIR).¹ The CPE Checklist indicates whether the proposed project would result in significant impacts that: (1) are peculiar to the project or project site; (2) were not identified as significant project-level, cumulative, or off-site effects in the PEIR; or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the Eastern Neighborhoods PEIR was certified, are determined to have a more severe adverse impact than discussed in the PEIR. Such impacts, if any, will be evaluated in a project-specific Mitigated Negative Declaration or Environmental Impact Report. If no such impacts are identified, the proposed project is exempt from further environmental review in accordance with Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

Mitigation measures identified in the PEIR are discussed under each topic area, and measures that are applicable to the proposed project are provided under the Mitigation Measures Section at the end of this checklist.

The Eastern Neighborhoods PEIR identified significant impacts related to land use, transportation, cultural resources, shadow, noise, air quality, and hazardous materials. Additionally, the PEIR identified significant cumulative impacts related to land use, transportation, and cultural resources. Mitigation measures were identified for the above impacts and reduced all impacts to less-than-significant except for those related to land use (cumulative impacts on PDR use), transportation (program-level and cumulative traffic impacts at nine intersections; program-level and cumulative transit impacts on seven Muni lines), cultural resources (cumulative impacts from demolition of historical resources), and shadow (program-level impacts on parks).

The proposed project would include the demolition of an existing 4,000-square-foot, mixed-use building and the construction of an approximately 12,000-square-foot residential building containing seven dwelling units and a basement-level garage with three vehicle and seven bicycle parking spaces. As discussed below in this checklist, the proposed project would not result in new, significant environmental effects, or effects of greater severity than were already analyzed and disclosed in the Eastern Neighborhoods PEIR.

¹ San Francisco Planning Department, Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (PEIR), Planning Department Case No. 2004.0160E, State Clearinghouse No. 2005032048, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed February 24, 2015.

Figure 1. Project Location



Figure 2: Site Plan

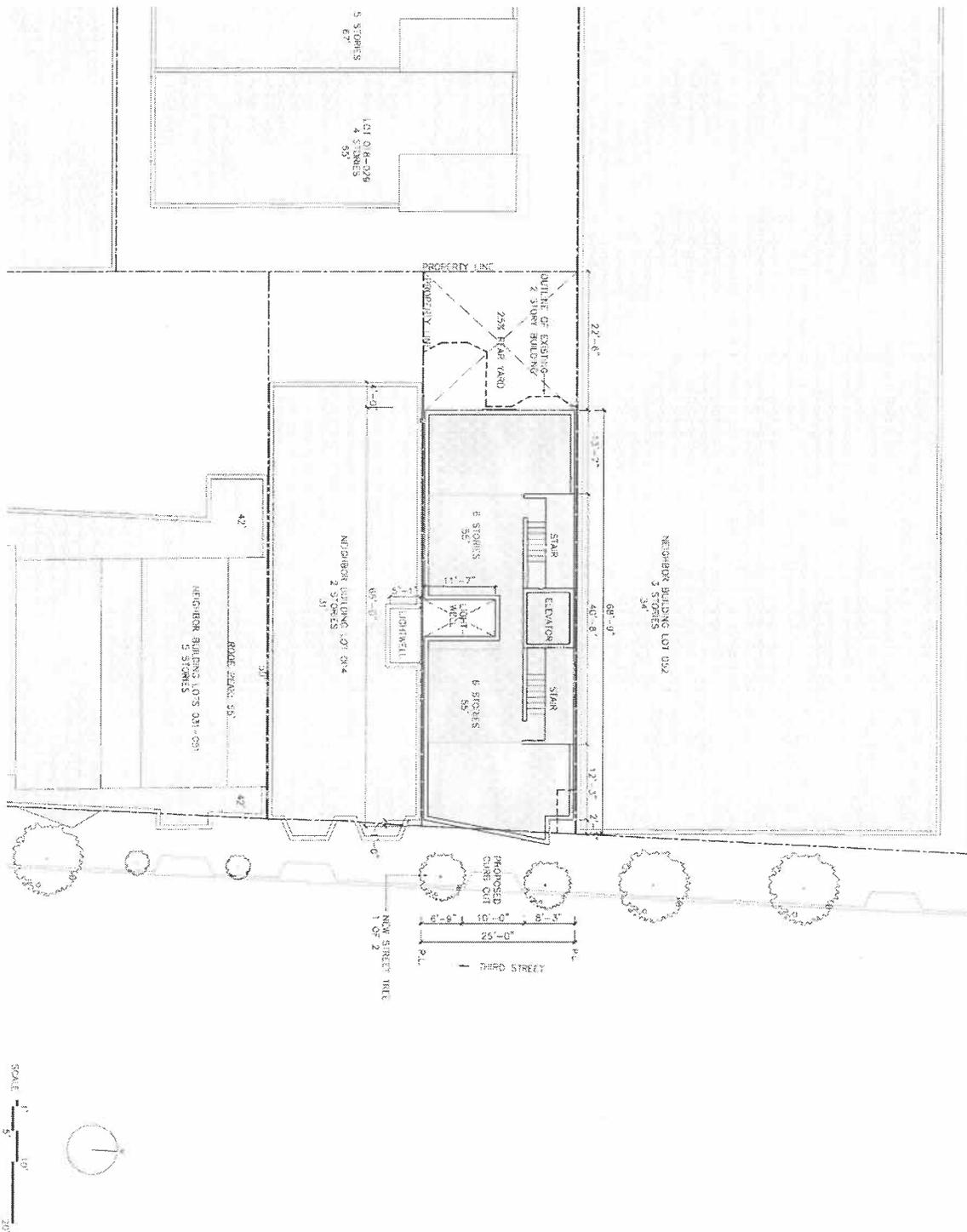


Figure 3. Proposed First Floor and Basement Plan

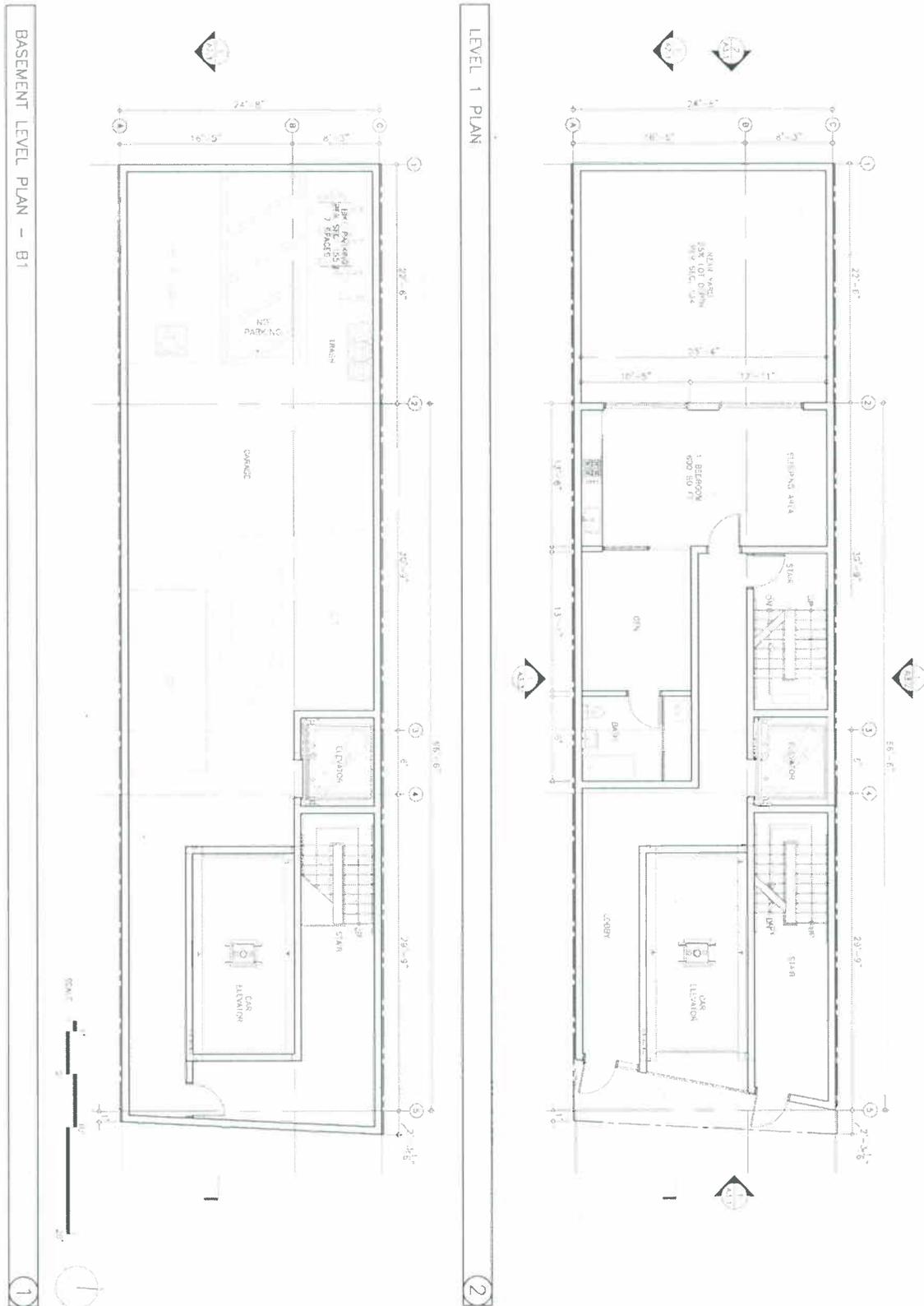


Figure 5. Proposed Roof Plan

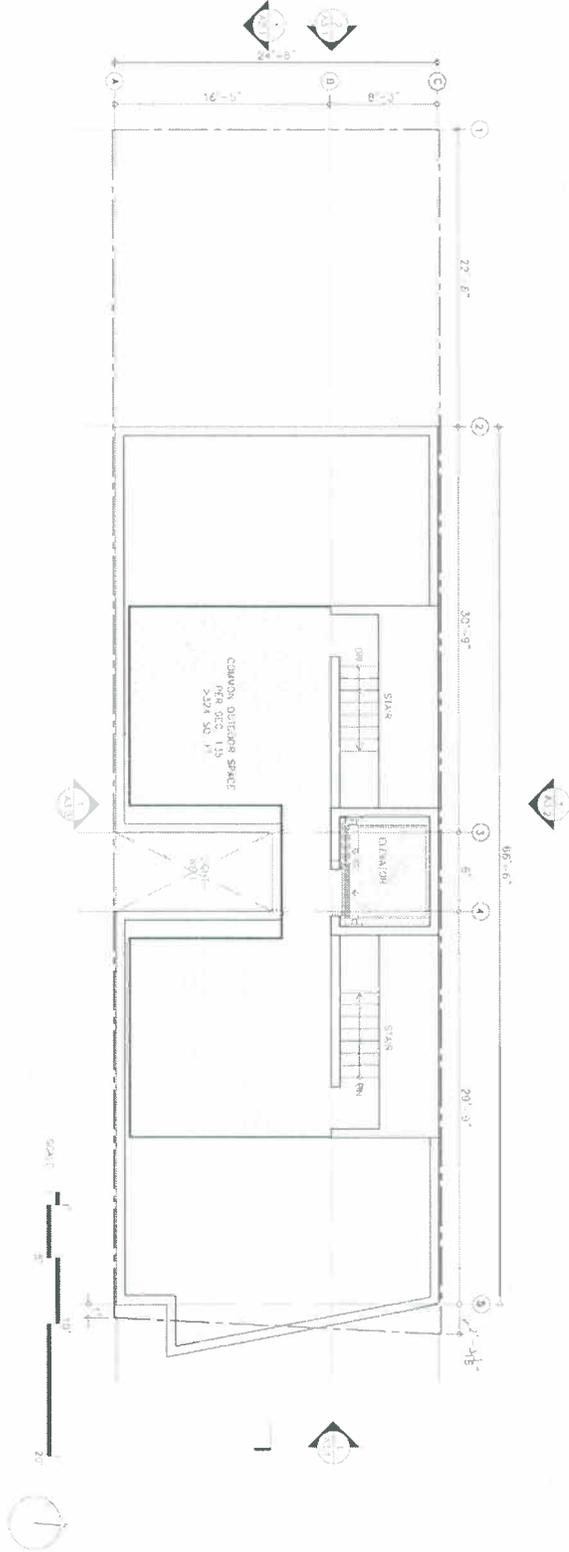
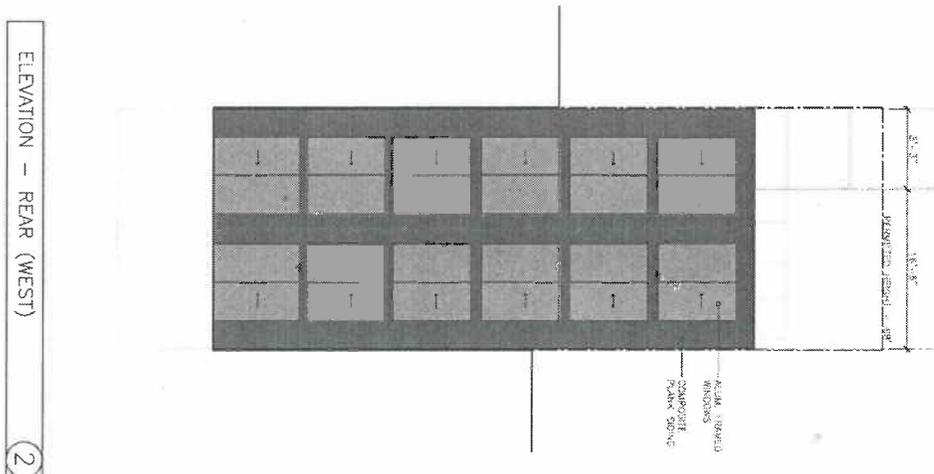


Figure 5. Proposed Elevations



AESTHETICS AND PARKING IMPACTS FOR TRANSIT PRIORITY INFILL DEVELOPMENT

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

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

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

<i>Topics:</i>	<u><i>Significant Impact Peculiar to Project or Project Site</i></u>	<u><i>Significant Impact not Identified in PEIR</i></u>	<u><i>Significant Impact due to Substantial New Information</i></u>	<u><i>No Significant Impact not Previously Identified in PEIR</i></u>
1. LAND USE AND LAND USE PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial impact upon the existing character of the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that adoption of the Area Plans would result in an unavoidable significant impact on land use due to the cumulative loss of PDR. The project site is occupied by a mixed-use building that contains a residential unit over a vacant ground-floor commercial unit. While the project site does not currently include PDR uses, implementation of the proposed project would preclude an opportunity for PDR. However, due to the relatively small size of the project site, the proposed project would not contribute considerably to any impact related to loss of PDR uses that was identified in the Eastern Neighborhoods PEIR. As a result of the Eastern Neighborhoods rezoning process, the project site has been re-zoned from M-2 (Heavy Industrial) District to UMU (Urban Mixed Use) District. Furthermore, the Citywide Planning and Current Planning Divisions of the Planning

² San Francisco Planning Department. Transit-Oriented Infill Project Eligibility Checklist for 2146-2148 Third Street, January 13, 2015. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2013.1109E.

Department have determined that the proposed project is permitted in the UMU District and is consistent with applicable bulk, density, and land uses as envisioned in the Central Waterfront Area Plan. The proposed project falls within the “Northern Portion of Central Waterfront” generalized zoning district, meant to encourage housing and mixed uses, and to allow some bioscience and medical-related facilities. The Central Waterfront Area Plan also calls for improvements to transit and reduced parking requirements to encourage travel by non-auto modes. As a residential building with reduced parking, the proposed project is consistent with this designation. Per Planning Code Section 317, a Mandatory Discretionary Review hearing is required to obtain approval from the Planning Commission for the demolition of one dwelling unit. The proposed project is otherwise compliant with all applicable requirements of the Planning Code, and on balance, is consistent with the San Francisco General Plan.^{3,4}

For these reasons, implementation of the proposed project would not result in either project-level or cumulative significant impacts that were not identified in the Eastern Neighborhoods PEIR related to land use and land use planning, and no mitigation measures are necessary.

Topics:	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
2. POPULATION AND HOUSING—				
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

One of the objectives of the Eastern Neighborhoods Area Plans is to identify appropriate locations for housing in the City’s industrially zoned land to meet the citywide demand for additional housing. The PEIR concluded that an increase in population in the Plan Areas is expected to occur as a secondary effect of the proposed rezoning and that any population increase would not, in itself, result in adverse physical effects, but would serve to advance key City policy objectives, such as providing housing in appropriate locations next to Downtown and other employment generators and furthering the City’s Transit First policies. It was anticipated that the rezoning would result in an increase in both housing development and population in all of the Area Plan neighborhoods. The Eastern Neighborhoods PEIR determined that

³ Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 2146-2148 Third Street, October 31, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1109E.

⁴ Joslin, Jeff, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 2146-2148 Third Street, January 30, 2015. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1109E.

the anticipated increase in population and density would not result in significant adverse physical effects on the environment. No mitigation measures were identified in the PEIR.

The project proposes the demolition of a mixed-use building that contains one dwelling unit and construction of a seven-unit residential building, which would result in a population increase in the area. With implementation of the proposed project, six new dwelling units would be added to San Francisco’s housing stock. These direct effects of the proposed project on population and housing are within the scope of the population and housing growth anticipated under the Central Waterfront Area Plan and evaluated in the Eastern Neighborhoods Plan Area PEIR.

For the above reasons, the proposed project would not result in either project-level or cumulative significant impacts on population and housing that were not identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
3. CULTURAL AND PALEONTOLOGICAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco Planning Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Historic Architectural Resources

Pursuant to CEQA Guidelines Sections 15064.5(a)(1) and 15064.5(a)(2), historical resources are buildings or structures that are listed, or are eligible for listing, in the California Register of Historical Resources or are identified in a local register of historical resources, such as Articles 10 and 11 of the San Francisco Planning Code. The Eastern Neighborhoods PEIR determined that future development facilitated through the changes in use districts and height limits under the Eastern Neighborhoods Area Plans could have substantial adverse changes on the significance of both individual historical resources and on historical districts within the Plan Areas. The PEIR determined that approximately 32 percent of the known or potential historical resources in the Plan Areas could potentially be affected under the preferred alternative. The Eastern Neighborhoods PEIR found this impact to be significant and unavoidable. This impact was addressed in a Statement of Overriding Considerations with findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

The PEIR identified three mitigation measures that were tasked to the Planning Department that could reduce the severity of impacts to historic resources as a result of development enabled under the Plan Areas (Mitigation K-1 to K-3). These mitigation measures were the responsibility of the Planning Department and do not apply to subsequent development projects. Demolition or substantial alteration of a historic resource typically cannot be fully mitigated; therefore, the PEIR concluded that the Eastern Neighborhoods Area Plan would have a significant and unavoidable impact on historic resources.

Department staff finds that the project site at 2146-2148 Third Street is not eligible for inclusion in the California Register of Historical Resources due to its loss of integrity.⁵ The subject property retains a low level of integrity from the property's only potential period of significance (1893-1906) when Matthew Turner, arguably the West Coast's most important shipbuilder during the late nineteenth century, lived at the property.⁶ The exterior façade of the subject building was removed and replaced with materials and features that bear no resemblance to its original appearance. In addition, the subject property lacks significance relative to the eligible Third Street Industrial Historic District.⁷ The proposed project includes contemporary new construction that is consistent with the district's character. The proposed project would not cause a significant adverse impact upon any nearby or adjacent historic resource. The proposed project would not affect the significance or integrity of any of the nearby landmarks, which are located approximately one block from the project site, or any other nearby off-site historic resource. Further, the project would not impact the ability of these off-site resources to be listed in the local or state historic registers. As currently proposed, the project would not have a significant adverse impact upon a historic resource as defined by CEQA. Therefore, the proposed project would not contribute to the significant historic resource impact identified in the Eastern Neighborhoods PEIR, and no historic resource mitigation measures would apply to the proposed project.

For these reasons, the proposed project would not result in significant project-level or cumulative impacts on historic architectural resources that were not identified in the Eastern Neighborhoods PEIR.

Archeological Resources

The Eastern Neighborhoods PEIR determined that implementation of the Area Plan could result in significant impacts on archeological resources and identified three mitigation measures that would reduce these potential impacts to less than significant levels. Eastern Neighborhoods PEIR Mitigation Measure J-1 applies to properties for which a final archeological research design and treatment plan is on file at the Northwest Information Center and the Planning Department. Mitigation Measure J-2 applies to properties for which no archeological assessment report has been prepared or for which the archeological documentation is incomplete or inadequate to serve as an evaluation of potential effects on archeological resources under CEQA. Mitigation Measure J-3, which applies to properties in the Mission Dolores Archeological District, requires that a specific archeological testing program be conducted by a qualified archeological consultant with expertise in California prehistoric and urban historical archeology.

⁵ Historic Resource Evaluation Response Memorandum from Richard Sucre, Preservation Planner, to Don Lewis, Planning Staff, March 6, 2015. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400 in Case No. 2013.1109E.

⁶ JRP Historic Consulting, *Addendum Historic Resource Evaluation, 2146-2148 Third Street, San Francisco, California*. February 2014. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400 in Case No. 2013.1109E.

⁷ The project site is not located within the boundaries of the proposed Third Street Industrial Historic District. The portion of the district closest to the project site is directly across Third Street, and this block is mostly comprised of non-contributing properties.

The proposed project at 2146-2148 Third Street would involve approximately 16 feet of below ground surface (bgs) excavation at its deepest for the extension of the existing on-site basement and approximately 194 cubic yards of soil disturbance in an area where no previous archaeological studies have been prepared. Therefore, the proposed project would be subject to Mitigation Measure J-2 (Project Mitigation Measure 1). In accordance with Mitigation Measure J-2, a Preliminary Archaeological Review (PAR) was conducted by Planning Department staff archeologists, which determined that the proposed project would not adversely affect CEQA-significant archeological resources.⁸

For the above reasons, the proposed project would not result in significant project-level or cumulative impacts on archeological resources that were not identified in the Eastern Neighborhoods PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
4. TRANSPORTATION AND CIRCULATION – Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR anticipated that growth resulting from the zoning changes would not result in significant impacts related to pedestrians, bicyclists, loading, emergency access, or construction. Because the proposed project is within the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on pedestrians, bicyclists, loading, emergency access, or construction beyond those analyzed in the Eastern Neighborhoods PEIR.

⁸ Randall Dean, San Francisco Planning Department. Archeological Review Log.

However, the Eastern Neighborhoods PEIR anticipated that growth resulting from the zoning changes could result in significant impacts on traffic and transit ridership, and identified eleven transportation mitigation measures. Even with mitigation, however, it was anticipated that the significant adverse cumulative traffic impacts and the cumulative impacts on transit lines could not be fully mitigated. Thus, these impacts were found to be significant and unavoidable.

The project site is not located within an airport land use plan area, or in the vicinity of a private airstrip. Therefore, the Community Plan Exemption Checklist topic 4c is not applicable.

Trip Generation

The proposed project would demolish an existing 4,000-square-foot, mixed-use building containing one dwelling unit over a vacant ground-floor commercial unit, and construct an approximately 12,000-square-foot, residential building with seven dwelling units (four two-bedroom units and three one-bedroom units) and a basement-level garage for three vehicle parking space and seven bicycle parking spaces. The proposed project would provide vehicle and bicycle access to the site from Third Street.

Trip generation of the proposed project was calculated using information in the *2002 Transportation Impacts Analysis Guidelines for Environmental Review* (SF Guidelines) developed by the San Francisco Planning Department.⁹ The proposed project would generate an estimated 63 person trips (inbound and outbound) on a weekday daily basis, consisting of 42 person trips by auto, 15 transit trips, 2 walk trips and 4 trips by other modes. During the p.m. peak hour, the proposed project would generate an estimated 7 vehicle trips (accounting for vehicle occupancy data for this Census Tract).

Traffic

The proposed project's vehicle trips would travel through the intersections surrounding the project block. Intersection operating conditions are characterized by the concept of Level of Service (LOS), which ranges from A to F and provides a description of an intersection's performance based on traffic volumes, intersection capacity, and vehicle delays. LOS A represents free flow conditions, with little or no delay, while LOS F represents congested conditions, with extremely long delays; LOS D (moderately high delays) is considered the lowest acceptable level in San Francisco. The intersections near the project site (within approximately 2,500 feet) that were analyzed in the Eastern Neighborhoods PEIR include Third Street/Mariposa Street and 16th Street/Third Street intersections. Table 1 provides existing and cumulative LOS data gathered for these intersections, per the *Eastern Neighborhoods Rezoning and Area Plans Transportation Study*.¹⁰

Table 1

Intersection	Existing LOS (2007)	Cumulative LOS (2025)
Third St./Mariposa St.	B	C
16 th St./Third St.	D	D

Sources: *Eastern Neighborhoods Rezoning and Area Plans Transportation Study* (2007)

⁹ San Francisco Planning Department, Transportation Calculations for 2146-2148 Third Street, January 8, 2015. These calculations are available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1109E.

¹⁰ The *Eastern Neighborhoods Rezoning and Area Plans Transportation Study* is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2004.0160E.

The proposed project would generate an estimated 7 new p.m. peak hour vehicle trips that could travel through surrounding intersections. This amount of new p.m. peak hour vehicle trips would not substantially increase traffic volumes at these or other nearby intersections, would not substantially increase average delay that would cause intersections that currently operate at acceptable LOS to deteriorate to unacceptable LOS, or would not substantially increase average delay at intersections that currently operate at unacceptable LOS.

The proposed project would not contribute considerably to LOS delay conditions as its contribution of an estimated 7 new p.m. peak-hour vehicle trips would not be a substantial proportion of the overall traffic volume or the new vehicle trips generated by Eastern Neighborhoods' Plan projects. The proposed project would also not contribute considerably to 2025 cumulative conditions and thus, the proposed project would not have any significant cumulative traffic impacts.

For the above reasons, the proposed project would not result in significant impacts on traffic that were not identified in the Eastern Neighborhoods PEIR.

Transit

The project site is located within a quarter mile of several local transit lines including Muni lines 22-Fillmore, 48-Quintara/24th Street, T-Third Street, 14-X Mission Express, and 91-Owl. The proposed project would be expected to generate 15 daily transit trips, including three during the p.m. peak hour. Given the availability of nearby transit, the addition of three p.m. peak hour transit trips would be accommodated by existing capacity. As such, the proposed project would not result in unacceptable levels of transit service or cause a substantial increase in delays or operating costs such that significant adverse impacts on transit service could result.

Each of the rezoning options in the Eastern Neighborhoods PEIR identified significant and unavoidable cumulative impacts relating to increases in transit ridership on Muni lines, with the Preferred Project having significant impacts on seven lines: 9-San Bruno, 22-Fillmore, 26-Valencia, 27-Bryant, 33-Stanyan, 48-Quintara/24th Street, 49-Van Ness/Mission. Of those lines, the project site is located within a quarter-mile of Muni lines 22-Fillmore and 48-Quintara/24th Street. Mitigation measures proposed to address these impacts related to pursuing enhanced transit funding; conducting transit corridor and service improvements; and increasing transit accessibility, service information and storage/maintenance capabilities for Muni lines in the Eastern Neighborhoods. Even with mitigation, however, cumulative impacts on the above lines were found to remain significant and unavoidable and a Statement of Overriding Considerations related to the significant and unavoidable cumulative transit impacts was adopted as part of the PEIR Certification and Plan.

The proposed project would not contribute considerably to these conditions as its minor contribution of three p.m. peak hour transit trips would not be a substantial proportion of the overall additional transit volume generated by Eastern Neighborhood projects. Thus, the proposed project would not contribute considerably to 2025 cumulative transit conditions and would not result in any significant cumulative transit impacts.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods PEIR related to transit and would not contribute considerably to cumulative transit impacts that were identified in the Eastern Neighborhoods PEIR.

Parking

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

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

The proposed project meets each of the above three criteria and thus, this determination does not consider the adequacy of parking in determining the significance of project impacts under CEQA.¹¹ The Planning Department acknowledges that parking conditions may be of interest to the public and the decision makers. Therefore, the following parking demand analysis is provided for informational purposes only.

The parking demand for the new residential uses associated with the proposed project was determined based on the methodology presented in the Transportation Guidelines. On an average weekday, the demand for parking would be for an estimated nine spaces. The proposed project would provide three off-street spaces. Thus, as proposed, the project would have an unmet parking demand of an estimated six spaces. At this location, the unmet parking demand could be accommodated within existing on-street and off-street parking spaces¹² within a reasonable distance of the project vicinity. Additionally, the project site is well served by public transit and bicycle facilities such as transit lines 22-Fillmore, 48-Quintara/24th Street, T-Third Street, 14-X Mission Express, and 91-Owl, and bicycle routes 5, 7, 23, and 95. Therefore, any unmet parking demand associated with the project would not materially affect the overall parking conditions in the project vicinity such that hazardous conditions or significant delays would be created.

Further, the project site is located in a UMU zoning district where under Section 151.1 of the Planning Code, the proposed project would not be required to provide any off-street parking spaces. It should be noted that the Planning Commission has the discretion to adjust the number of on-site parking spaces included in the proposed project, typically at the time that the project entitlements are sought. The Planning Commission may not support the parking ratio proposed. In some cases, particularly when the proposed project is in a transit rich area, the Planning Commission may not support the provision of any off-street parking spaces. This is, in part, owing to the fact that the parking spaces are not ‘bundled’ with the residential units. In other words, residents would have the option to rent or purchase a parking space, but one would not be automatically provided with the residential unit.

If the project were ultimately approved with no off-street parking spaces, the proposed project would have an unmet demand of an estimated nine spaces. As mentioned above, the unmet parking demand could be accommodated within existing on-street and off-street parking spaces nearby and through

¹¹ San Francisco Planning Department, Transit-Oriented Infill Project Eligibility Checklist for 2146-2148 Third Street, January 13, 2015. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1109E.

¹² Approximately two blocks to the south, there is an approximately 150-space, paid-publicly, available surface parking lot located at 901 Illinois Street (Affordable Self Storage).

alternative modes such as public transit and bicycle facilities. Given that the unmet demand could be met by existing facilities and given that the proposed project site is well-served by transit and bicycle facilities, a reduction in the number of off-street parking spaces associated with the proposed project, even if no off-street spaces are provided, would not result in significant delays or hazardous conditions.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. While parking conditions change over time, a substantial shortfall in parking caused by a project that creates hazardous conditions or significant delays to traffic, transit, bicycles or pedestrians could adversely affect the physical environment. Whether a shortfall in parking creates such conditions will depend on the magnitude of the shortfall and the ability of drivers to change travel patterns or switch to other travel modes. If a substantial shortfall in parking caused by a project creates hazardous conditions or significant delays in travel, such a condition could also result in secondary physical environmental impacts (e.g., air quality or noise impacts caused by congestion), depending on the project and its setting.

The absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service or other modes (walking and biking), would be in keeping with the City’s “Transit First” policy and numerous San Francisco General Plan Polices, including those in the Transportation Element. The City’s Transit First Policy, established in the City’s Charter Article 8A, Section 8A.115, provides that “parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation.”

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

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
5. NOISE— Would the project:				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Be substantially affected by existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR identified potential conflicts related to residences and other noise-sensitive uses in proximity to noisy uses such as PDR, retail, entertainment, cultural/institutional/educational uses, and office uses. In addition, the Eastern Neighborhoods PEIR noted that implementation of the Eastern Neighborhoods Area Plans and Rezoning would incrementally increase traffic-generated noise on some streets in the Eastern Neighborhoods plan areas and result in construction noise impacts from pile driving and other construction activities. The Eastern Neighborhoods PEIR therefore identified six noise mitigation measures that would reduce noise impacts to less-than-significant levels.

Eastern Neighborhoods PEIR Mitigation Measures F-1 and F-2 relate to construction noise. Mitigation Measure F-1 addresses individual projects that include pile-driving, and Mitigation Measure F-2 addresses individual projects that include particularly noisy construction procedures (including pile-driving). The proposed project would utilize a mat building foundation that does not necessitate the use of pile-driving or other construction practices generating excessive noise. Mitigation F-1 and F-2 would not be applicable to the project.

In addition, all construction activities for the proposed project (approximately 15 months) would be subject to and would comply with the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code) (Noise Ordinance). Construction noise is regulated by the Noise Ordinance. The Noise Ordinance requires that construction work be conducted in the following manner: (1) noise levels of construction equipment, other than impact tools, must not exceed 80 dBA at a distance of 100 feet from the source (the equipment generating the noise); (2) impact tools must have intake and exhaust mufflers that are approved by the Director of the Department of Public Works (DPW) or the Director of the Department of Building Inspection (DBI) to best accomplish maximum noise reduction; and (3) if the noise from the construction work would exceed the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 p.m. and 7:00 a.m. unless the Director of DPW authorizes a special permit for conducting the work during that period.

DBI is responsible for enforcing the Noise Ordinance for private construction projects during normal business hours (8:00 a.m. to 5:00 p.m.). The Police Department is responsible for enforcing the Noise Ordinance during all other hours. Nonetheless, during the construction period for the proposed project of approximately 15 months, occupants of the nearby properties could be disturbed by construction noise. Times may occur when noise could interfere with indoor activities in nearby residences and other businesses near the project site and may be considered an annoyance by occupants of nearby properties. The increase in noise in the project area during project construction would not be considered a significant impact of the proposed project, because the construction noise would be temporary, intermittent, and restricted in occurrence and level, as the contractor would be required to comply with the Noise Ordinance.

Eastern Neighborhoods PEIR Mitigation Measures F-3 and F-4 require that a detailed analysis of noise reduction requirements be conducted for new development that includes noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn). The proposed project would add noise sensitive uses (dwelling units) in an area where street noise levels exceed 60 dBA (Ldn). Therefore, Mitigation Measures F-3 and F-4 apply to the proposed project, and have been agreed to be implemented by the project sponsor as Project Mitigation Measures 2 and 3, respectively (full text provided in the "Mitigation Measures" section below). Accordingly, the project sponsor has conducted an environmental noise study.¹³ The study concluded that outdoor noise levels reach 73.8 dBA (Ldn) along the street frontage of the project site. To meet the 45 dBA interior noise level, the noise study provided the following recommendations: (1) the exterior wall system should provide an Outside-Inside Transmission Class (OTIC) rating of 37; (2) the exterior windows to living spaces facing Third Street should have a minimum OTIC rating of 31 for the level 2 bedroom and level 3 living room while the living rooms on level 4 through 6 should have a rating of 29; and (3) supplemental mechanical ventilation should be provided for the windows along the Third Street facade to allow the windows to be closed if desired. The noise study demonstrated that the proposed project can feasibly attain an acceptable interior noise level of 45 dBA in all dwelling units.

Eastern Neighborhoods PEIR Mitigation Measure F-5 addresses impacts related to individual projects that include new noise-generating uses that would be expected to generate noise levels in excess of ambient noise in the proposed project site vicinity. The proposed residential project would introduce new noise sensitive uses, but is not expected to generate excessive noise levels. In addition, any noise generated by the project including mechanical equipment would be subject to noise control requirements pursuant to the Noise Ordinance. Thus, Mitigation Measure F-5 is not applicable.

Mitigation Measure F-6 addresses impacts from existing ambient noise levels on open space required under the Planning Code for new development that includes noise sensitive uses. The proposed project includes a common roof deck located in the center of the building. Mitigation Measure F-6 is therefore applicable to the proposed project, and has been agreed to by the project sponsor as Project Mitigation Measure 4 (full text provided in the "Mitigation Measures" section below). The noise study prepared in accordance with Mitigation Measure F-4 (Project Mitigation Measure 3) addressed noise levels at the proposed outdoor spaces, and concluded that due to distance to the primary noise source (Third Street),

¹³ Shen Milson Wilke, Environmental Noise Report, 2146 Third Street Residential Development, San Francisco, CA, December 4, 2014. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1109E.

the shielding effect from the building itself, and a 42" high glass barrier, ambient noise levels on the rooftop would be below 60 dBA (Ldn) and would not limit the enjoyment of the open space.¹⁴

The project site is not located within an airport land use plan area, within two miles of a public airport, or in the vicinity of a private airstrip. Therefore, topic 12e and f from the CEQA Guidelines, Appendix G is not applicable.

For the above reasons, the proposed project would not result in significant project-level or cumulative noise impacts that were not identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
6. AIR QUALITY—Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR identified potentially significant air quality impacts resulting from construction activities and impacts to sensitive land uses¹⁵ as a result of exposure to elevated levels of diesel particulate matter (DPM) and other toxic air contaminants (TACs). The Eastern Neighborhoods PEIR identified four mitigation measures that would reduce these air quality impacts to less-than-significant levels. All other air quality impacts were found to be less than significant.

Construction Dust Control

Eastern Neighborhoods PEIR Mitigation Measure G-1 Construction Air Quality requires individual projects involving construction activities to include dust control measures and to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants. The San Francisco Board of Supervisors subsequently approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Construction Dust Control Ordinance is to reduce the

¹⁴ Ibid.

¹⁵ The Bay Area Air Quality Management District (BAAQMD) considers sensitive receptors as: children, adults or seniors occupying or residing in: 1) residential dwellings, including apartments, houses, condominiums, 2) schools, colleges, and universities, 3) daycares, 4) hospitals, and 5) senior care facilities. BAAQMD, Recommended Methods for Screening and Modeling Local Risks and Hazards, May 2011, page 12.

quantity of fugitive dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by DBI. Project-related construction activities would result in construction dust, primarily from ground-disturbing activities. In compliance with the Construction Dust Control Ordinance, the project sponsor and contractor responsible for construction activities at the project site would be required to control construction dust on the site through a combination of watering disturbed areas, covering stockpiled materials, street and sidewalk sweeping and other measures.

The regulations and procedures set forth by the San Francisco Dust Control Ordinance would ensure that construction dust impacts would not be significant. These requirements supersede the dust control provisions of PEIR Mitigation Measure G-1. Therefore, the portion of PEIR Mitigation Measure G-1 Construction Air Quality that addresses dust control is not applicable to the proposed project.

Health Risk

Eastern Neighborhoods PEIR Mitigation Measure G-1 addresses air quality impacts during construction, PEIR Mitigation Measure G-2 addresses the siting of sensitive land uses near sources of TACs and PEIR Mitigation Measures G-3 and G-4 address proposed uses that would emit DPM and other TACs.

Subsequent to certification of the PEIR, San Francisco (in partnership with the Bay Area Air Quality Management District (BAAQMD)) inventoried and assessed air pollution and exposures from mobile, stationary, and area sources within San Francisco and identified portions of the City that result in additional health risks for affected populations ("Air Pollutant Exposure Zone"). The Air Pollutant Exposure Zone was identified based on two health based criteria:

- (1) Areas where the excess cancer risk from all sources is greater than 100; or
- (2) Areas where PM_{2.5} concentrations from all sources (including ambient concentrations) are greater than 10µg/m³.

The project site is not located within an identified Air Pollutant Exposure Zone. Therefore, the ambient health risk to sensitive receptors from air pollutants is not considered substantial and the remainder of Mitigation Measure G-1 that requires the minimization of construction exhaust emissions is not applicable to the proposed project.

The proposed project would include the development of residential uses, which is considered a sensitive land use for purposes of air quality evaluation. As discussed above, the ambient health risk to sensitive receptors from air pollutants is not considered substantial and Eastern Neighborhoods PEIR Mitigation Measure G-2 Air Quality for Sensitive Land Uses is not applicable to the proposed project. Furthermore, the proposed residential land uses are not uses that would emit substantial levels of DPM or other TACs and Eastern Neighborhoods Mitigation Measures G-3 and G-4 are similarly not applicable.

For the above reasons, none of the Eastern Neighborhoods PEIR air quality mitigation measures are applicable to the proposed project and the project would not result in significant air quality impacts (including cumulative impacts) that were not identified in the PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
7. GREENHOUSE GAS EMISSIONS –				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR assessed the GHG emissions that could result from rezoning of the Central Waterfront Area Plan under the three rezoning options. The Eastern Neighborhoods Rezoning Options A, B, and C are anticipated to result in GHG emissions on the order of 4.2, 4.3 and 4.5 metric tons of CO₂E¹⁶ per service population,¹⁷ respectively. The Eastern Neighborhoods PEIR concluded that the resulting GHG emissions from the three options analyzed in the Eastern Neighborhoods Area Plans would be less than significant. No mitigation measures were identified in the PEIR.

Regulations outlined in San Francisco’s Strategies to Address Greenhouse Gas Emissions have proven effective as San Francisco’s GHG emissions have measurably reduced when compared to 1990 emissions levels, demonstrating that the City has met and exceeded EO S-3-05, AB 32, and the Bay Area 2010 Clean Air Plan GHG reduction goals for the year 2020. The proposed project was determined to be consistent with San Francisco’s GHG Reduction Strategy.¹⁸ Other existing regulations, such as those implemented through AB 32, will continue to reduce a proposed project’s contribution to climate change. Therefore, the proposed project’s GHG emissions would not conflict with state, regional, and local GHG reduction plans and regulations, and thus the proposed project’s contribution to GHG emissions would not be cumulatively considerable or generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment.

Because the proposed project is within the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on greenhouse gas emissions (including cumulative impacts) beyond those analyzed in the Eastern Neighborhoods PEIR.

¹⁶ CO₂E, defined as equivalent Carbon Dioxide, is a quantity that describes other greenhouse gases in terms of the amount of Carbon Dioxide that would have an equal global warming potential.

¹⁷ Memorandum from Jessica Range to Environmental Planning staff, Greenhouse Gas Analyses for Community Plan Exemptions in Eastern Neighborhoods, April 20, 2010. This memorandum provides an overview of the GHG analysis conducted for the Eastern Neighborhoods PEIR and provides an analysis of the emissions using a service population (equivalent of total number of residents and employees) metric.

¹⁸ Greenhouse Gas Analysis: Compliance Checklist. January 14, 2015. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1109E.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
8. WIND AND SHADOW – Would the project:				
a) Alter wind in a manner that substantially affects public areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Wind

Based upon experience of the Planning Department in reviewing wind analyses and expert opinion on other projects, it is generally (but not always) the case that projects under 80 feet in height do not have the potential to generate significant wind impacts. Although the proposed 55-foot-tall building (up to 70 feet including the stair/elevator penthouse) would be taller than the immediately adjacent buildings, it would be similar in height to existing four- and five-story buildings in the surrounding area. For the above reasons, the proposed project is not anticipated to cause significant impacts related to wind that were not identified in the Eastern Neighborhoods PEIR.

Shadow

Planning Code Section 295 generally prohibits new structures above 40 feet in height that would cast additional shadows on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. Under the Eastern Neighborhoods Rezoning and Area Plans, sites surrounding parks could be redeveloped with taller buildings without triggering Section 295 of the Planning Code because certain parks are not subject to Section 295 of the Planning Code (i.e., under jurisdiction of departments other than the Recreation and Parks Department or privately owned). The Eastern Neighborhoods PEIR could not conclude that the rezoning and community plans would result in less-than-significant shadow impacts because the feasibility of complete mitigation for potential new shadow impacts of unknown proposed proposals could not be determined at that time. Therefore, the PEIR determined shadow impacts to be significant and unavoidable. No mitigation measures were identified in the PEIR.

The proposed project would construct an approximately 55-foot-tall building (up to 70 feet including the stair/elevator penthouse). Therefore, the Planning Department prepared a preliminary shadow fan analysis to determine whether the proposed project would have the potential to cast new shadow on nearby parks. The shadow fan analysis prepared by the Department found the project as proposed would not cast shadows on Recreation and Parks Department parks or other public parks.¹⁹

The proposed project would shade portions of nearby streets and sidewalks and private property at times within the project vicinity. Shadows upon streets and sidewalks would not exceed levels commonly expected in urban areas and would be considered a less-than-significant effect under CEQA. Although occupants of nearby property may regard the increase in shadow as undesirable, the limited increase in

¹⁹ San Francisco Planning Department, Shadow Fan – 2146-2148 Third Street, October 7, 2013. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1109U.

shading of private properties as a result of the proposed project would not be considered a significant impact under CEQA.

For the above reasons, the proposed project would not result in significant project-level and cumulative impacts related to shadow that were not identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
9. RECREATION – Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Physically degrade existing recreational resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR concluded that implementation of the Eastern Neighborhoods Rezoning and Area Plans would not result in substantial or accelerated deterioration of existing recreational resources or require the construction or expansion of recreational facilities that may have an adverse effect on the environment. No mitigation measures related to recreational resources were identified in the Eastern Neighborhoods PEIR.

Because the proposed project would not degrade recreational facilities and is within the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional project-level or cumulative impacts on recreation beyond those analyzed in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
10. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a significant impact to the provision of water, wastewater collection and treatment, and solid waste collection and disposal. No mitigation measures were identified in the PEIR.

Because the proposed project is within the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional project-level or cumulative impacts on utilities and service systems beyond those analyzed in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
11. PUBLIC SERVICES—Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a significant impact to public services, including fire protection, police protection, and public schools. No mitigation measures were identified in the PEIR.

Because the proposed project is within the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional project-level or cumulative impacts on public services beyond those analyzed in the Eastern Neighborhoods PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
12. BIOLOGICAL RESOURCES—Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As discussed in the Eastern Neighborhoods PEIR, the Eastern Neighborhoods Plan Area is in a developed urban environment that does not provide native natural habitat for any rare or endangered plant or animal species. There are no riparian corridors, estuaries, marshes, or wetlands in the Plan Area that could be affected by the development anticipated under the Area Plan. In addition, development envisioned under the Eastern Neighborhoods Area Plan would not substantially interfere with the movement of any resident or migratory wildlife species. For these reasons, the PEIR concluded that implementation of the Area Plan would not result in significant impacts on biological resources, and no mitigation measures were identified.

Because the proposed project is within the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional project-level or cumulative impacts on biological resources beyond those analyzed in the Eastern Neighborhoods PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
13. GEOLOGY AND SOILS-- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Change substantially the topography or any unique geologic or physical features of the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR concluded that implementation of the Plan would indirectly increase the population that would be subject to an earthquake, including seismically induced ground-shaking, liquefaction, and landslides. The PEIR also noted that new development is generally safer than comparable older development due to improvements in building codes and construction techniques. Compliance with applicable codes and recommendations made in project-specific geotechnical analyses would not eliminate earthquake risks, but would reduce them to an acceptable level, given the seismically active characteristics of the Bay Area. Thus, the PEIR concluded that implementation of the Plan would not result in significant impacts with regard to geology, and no mitigation measures were identified in the Eastern Neighborhoods PEIR.

A geotechnical investigation was prepared for the proposed project.²⁰ The investigation found that the project site is underlain by heterogeneous fill of varying thickness and consistency and concluded that a mat foundation would adequately support the proposed structure and the depth of excavation for the proposed full basement parking garage. The project is required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. DBI will review the project-specific geotechnical report during its review of the building permit for the project. In addition, DBI may require additional site specific soils report(s) through the building permit application process, as needed. The DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI's implementation of the Building Code would ensure that the proposed project would have no significant impacts related to soils, seismic or other geological hazards.

In light of the above, the proposed project would not result in a significant impact related to seismic and geologic hazards and would not result in significant project-level or cumulative impacts related to geology and soils that were not identified in the Eastern Neighborhoods PEIR. No mitigation measures are necessary.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
14. HYDROLOGY AND WATER QUALITY—Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

²⁰ H. Allen Gruen, Geotechnical Engineer, *Geotechnical Investigation Planned Development at 2146 3rd Street, San Francisco, California*. October 6, 2013. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1109E.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a significant impact on hydrology and water quality, including the combined sewer system and the potential for combined sewer outflows. No mitigation measures were identified in the PEIR.

The amount of impervious surfaces on the project site would not change as the design of the proposed building would maintain a similar footprint of the existing building. As a result, the proposed project would not increase stormwater runoff.

Therefore, the proposed project would not result in any significant project-level or cumulative impacts related to hydrology and water quality that were not identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
15. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR noted that implementation of any of the proposed project’s rezoning options would encourage construction of new development within the project area. The PEIR found that there is a high potential to encounter hazardous materials during construction activities in many parts of the project area because of the presence of 1906 earthquake fill, previous and current land uses associated with the use of hazardous materials, and known or suspected hazardous materials cleanup cases. However, the PEIR found that existing regulations for facility closure, Under Storage Tank (UST) closure, and investigation and cleanup of soil and groundwater would ensure implementation of measures to protect workers and the community from exposure to hazardous materials during construction.

Hazardous Building Materials

The Eastern Neighborhoods PEIR determined that future development in the Plan Area may involve demolition or renovation of existing structures containing hazardous building materials. Some building materials commonly used in older buildings could present a public health risk if disturbed during an accident or during demolition or renovation of an existing building. Hazardous building materials addressed in the PEIR include asbestos, electrical equipment such as transformers and fluorescent light ballasts that contain PCBs or di (2 ethylhexyl) phthalate (DEHP), fluorescent lights containing mercury vapors, and lead-based paints. Asbestos and lead based paint may also present a health risk to existing building occupants if they are in a deteriorated condition. If removed during demolition of a building, these materials would also require special disposal procedures. The Eastern Neighborhoods PEIR identified a significant impact associated with hazardous building materials including PCBs, DEHP, and mercury and determined that that Mitigation Measure L-1: Hazardous Building Materials, as outlined below, would reduce impacts to less-than-significant levels. Because the proposed development includes demolition of the existing 4,000-square-foot, mixed-use building on the project site, Mitigation Measure L-1 would apply to the proposed project. With implementation of this mitigation measure, the project’s impact related to hazardous building materials would be reduced to a less-than-significant level. See full text of Mitigation Measure L-1, as Project Mitigation Measure 5, in the Mitigation Measures Section below.

Soil and Groundwater Contamination

The proposed project is located within the Article 22A (Maher) area of the San Francisco Health Code, known as the Maher Ordinance, and would involve up to approximately 16 feet of excavation and approximately 194 cubic yards of soil disturbance. Therefore, the proposed project is subject to the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH). The Maher Ordinance requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6.

The Phase I would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, the project sponsor may be required to conduct soil and/or groundwater sampling and analysis. Where such analysis reveals the presence of hazardous substances in excess of state or federal standards, the project sponsor is required to submit a site mitigation plan (SMP) to the DPH or other appropriate state or federal agency(ies), and to remediate any site contamination in accordance with an approved SMP prior to the issuance of any building permit.

In compliance with the Maher Ordinance, the project sponsor submitted a Maher Application and a Phase I ESA²¹ to DPH²². The Phase I ESA found the historical presence of an UST within 100 feet of the project site. The project sponsor would be required to remediate potential soil and groundwater contamination associated with this UST in accordance with Article 22A of the Health Code. Therefore, the proposed project would not result in any significant project-level or cumulative impacts related to hazardous materials that were not identified in the Eastern Neighborhoods PEIR.

For the above reasons, the proposed project would not result in significant impacts related to hazards or hazardous materials that were not identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
16. MINERAL AND ENERGY RESOURCES—Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

²¹ AEI Consultants, *Phase I Environmental Site Assessment at 2146 3rd Street, San Francisco, CA*, December 22, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1109E.

²² Russell Yim, SFDPH, email to Don Lewis, 2146 – 2148 Third Street, February 18, 2015. A copy of this email is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1109E.

The Eastern Neighborhoods PEIR determined that the Area Plan would facilitate the construction of both new residential units and commercial buildings. Development of these uses would not result in use of large amounts of fuel, water, or energy in a wasteful manner or in the context of energy use throughout the City and region. The energy demand for individual buildings would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by DBI. The Plan Area does not include any natural resources routinely extracted and the rezoning does not result in any natural resource extraction programs. Therefore, the Eastern Neighborhoods PEIR concluded that implementation of the Area Plan would not result in a significant impact on mineral and energy resources. No mitigation measures were identified in the PEIR.

Because the proposed project is within the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on mineral and energy resources beyond those analyzed in the Eastern Neighborhoods PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
17. AGRICULTURE AND FOREST RESOURCES:— Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that no agricultural resources exist in the Area Plan; therefore the rezoning and community plans would have no effect on agricultural resources. No mitigation measures were identified in the PEIR. The Eastern Neighborhoods PEIR did not analyze the effects on forest resources.

Because the proposed project is within the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on agriculture and forest resources beyond those analyzed in the Eastern Neighborhoods PEIR.

MITIGATION MEASURES**Archeological Resources*****Project Mitigation Measure 1 – Properties With No Previous Studies (Eastern Neighborhoods Mitigation Measure J-2)***

This measure would apply to those properties within the project area for which no archeological assessment report has been prepared or for which the archeological documentation is incomplete or inadequate to serve as an evaluation of potential effects on archeological resources under CEQA (CEQA Guidelines § 15064.5(a)(1)(3) and (c)(1)(2)), with the exception of those properties within Archeological Mitigation Zone B as shown in Figure 29 in Chapter IV, for which Mitigation Measure J-3, below, is applicable). That is, this measure would apply to the entirety of the study area outside of Archeological Mitigation Zones A and B.

For projects proposed outside Archeological Mitigation Zones A and B, a Preliminary Archeological Sensitivity Study must be prepared by an archeological consultant with expertise in California prehistoric and urban historical archeology. The Sensitivity Study should contain the following:

- 1) Determine the historical uses of the project site based on any previous archeological documentation and Sanborn maps;
- 2) Determine types of archeological resources/properties that may have been located within the project site and whether the archeological resources/property types would potentially be eligible for listing in the CRHR;
- 3) Determine if 19th or 20th century soils-disturbing activities may adversely affected the identified potential archeological resources;
- 4) Assess potential project effects in relation to the depth of any identified potential archeological resource;
- 5) Conclusion: assessment of whether any CRHP-eligible archeological resources could be adversely affected by the proposed project and recommendation as to appropriate further action.

Based on the Sensitivity Study, the Environmental Review Officer (ERO) shall determine if an Archeological Research Design/Treatment Plan (ARD/TP) shall be required to more definitively identify the potential for CRHP-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 scope of the ARD/TP shall be determined in consultation with the ERO and consistent with the standards for archeological documentation established by the Office of Historic Preservation for purposes of compliance with CEQA, in Preservation Planning Bulletin No. 5).

Noise***Project Mitigation Measure 2 – Interior Noise Levels (Eastern Neighborhoods Mitigation Measure F-3)***

For new development including noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn), as shown in EIR Figure 18, where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations, the project sponsor shall conduct a detailed analysis of noise reduction requirements. Such analysis shall be conducted by person(s) qualified in acoustical analysis and/or engineering. Noise insulation features identified and recommended by the analysis shall be included in the design, as specified in the San Francisco General Plan Land Use Compatibility Guidelines for Community Noise to reduce potential interior noise levels to the maximum extent feasible.

Project Mitigation Measure 3 – Siting of Noise-Sensitive Uses (Eastern Neighborhoods Mitigation Measure F-4)

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

Project Mitigation Measure 4 – Open Space in Noisy Environments (Eastern Neighborhoods Mitigation Measure F-6)

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

Hazardous Materials

Project Mitigation Measure 5 – Hazardous Building Materials (Eastern Neighborhoods Mitigation Measure L-1)

The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEPH, 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 tubes, which could contain mercury, are similarly removed 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.



Historic Resource Evaluation Response

Case No.: 2013.1109E
Project Address: 2146-2148 3rd Street
Zoning: UMU (Urban Mixed Use) Zoning District
68-X Height and Bulk District
Block/Lot: 4044/003
Date of Review: March 6, 2015

Staff Contact: Richard Sucre (Preservation Planner)
(415) 575-9108
richard.sucre@sfgov.org

Don Lewis (Environmental Planner)
(415) 575-9168
don.lewis@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

Originally constructed in 1893, 2146 3rd Street is an altered two-story-over-basement, wood-frame mixed-use building with a ground floor commercial space and a second floor residence. Currently, the exterior façade appears to have been heavily altered from its original construction.

The subject lot is irregularly shaped and is located on the west side of 3rd Street between 18th and 19th Streets in San Francisco's Central Waterfront neighborhood. The subject lot has approximately 25-ft of frontage along 3rd Street, and has a lot depth of approximately 90-ft.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state or national historical register.

As part of the Central Waterfront Historic Resource Survey, 2146 3rd Street was re-surveyed, and assigned a California Historic Resource Status Code (CHRSC) of "5D2," which defines the subject property as a "contributor to a district that is eligible for local listing or designation." However, this CHRSC does not correspond to the eligible district documentation, as outlined below.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area along 3rd Street is mixed in character with a mixture of older industrial and commercial properties, and newer residential development. Immediately adjacent to the subject property is a two-story mixed-use building, and a two-story industrial property. The subject lot is a non-

contributing resource located within the Third Street Industrial District, which was identified as part of the Central Waterfront Historic Resource Survey. To the west of the subject property is the Dogpatch Landmark District, which is designated in Article 10 of the San Francisco Planning Code.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA Section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Department staff finds that the subject property at 2146-2148 3rd Street is not eligible for inclusion in the California Register of Historical Resources (California Register), due to a loss of integrity and a lack of significance relative to the eligible 3rd Street Industrial Historic District. The original documentation associated with the 2007 Update to the Central Waterfront Historic Resource Survey appears to be incorrect, and the subject property should have been assigned a CHRSC of "6Z," which states "found ineligible for NR, CR and Local designation through survey evaluation."

This conclusion is supported by the consultant reports provided by the Project Sponsor, which include:

- *Historic Resource Evaluation, 2146-2148 3rd Street, San Francisco, California* by VerPlanck Historic Preservation Consultation (dated May 21, 2013); and,
- *Draft Addendum Historic Resource Evaluation, 3146-48 3rd Street, San Francisco, California, Planning Department Case No. 2013.1109U* by Christopher McMorris, JRP Historical Consulting, LLC (dated February 2014)

Additional analysis of the subject property is provided in the associated consultant report. Department staff concurs with the findings of these consultant reports for the subject property at 2146-2148 3rd Street.

CEQA HISTORICAL RESOURCE DETERMINATION

- Historical Resource Present
- Individually-eligible Resource
 - Contributor to an eligible Historic District
 - Non-Contributor to an eligible Historic District

No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, *Senior Preservation Planner*

Date: 3.6.2015

PART II: PROJECT EVALUATION

PROPOSED PROJECT Demolition Alteration New Construction

PER DRAWINGS DATED: December 20, 2013 by Stanley Saitowitz | Natoma Architects, Inc.

PROJECT DESCRIPTION

The proposed project includes demolition of the existing two-story mixed-use building with one dwelling units, and the new construction of a six-story building with seven dwelling units.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

The project will not cause a significant adverse impact to the historic resource as proposed.

The project will cause a significant adverse impact to the historic resource as proposed.

Department staff finds that the proposed project would not cause a significant adverse impact upon any historic resource. Currently, the project site contains a non-contributing resource located within an eligible historic district. The proposed project's scope of work is limited to the project site. The proposed project includes contemporary new construction, which draws from the massing and scale of the surrounding eligible historic district, as evidenced by the project's six-story, boxy massing. The proposed project calls for industrial-type materials, such as aluminum and perforated metal, which is consistent with the district's character. In addition, the proposed project would not cause a significant adverse impact upon any nearby or adjacent historic resources. The proposed project would not affect the significance or integrity of any of the adjacent landmarks, which are located approximately one block from the project site, or any other nearby off-site historic resources. Further, the project would not impair the ability of these off-site resources to be listed in the local or state historical registers.

Summary

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

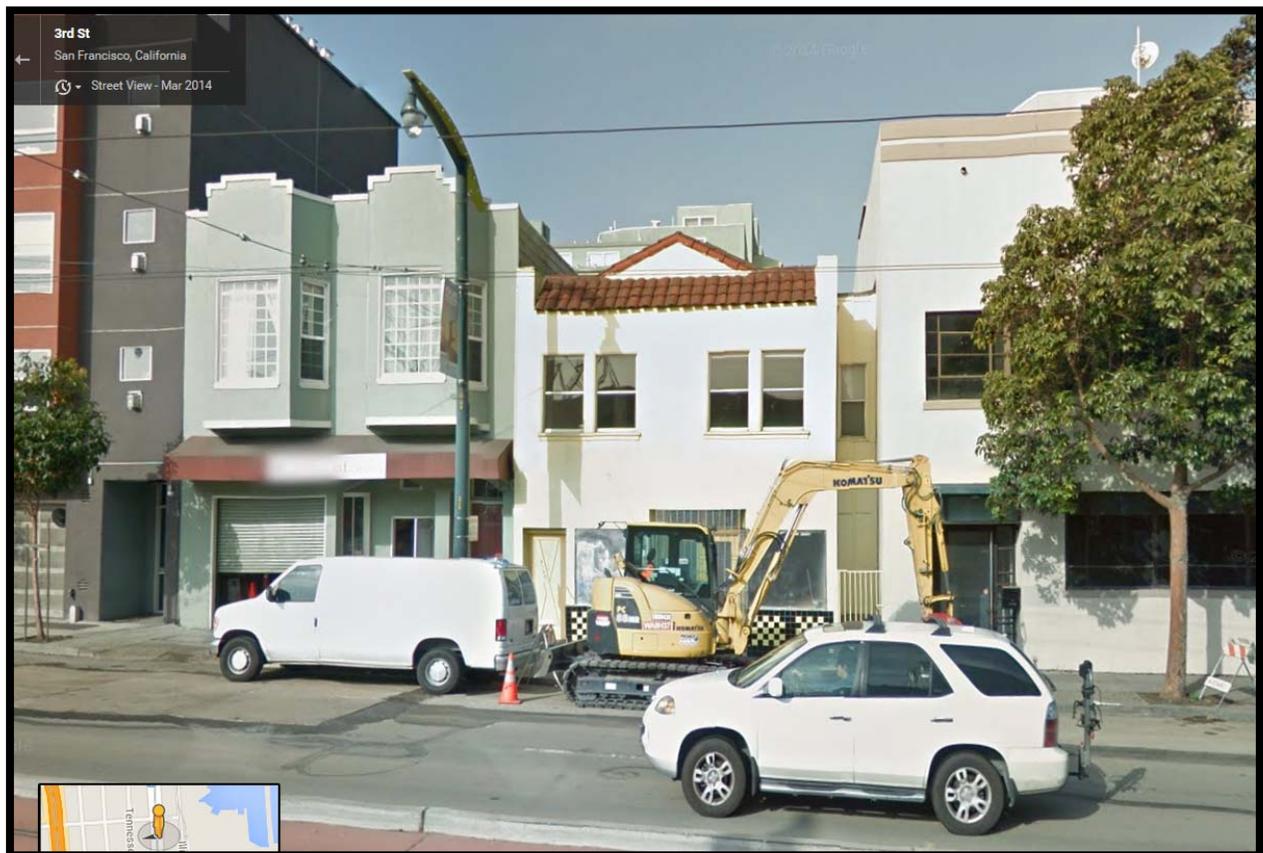
PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 3-6-2015

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
I:\Cases\2013\2013.1109

IMAGES



2146-2148 3rd Street

(Source: Google Maps, February 2014; Accessed March 5, 2015)

Speirs, Jeffrey (CPC)

From: John Loomis <loomis.ja@gmail.com>
Sent: Sunday, June 14, 2015 6:58 PM
To: Speirs, Jeffrey (CPC)
Subject: 2146 3rd Street

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom it may concern:

I live at 755 Tennessee St which abuts the rear of 2146 3rd Street.

I am writing to give my strong wholehearted support for the new residential project at 2146 3rd Street. The new building is well designed and will be a welcome addition to the Dogpatch neighborhood.

Please feel free to contact me if you have any questions or wish me to further elaborate.

Sincerely,

John Loomis

ABBREVIATIONS

A.C.-A/C	Asphalt concrete	NOM.	Nominal
ACOUS.	Acoustical	N.T.S.	Not to scale
ADJ.	Adjacent	O.C.	On center
ALUM.	Aluminum	O.D.	Outside diameter
AGG.	Aggregate	OPNG.	opening
APPROX.	Approximate	OPP.	opposite
ARCH.	Architectural/ Architect	OPP.HD.	Opposite hand
B.C.	Bottom of conc./ curb	OZ.	Ounce
BLDG.	Building	PERF.	Perforated
B.O.	Bottom of	PL.	Plastic
BLK.	Blocking/ block	P/L	Property line
BM.	Beam	PLAS	Plaster
BTWN.	Between	PLYWD.	Plywood
B.U.R.	Built-up roof	PR.	Pair
B.W.	Bottom of wall		
CAB.	Cabinet		
C.B.	Catch basin		
CEM.	Cement		
C.L.	Centerline		
CLG.	Ceiling		
CMU.	Concrete masonry unit		
CNTL. JT.	Control joint		
C.O.	Cleanout		
COL.	Column		
CONC.	Concrete		
CONT.	Continuous		
CTR.	Center		
DEMO.	Demolition		
D.F.	Drinking fountain		
DIA.	Diameter		
DIM.	Dimensions		
DISP.	Dispenser		
DN.	Down		
DWGS.	Drawings		
(E)	Existing		
EA.	Each		
ELEC.	Electrical		
ELEV.	Elevation		
EQ.	Equal		
e	Equal		
EQUIP.	Equipment		
EX.	Existing		
EXP.	Expansion		
EXT.	Exterior		
F.D.	Floor drain		
FDN.	Foundation		
F.F.	Finished Floor		
FIN.	Finish		
FL.	Floor		
FLR.	Floor		
FNDN.	Foundation		
F.O.C.	Face of concrete		
F.O.FRM'G	Face of framing		
F.O.F	Face of finish		
F.O.P	Face of plywood		
F.O.SHT'G.	Face of sheathing		
GA.	Gauge		
GALV.	Galvanized		
G.B.	Grab bar		
GL.	Glass		
GSM.	Galvanized sheet metal		
GYP.	Gypsum		
H.B.	Hose bid		
H.C.	Handicapped		
HDWE.	Hardware		
H.M.	Hollow metal		
HORIZ.	Horizontal		
H.P.	High point		
HT.	Height		
I.D.	Inside diameter		
JAN.	Janitor		
JT.	Joint		
LAM.	Laminate		
L.ARCH.	Landscape architect		
LAV.	Lavatory		
LB.	Pound		
LT.	Light		
MAX.	Maximum		
MECH.	Mechanical		
MFR.	Manufacturer		
MIN.	Minimum		
MISC.	Miscellaneous		
MTD.	Mounted		
MTL.	Metal		
N.	North		
(N)	New		
N.I.C.	Not in contract		

SYMBOLS

	Reference Point
	Wall, floor and roof type
	Door number (for door schedule)
	Window number (for window schedule)
	Window number - obscured glass
	Detail number
	Sheet location
	Section number
	Sheet location
	Interior elevation number
	Specific wall
	Sheet location
	Sheet note designation and number
	Room number (for finish schedule)
	Existing Sprinkler: Pendent Concealed
	Existing Sprinkler: Pendent Semi-recessed
	Existing Sprinkler: Sidewall
	Existing Sprinkler: Upright with Riser
	Existing Sprinkler: Pendent
	Existing Sprinkler: Pendent Online
	Existing Sprinkler: Line
BMR	Below Market Rate
	Property Line
HC	Handicap Accessible
B#	Bicycle Parking Stall
C#	Car Parking Stall

SHEET INDEX

A0 SERIES: DATA		
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A0.2	PROJECT DATA	N.T.S
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A0.4	STREET ELEVATIONS	1/16"=1'-0"
A0.5A	EXISTING PLANS	3/16"=1'-0"
A0.5B	EXISTING ELEVATIONS AND SECTION	3/16"=1'-0"
A0.5C	DEMOLITION PLAN	3/16"=1'-0"
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A0.10C	ADA	N.T.S.
A0.11	HEIGHT & BAY WINDOW DIAGRAMS	3/8"=1'-0"
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A1 SERIES: BUILDING PLANS		
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A1.2	LEVELS 2 AND 3-6	1/4"=1'-0"
A1.3	ROOF PLAN	1/4"=1'-0"
A2 SERIES: BUILDING SECTIONS		
A2.1	BUILDING SECTION	1/4"=1'-0"
A3 SERIES: ELEVATIONS		
A-3.1	ELEVATIONS - FRONT AND REAR	3/16"=1'-0"
A-3.2	SIDE ELEVATION (NORTH)	3/16"=1'-0"
A-3.3	SIDE ELEVATION (SOUTH)	3/16"=1'-0"
C SERIES: SITE SURVEY		
C-1	SITE SURVEY	1/8"=1'-0"

PROJECT DESCRIPTION

PROJECT PROPOSES DEMOLITION OF EXISTING 1 UNIT, 2 STORY RESIDENTIAL BUILDING AND CONSTRUCTION OF 7 UNIT, 6 STORY RESIDENTIAL BUILDING.



PROJECT DATA

PROJECT SITE:	2146-8 3RD STREET, SAN FRANCISCO, CA
CROSS STREET:	BETWEEN 18TH STREET AND 19TH STREET
NEIGHBORHOOD	DOGPATCH
BLOCK/LOT	4044/003
PARCEL SIZE:	2,265 SQ. FT
ZONING:	UMU - EASTERN NEIGHBORHOODS PLAN
HEIGHT	68-X
CONSTRUCTION:	TYPE III OVER TYPE I
HISTORIC:	B-POTENTIAL HISTORIC RESOURCE SEE HIST. RESOURCE DETERMINATION: CONCLUSION: INELIGIBLE FOR LISTING

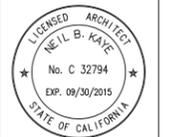
DIRECTORY

OWNERS:	RAJBIR SINGH 14 SUTTER COURT TIBURON, CA 94920 t: 415.246.0392	RAJBIR SINGH
ARCHITECT:	NATOMA ARCHITECTS 1022 NATOMA STREET #3 SAN FRANCISCO, CA 94103 t: 415.626.8977 x102 f: 415.626.8978 mholmquist@saitowitz.com	MARK HOLMQUIST

ISSUANCE	
SITE PERMIT	12.20.13
REVISION 1	02.24.15

Stanley Saitowitz |
Natoma Architects Inc.
1022 Natoma Street, No. 4
San Francisco, CA 94103
T 415.626.8977
F 415.626.8978
E sso@saitowitz.com

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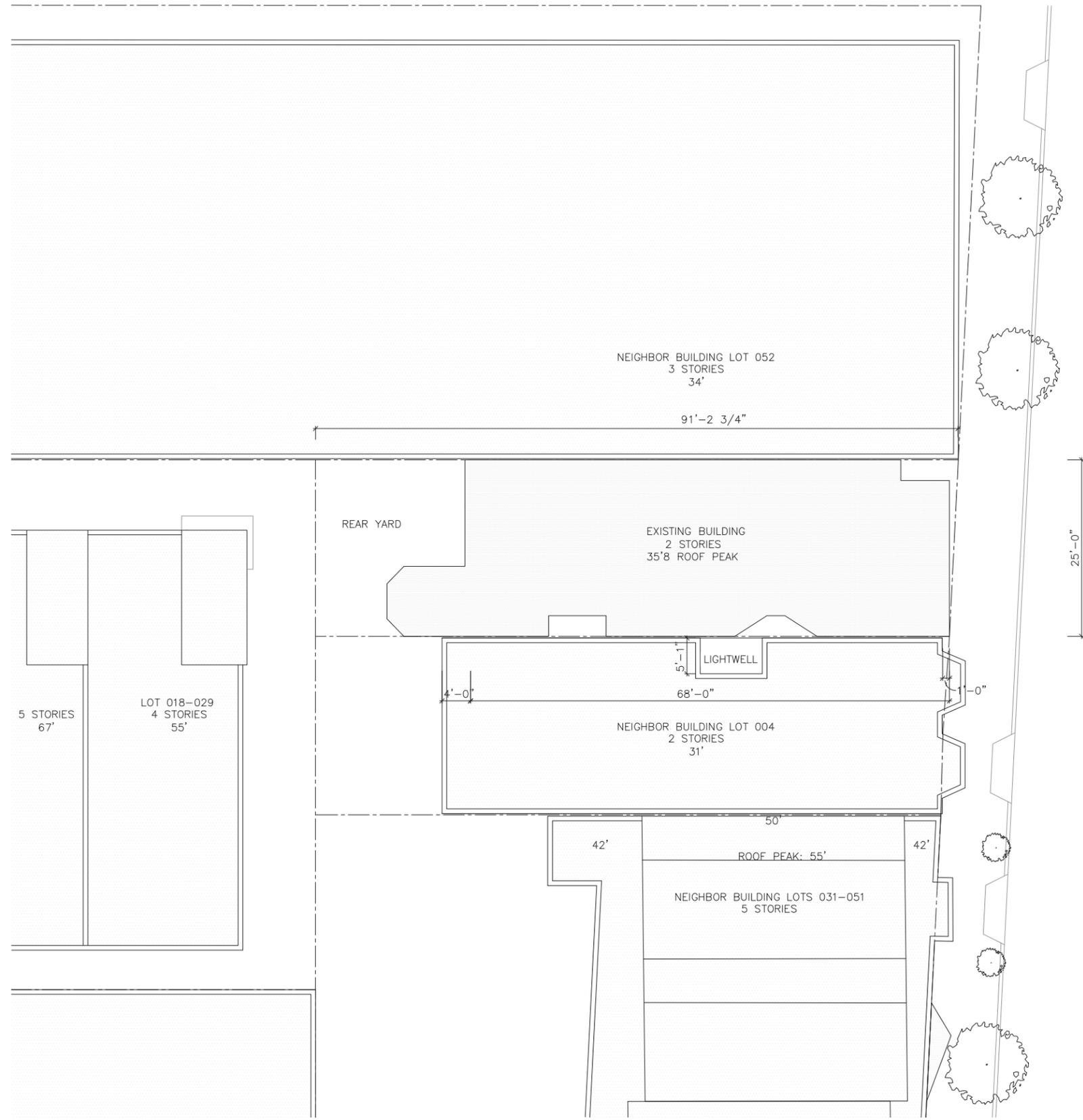
2146-8 3rd STREET
2146-8 3rd STREET, SAN FRANCISCO, CA

TITLE PAGE
SITE PERMIT
Date 06-17-15
Scale NTS
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Job 2146 3rd Str.
File
Sheet AO.1

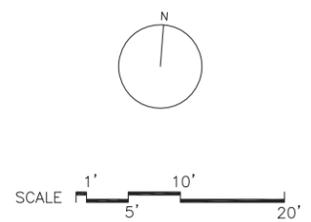
PLANNING CODE	
ADDRESS:	2146-8 3rd St., San Francisco, CA
CROSS STREET:	Site is between 18th and 19th streets on 3rd Street.
BLOCK/LOT:	4044/003
PROJECT DESCRIPTION:	The proposal is to demolish the existing two story (+ 1 basement) 4,000 sf building and construct a new 6-story (+ 1 basement) 9,800 sf residential building in its place on a 2,265 sf lot with 25 feet of frontage on 3rd street and a depth of 90 feet. The existing building was constructed circa 1893 but has been concluded ineligible for historical listing due to extensive alterations. The proposed building will include four 2-bedroom dwelling units, one 1-bedroom dwelling unit, two studio dwelling units and three parking spaces. The proposed structure will be 59 feet in height.
CODE USED:	2012 SF Municiple Code, 2010 Calif Bldg Code, 2010 Calif Mech Code 2010 Calif Plmbg Code, 2010 Calif Electr Code ,2010 Calif Energy Code 2010 Calif Fire Code, 2010 Housing Code, 2010 NFPA 72 (fire alarms) 2010 NFPA 13 / 13r (sprinklers), California Government Code
ZONING:	UMU Urban Mixed Use
OCCUPANCY:	R-2 Residential, S2-Garage
ACCESSIBILITY:	This is a fully accessible covered multi-family dwelling per CBC 1102A.1
NUMBER OF STORIES:	6 stories above grade plane, 1 basement below, though excavation is not required as basement already exists.
HEIGHT LIMIT:	Allowed: 68 feet. Proposed 59 feet per section 260 (2) "The upper point to which such measurement shall be taken shall be the highest point on the finished roof in the case of a flat roof, and the average height of the rise in the case of a pitched or stepped roof, or similarly sculptured roof form..." Allowed height exemptions proposed per section 260 (b) that make up less than 20% overall roof area: 1. Elevator penthouse at 15' above roof per 260 (b)(1)(B) 2. Skylights extending 18" above roof sun plane 260 (b)(1)(B) 3. Mechanical equipment room 260 (b)(1)(B) 4. 4 foot parapet per 260 (b)(2)(A)
BULK LIMIT:	This project is exempt from mid block sculpting per section 270 since it's linear lot dimension is less than 200 feet per section 270.
LOT SIZE/AREA:	90'x25' = 2,265 sq ft
SETBACKS AND REAR YARD:	Required Front: No Setback at all floors. Required Side: No Setback. The project proposes a lightwell adjacent to adjoining lightwell to the south. Required Rear Yard: Per section 134 a rear yard in UMU district shall be 25% of lot depth. .25x90 = 22.5 feet. The project proposes 22.5 foot rear yard from the lowest floor containing a dwelling unit.
OPEN SPACE:	Required Residential: 80 square feet per unit. Proposed: One unit will have a private deck at 562 sf (80 required) 6 other units will share a common roof deck of 506 sf. No dimension less than 15'. (6 x 54 sf = 324 sf required)
VEHICLE PARKING:	Residential Parking allowed: Per SF Planning Code Table 151.1, for units with at least 2 bedrooms and 1,000 sf, one car shall be allowed per unit. This project proposes 3 residential parking stalls, one of which will be an accessible van stall with loading zone.
BICYCLE PARKING:	Bicycle Parking Required: one class 1 space for every 1 dwelling units= 7 spaces Bicycle Parking Provided: 7 class 1 spaces are provided in the basement garage.
EXTERIOR MATERIALS:	Front: Perf. Metal at base, aluminum window frames and steel plate window boxes. Rear: Composite fiber-cement plank siding, aluminum window frames. Sides: Composite fiber-cement plank siding Provide Ornilux Birdsafe glass where uninterrupted glazing area exceeds maximum 24 sq ft.

BUILDING CODE																																																																																																					
CONSTRUCTION TYPE	TYPE III-A, TYPE I																																																																																																				
SPRINKLER	The entire building is to be fully automatic sprinklered.																																																																																																				
ALLOWABLE AREA	Per table 503 for occupancy type R-2/Type III-A (fully sprinkler per 506.3) shall be 24,000 x 2 = 48,000 sf. Area determination per 506.4.1 multiplies total are by 2 stories = 48,000 sf total allowable area per floor.																																																																																																				
ALLOWABLE HEIGHT	Per table 503 for occupancy type R-2/Type III-A the allowable height shall be 65 feet. Per 504.2 an increase of 20 feet for Sprinkler= 85 feet. Project Proposes 55'																																																																																																				
ALLOWABLE STORIES	Per table 503 for occupancy type R-2/Type III-A allowable number of stories shall be 4 Per 504.2 an increase of one story for sprinkler= 5 stories. Per 509.4 an increase of one story S-2 type I = 6 stories.																																																																																																				
PROPOSED AREA	<table border="1"> <thead> <tr> <th>PROGRAM</th> <th>BED/BATH</th> <th>BASEMENT</th> <th>LEVEL 1</th> <th>LEVEL 2</th> <th>LEVEL 3</th> <th>LEVEL 4</th> <th>LEVEL 5</th> <th>LEVEL 6</th> <th></th> </tr> </thead> <tbody> <tr> <td>GARAGE</td> <td></td> <td>1670</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>LOBBY</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>UNIT 1</td> <td>1 BR</td> <td></td> <td>650</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>UNIT 2</td> <td>STUDIO</td> <td></td> <td></td> <td>540</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>UNIT 3</td> <td>STUDIO</td> <td></td> <td></td> <td>560</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>UNIT 4</td> <td>2BD / 2BA</td> <td></td> <td></td> <td></td> <td>1280</td> <td>1280</td> <td>1280</td> <td>1280</td> <td></td> </tr> <tr> <td>TOTAL</td> <td></td> <td>1670</td> <td>650</td> <td>1100</td> <td>1280</td> <td>1280</td> <td>1280</td> <td>1280</td> <td></td> </tr> <tr> <td>CIRCULATION</td> <td></td> <td>560</td> <td>930</td> <td>535</td> <td>330</td> <td>330</td> <td>330</td> <td>330</td> <td>TOTAL</td> </tr> <tr> <td>TOTAL GROSS</td> <td></td> <td>2230</td> <td>1580</td> <td>1635</td> <td>1610</td> <td>1610</td> <td>1610</td> <td>1610</td> <td>11885</td> </tr> </tbody> </table>	PROGRAM	BED/BATH	BASEMENT	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6		GARAGE		1670								LOBBY										UNIT 1	1 BR		650							UNIT 2	STUDIO			540						UNIT 3	STUDIO			560						UNIT 4	2BD / 2BA				1280	1280	1280	1280		TOTAL		1670	650	1100	1280	1280	1280	1280		CIRCULATION		560	930	535	330	330	330	330	TOTAL	TOTAL GROSS		2230	1580	1635	1610	1610	1610	1610	11885
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FIRE SEPERATION	Per table 602 for occupancy type R-2/Type III-A the exterior walls on lot line shall be 2HR Per 712.3 all floor and wall seperating dwelling units shall be 1 HR fire resistance construction. Per table 508.4 the following fire rating shall be required between occupancies. R-2 Residential and S2 garage requires 1 HR separation																																																																																																				
OPENING PROTECTION	There are proposed windows facing onto an adjacent property or lot line. Distance is 10' ≤ X < 30' Rating of wall is 1 Hr and window is 45 Min. per Table 602. Window shall not be more than 45% of wall per table 705.8																																																																																																				
OCCUPANT LOAD FACTOR USED	Residential = 200 Roof Deck = 15 Garage = 200																																																																																																				
NUMBER OF EXITS	All dwelling units shall have access. Per table 1021.1, All dwelling units have 2 direct access exits. Per table 1021.2, 1 Exit is required from S-2 occupancy from basement with occupant load ≤ 29																																																																																																				
EXIT WIDTH	Largest Occupant load at roof = 34. 34/2 stairs = 17 x .3= 3.4" required. 36" provided., OK																																																																																																				
EMERGENCY ESCAPE	As per CBC Section 1029 an emergency escape shall not be required for Type III-A construction																																																																																																				
STANDPIPE	Class 1 standpipe riser located at each stair riser per 905.3.1.4																																																																																																				
GROUP R LIGHT AND VENTILATION	Light: All habitable rooms shall have natural light greater than 1/10 of the floor area or artificial light per CBC 1205. Ventillation: All units to be mechanically vented																																																																																																				
PERMITS	ALL MEPF shall be under separate building permit.																																																																																																				

ISSUANCE	
SITE PERMIT	12.20.13
REVISION 1	02.24.15
<p>Stanley Saffowitz Natomia Architects Inc. 1022 Natomia Street, No. 4 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978 E sso@saffowitz.com</p>	
<p>2146-8 3rd STREET 2146-8 3rd STREET, SAN FRANCISCO, CA</p>	
PROJECT DATA	
SITE PERMIT	
Date	06-17-15
Scale	N.T.S.
Drawn	SSNAI
Job	2146 3rd Str.
File	
Sheet	A0.2



25'-0"



ISSUANCE	
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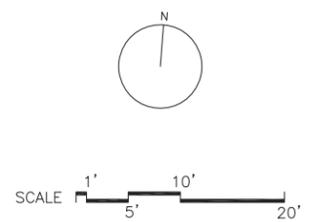
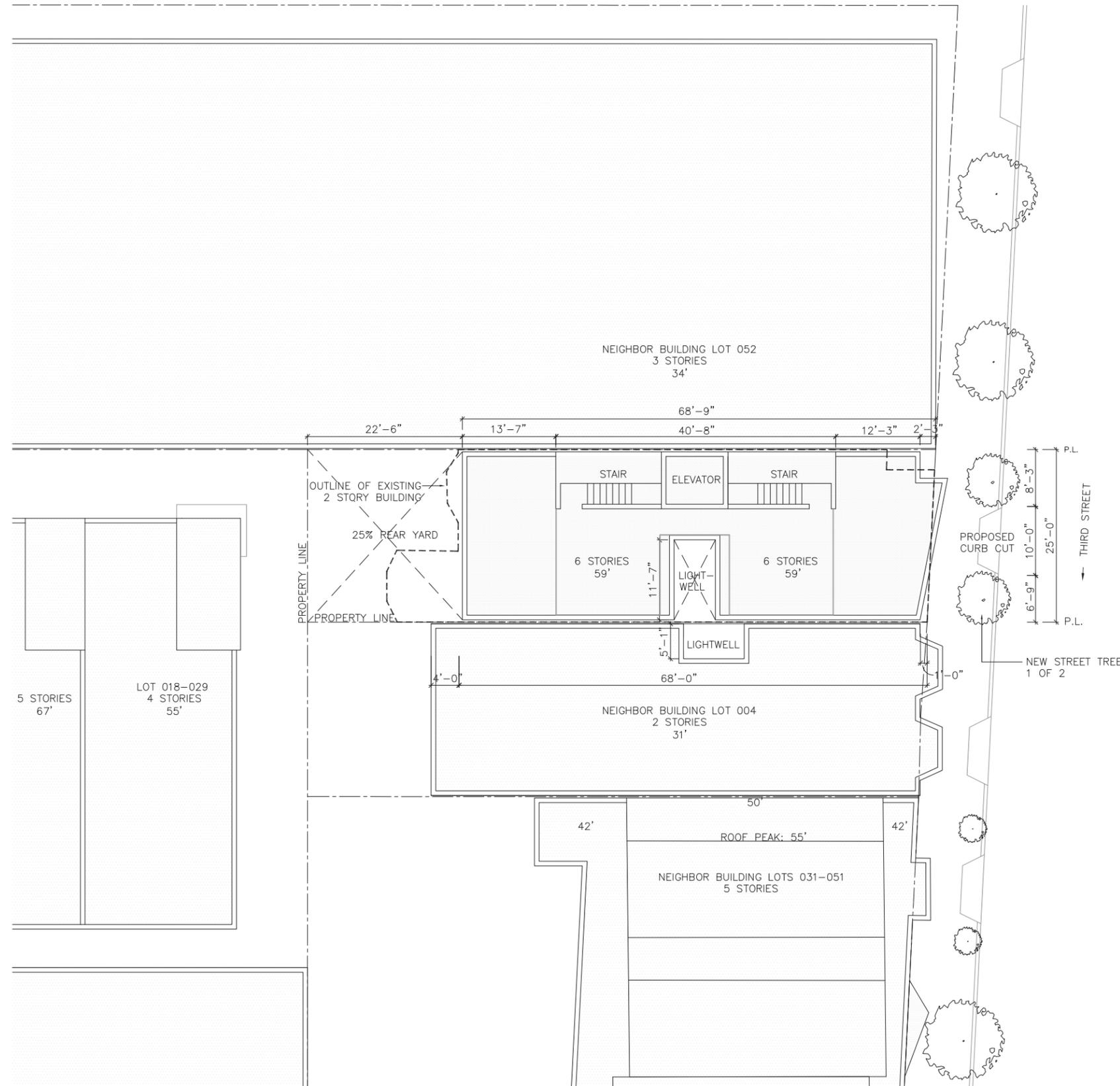
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 1022 Natoma Street, No. 4
 San Francisco, CA 94103
 T 415.626.8977
 F 415.626.8978
 E sso@sallowitz.com

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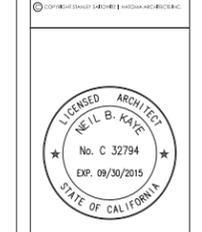
2146-8 3rd STREET
 2146-8 3rd STREET, SAN FRANCISCO, CA

PLOT PLAN	
SITE PERMIT	
Date	06-17-15
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Drawn	SSNAI
Job	2146 3rd Str.
File	
Sheet	A0.3



ISSUANCE	
SITE PERMIT	12.20.13
REVISION 1	02.24.15

Stanley Sallowitz |
Natoma Architects Inc.
1022 Natoma Street, No. 4
San Francisco, CA 94103
T 415.626.8977
F 415.626.8978
E sso@sallowitz.com



2146-8 3rd STREET
2146-8 3rd STREET, SAN FRANCISCO, CA

PLOT PLAN	
SITE PERMIT	
Date	06-17-15
Scale	1/8"=1'-0"
Drawn	SSNAI
Job	2146 3rd Str.
File	
Sheet	A0.3

ISSUANCE	
SITE PERMIT	12.20.13
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 Natoma Architects Inc.
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 T 415.626.8977
 F 415.626.8978
 E sso@saffowitz.com

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2146-8 3rd STREET
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STREET ELEVATIONS

SITE PERMIT	
Date	06-17-15
Scale	1/16"=1'-0"
Drawn	SSNAI
Job	2146 3rd Str.
File	
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19TH STREET

PROPOSED SITE

18TH STREET



3RD STREET WEST ELEVATION

1

18TH STREET

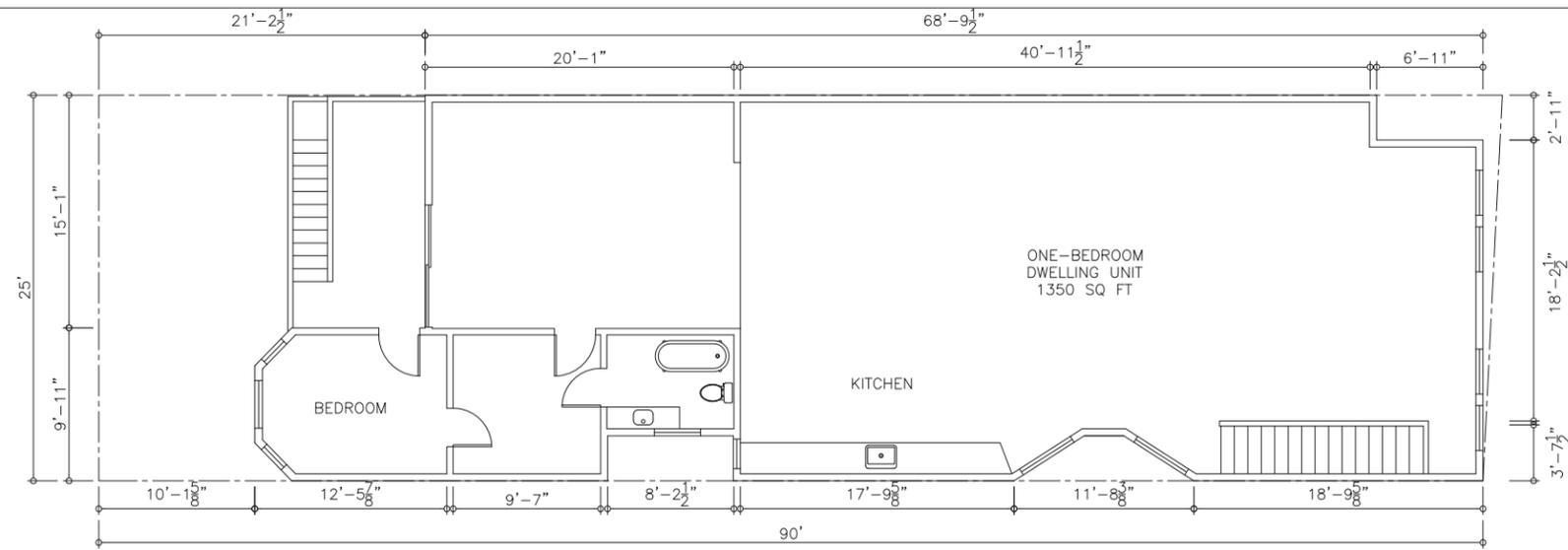
OPPOSITE
 PROPOSED SITE

19TH STREET



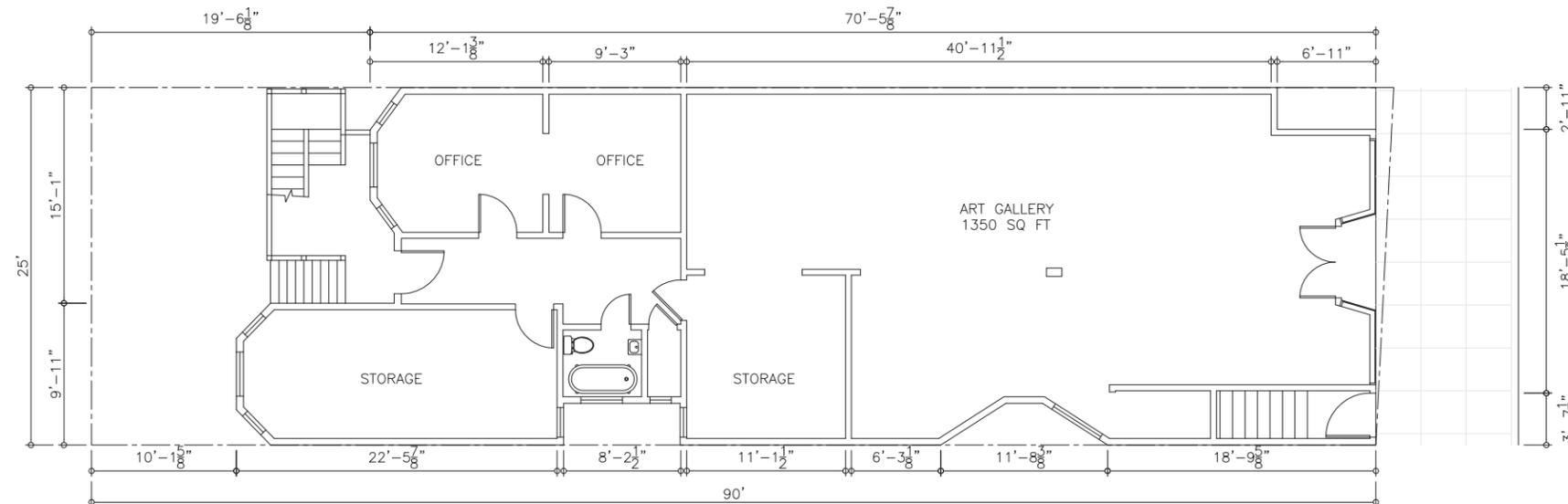
3RD STREET EAST ELEVATION

2



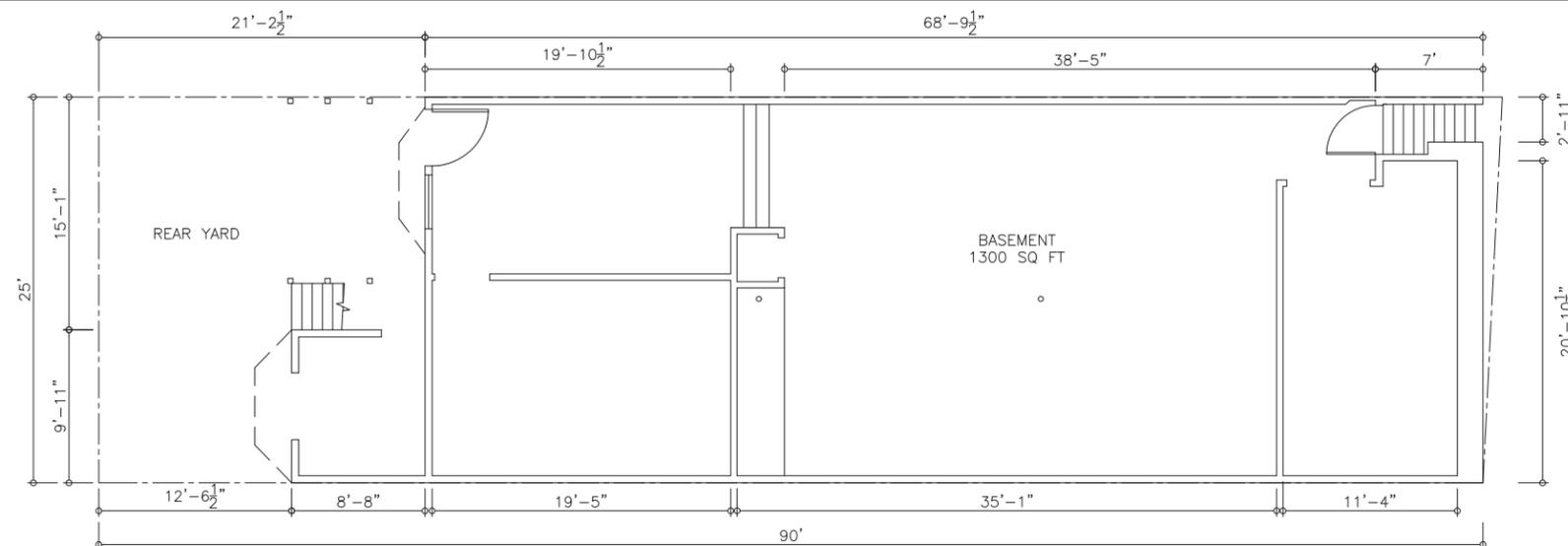
EXISTING LEVEL 2 PLAN

3



EXISTING LEVEL 1 PLAN

2



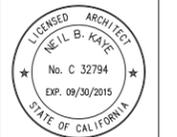
EXISTING BASEMENT PLAN

1

ISSUANCE	
SITE PERMIT	12.20.13
REVISION 1	02.24.15

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Natoma Architects Inc.
1022 Natoma Street, No. 4
San Francisco, CA 94103
T 415.626.8977
F 415.626.8978
E sso@sallowitz.com

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2146-8 3rd STREET
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EXISTING PLANS

SITE PERMIT

Date 06-17-15

Scale 3/16"=1'-0"

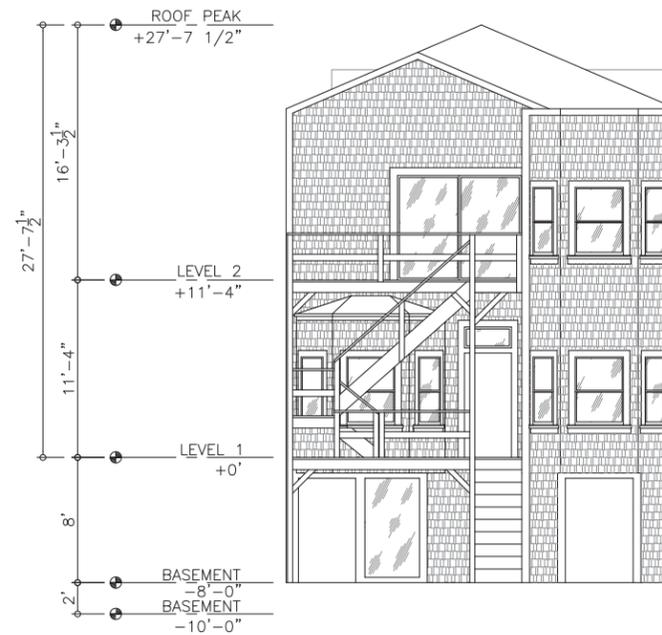
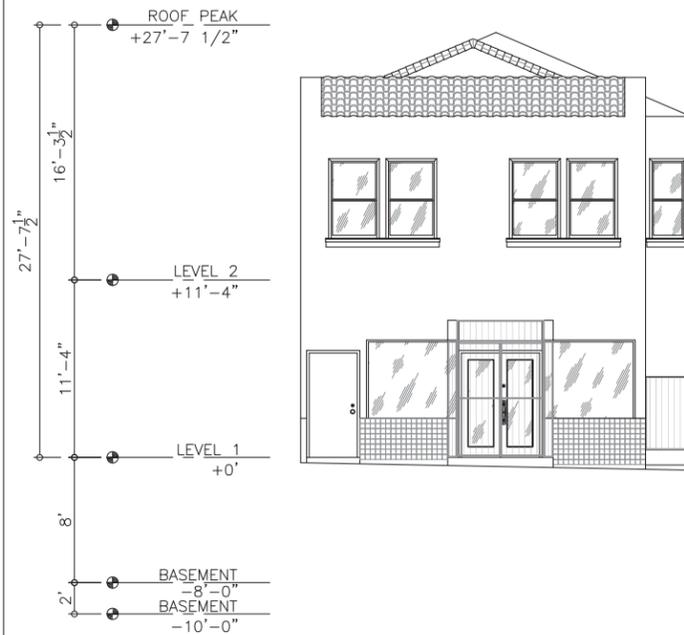
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Sheet

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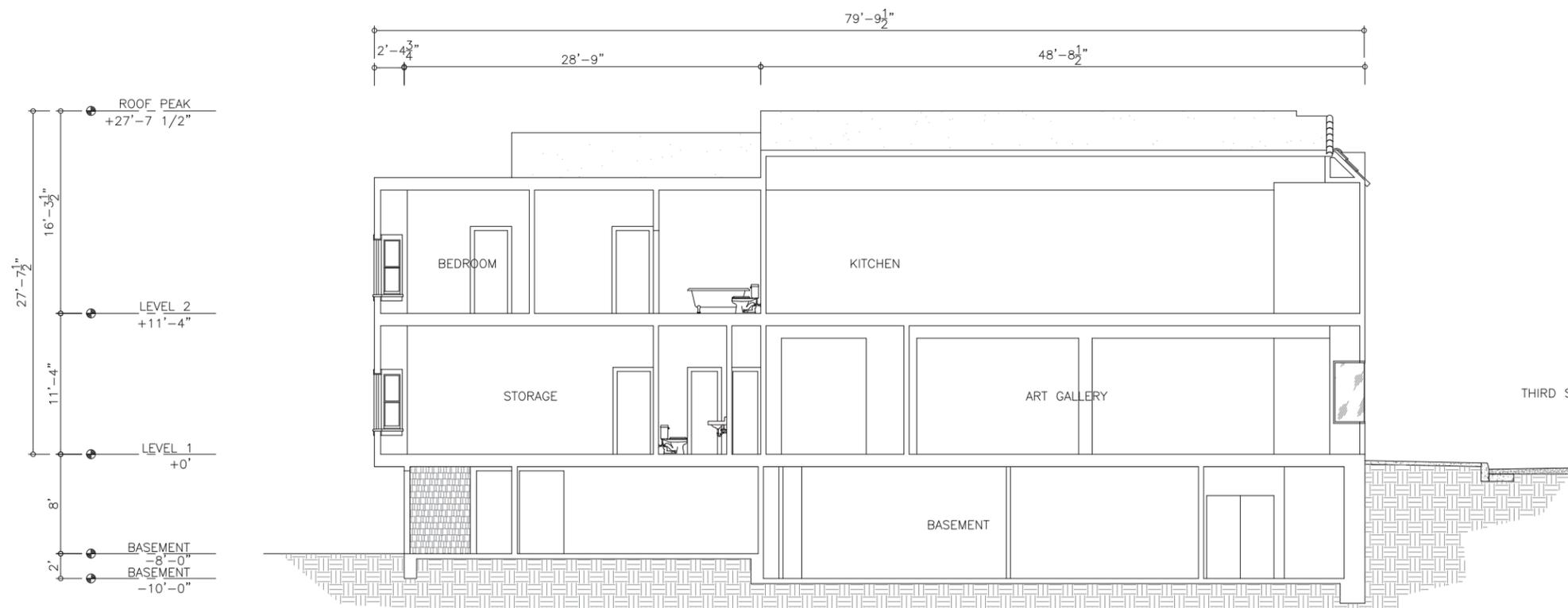


EXISTING FRONT ELEVATION

2

EXISTING REAR ELEVATION

3



EXISTING BUILDING SECTION - WEST/EAST

1

ISSUANCE	
SITE PERMIT	12.20.13
REVISION 1	02.24.15

Stanley Sallowitz |
 Natoma Architects Inc.
 1022 Natoma Street, No. 4
 San Francisco, CA 94103
 T 415.626.8977
 F 415.626.8978
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2146-8 3rd STREET

2146-8 3rd STREET, SAN FRANCISCO, CA

EXISTING ELEVATIONS AND SECTION

SITE PERMIT	
Date	06-17-15
Scale	3/16"=1'-0"
Drawn	SSNAI
Job	2146 3rd Str.
File	
Sheet	A0.5B

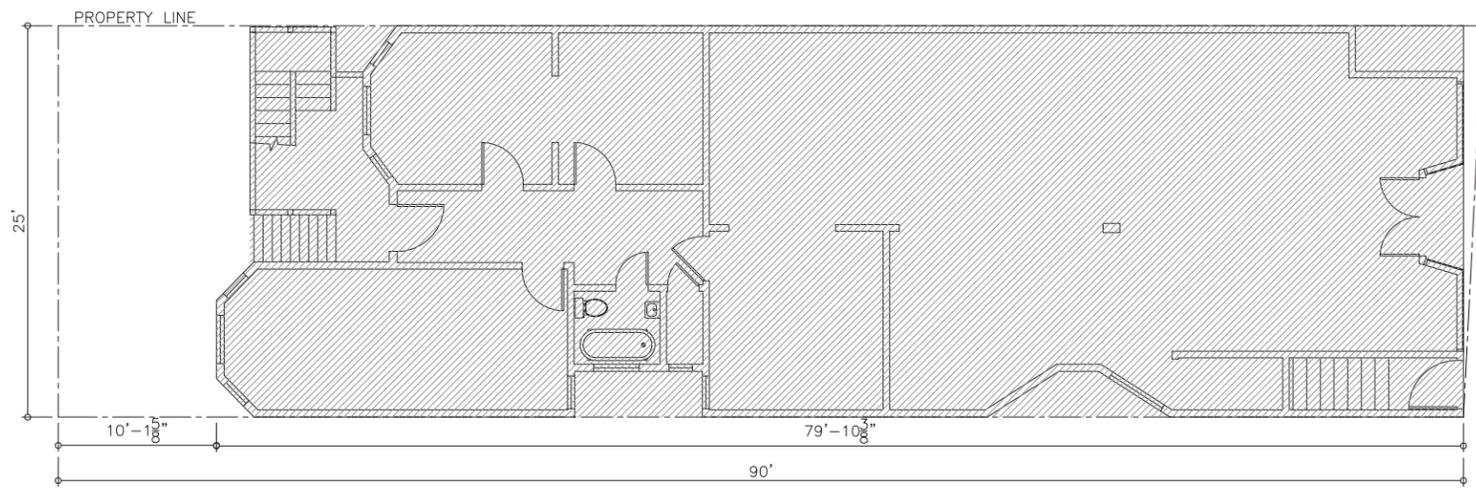
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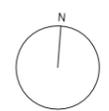
2146-8 3rd STREET
 2146-8 3rd STREET, SAN FRANCISCO, CA



 TO BE REMOVED

EXISTING SQ FT: 4,000
 AREA REMOVED: 4,000
 100% DEMO

DEMOLITION PLAN



1

DEMOLITION PLAN

SITE PERMIT

Date 06-17-15

Scale 3/16" = 1'-0"

Drawn SSNAI

Job 2146 3rd Str.

File

Sheet

A0.5C

Green Building: Site Permit Checklist

BASIC INFORMATION:

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

Project Name 2146 3RD ST.	Block/Lot 4044 / 003	Address 2146 3rd St.
Gross Building Area 11,885 SQ. FT.	Primary Occupancy R2	Design Professional/Applicant: Sign & Date MARK HOLMQUIST
# of Dwelling Units 7	Height to highest occupied floor 49'-6"	Number of occupied floors 6

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. **Attachment C3, C4, or C5 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 such tools are strongly recommended to be used.

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. This form is a summary; see San Francisco Building Code Chapter 13C for details.

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.)	<input checked="" type="checkbox"/>
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes

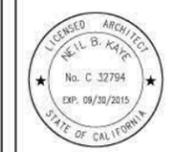
- 1) New residential projects of 75' or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 75 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "New Residential Mid-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.
- 3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

LEED PROJECTS	New Large Commercial	New Residential Mid-Rise ¹	New Residential High-Rise ¹	Commercial Interior	Commercial Alteration	Residential 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	●
15% Energy Reduction Compared to Title-24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points	●	●	●	●	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 EA2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	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	●	n/r	●		Meet LEED prerequisites	
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	n/r	n/r	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	n/r	n/r	n/r	n/r	n/r
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	n/r	●	●	●	●
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 SS4.2. (13C.5.106.4)	●		n/r	●	n/r	n/r
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)	●			●	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. (13C.5.303.1)	●	n/r	n/r	n/r	n/r	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C.5.504.5.3)	●	n/r	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	n/r
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●		See CBC 1207	●	n/r	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Type of Project Proposed (Check box if applicable)	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >\$500,000 ³
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6. (13C.5.201.1.1)	●	n/r
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 SS4.2). (13C.5.106.4)	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)	●	●
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.	●	●
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. (13C.5.303.2)	●	●
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. (13C.5.410.2) 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 (13C.5.504.3)	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)	●	●
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. (13C.5.504.4.3)	●	●
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 AND Carpet cushion must meet CRI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)	●	●
Resilient flooring systems: For 50% 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. (13C.5.504.4.6)	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	●	Limited exceptions. See CA T24 Part 11 Section 5.714.6
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	● See CA T24 Part 11 Section 5.714.7
CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	●	●
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 EA2), OR demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r

ISSUANCE	
SITE PERMIT	12.20.13
REVISION 1	02.24.15

Stanley Saitowitz |
Natomia Architects Inc.
1022 Natomia Street, No. 4
San Francisco, CA 94103
T 415.626.8977
F 415.626.8978
E ssai@saitowitz.com



2146-8 3rd STREET
2146-8 3rd STREET, SAN FRANCISCO, CA

ATTACHMENT C-2
GREEN BUILDING:
SITE PERMIT SUBMITTAL

SITE PERMIT
Date 02-24-15
Scale N.T.S.
Drawn SSNAI
Job 2146 3rd Str.
File
Sheet A0.6

GreenPoint Rated Checklist: Multifamily

The GreenPoint Rated checklist tracks green features incorporated into the home. A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements for a GreenPoint Rated home are: Earn a total of 50 points or more; obtain the following minimum points per category: Community (6), Energy (30), Indoor Air Quality/Health (5), Resources (6), and Water (3); and meet the prerequisites A2a, E2a, H4a, (for 2008 permitted projects), J1a, N1, and Q0.

This checklist accommodates the verification of mandatory CALGreen measures but does not signify compliance unless accepted by jurisdictional authority. All CALGreen measures within the checklist must be selected as "Yes" or "N/A" for compliance with GreenPoint Rated. Build It Green is not a code enforcement agency.

The green building practices listed below are described in the GreenPoint Rated Multifamily Rating Manual. For more information please visit www.builditgreen.org/greenpointrated.

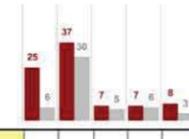
Multifamily New Home 2.2 / 2008 Title 24

REQUIRED: ENTER FLOOR AREAS AND LANDSCAPED AREA BEFORE BEGINNING CHECKLIST

Enter Total Conditioned Floor Area of the Project: **6820**
 Enter Total Non-Residential Floor Area of the Project: **2230**
 Percent of Project Dedicated to Residential Use: **67%**
 Percentage of Site Dedicated to Landscaping: **25%**



Total Targeted Points: **84**



2146-8 3rd Street, San Francisco, CA

AA. COMMUNITY DESIGN AND PLANNING

Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
1. Develop Infill Sites						
Yes	1	1				
134.6	10	10				
No	0		1			
No	0	1				
2. Design for Walking & Bicycling						
Yes	1	1				
No	0	1				
Yes	1	1				
No	0	1				
3. Alternative Transportation						
17						
5						

2146-8 3rd Street, San Francisco, CA

Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
1) Bank						
2) Place of Worship						
3) Laundry/Cleaners						
4) Hardware						
5) Theater/Entertainment						
6) Fitness/Gym						
7) Post Office						
8) Senior Care Facility						
9) Medical/Dental						
10) Hair Care						
11) Commercial Office or						
12) Full Scale Supermarket						
Major Employer						
Yes	1	1				
Yes	1	1				
Yes	1	1				
Yes	1	1				
4. Mixed-Use Developments						
No	0	1				
No	0	1				
5. Outdoor Gathering Places						
Yes	1	1				
Yes	0	1				
No	0	1				
6. Design for Safety and Vandalism Deterrence						
Yes	1	1				
Yes	1	1				
7. Passive Solar Design						
No	0		2			
TBD	0		1			
No	0		2			
8. Adaptable Buildings						
Yes	1	1				
Yes	1	1				
No	0	1				
9. Affordability						
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2146-8 3rd Street, San Francisco, CA

Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
a. Units are Dedicated to Households Making 80% or Less of AMI						
Yes	1	1				
No	0	1				
No	0	1				
No	0	1				
No	0	1				
Total Available Points in Community Design and Planning: 42						
A. SITE						
1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees						
TBD	0	1		1		
TBD	0			1		
2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)						
Yes	Y			R		
TBD	0			2		
TBD	0			2		
3. Construction Environmental Quality Management Plan, Dust Sealing, and Pre-Occupancy Flush-Out						
Yes	1		1			
TBD	0		1			
TBD	0	1		1		
TBD	0	1		1		
Total Available Points in Site: 11						
B. LANDSCAPE						
1. Landscaping						
Yes						
TBD	0			2		
TBD	0			2		
c. Construct Resource-Efficient Landscapes						
Yes	1			1		
TBD	0			1		
TBD	0			3		
d. Minimize Turf in Landscape Installed by Builder						

2146-8 3rd Street, San Francisco, CA

Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	0				2	
TBD	0				2	
TBD	0				2	
Yes	3				3	
TBD	0				3	
TBD	0				1	
TBD	0				1	
TBD	0	1				
Total Available Points in Landscape: 33						
C. DESIGN CONSIDERATIONS						
1. Acoustics: Noise and Vibration Control						
TBD	0	1				
TBD	0	1				
TBD	0	1				
TBD	0	1				
TBD	0	1				
TBD	0	0.5				
TBD	0	0.5				
TBD	0	0.5				
TBD	0	0.5				
2. Mixed-Use Design Strategies						
TBD	0	2				
TBD	0		1			
TBD	0		1			
3. Commissioning						
TBD	0	1	1			
TBD	0	2				
TBD	0	1	1			
Total Available Points in Design Considerations: 14						
D. FOUNDATION, STRUCTURAL FRAME & BUILDING ENVELOPE						

ISSUANCE	
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REVISION 1	02.24.15

Stanley Saitowitz |
 Natoma Architects Inc.
 1022 Natoma Street, No. 4
 San Francisco, CA 94103
 T: 415.626.8977
 F: 415.626.8978
 E: ssai@saioatiz.com



2146-8 3rd STREET
 2146-8 3rd STREET, SAN FRANCISCO, CA

GREENPOINT	
SITE PERMIT	Date: 02-24-15
Scale	N.T.S.
Drawn	SSNAI
Job	2146 3rd Str.
File	
Sheet	A0.6A

2146-8 3rd Street, San Francisco, CA						
	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)	0		3		
TBD	2. Design, Build and Maintain Structural Pest and Rot Controls (for low-rise projects)	0	1	1		
3. Construction Material Efficiencies						
TBD	a. Wall and Floor Assemblies (excluding solid wall assemblies) are Delivered Panelized from Supplier (Minimum of 80% square feet)	0		1		
TBD	b. Modular Components are Delivered Assembled to the Project (Minimum 25%)	0		6		
TBD	c. Optimal Value Engineering					
TBD	i. Studs at 24 Inch on Center at Interior Non-Bearing Walls and Top Floor	0		1		
TBD	ii. Door & Window Headers Sized for Load	0		1		
TBD	iii. Use Only Cripple Studs Required for Load	0		1		
4. Use Engineered Lumber						
TBD	a. Engineered Beams and Headers	0		1		
TBD	b. Wood I-Joists or Web Trusses for Floors	0		1		
TBD	c. Engineered Lumber for Roof Rafters	0		1		
TBD	d. Engineered or Finger-Jointed Studs for Vertical Applications	0		1		
TBD	e. Oriented Strand Board for Subfloor	0		1		
TBD	f. Oriented Strand Board for Wall and Roof Sheathing	0		1		
TBD	5. Insulated Headers	0	1			
6. Use FSC-Certified Wood						
TBD	a. Dimensional Lumber, Studs and Timber (Minimum 40%)	0		4		
TBD	b. Panel Products (Minimum 40%)	0		2		
TBD	7. Energy Heels on Roof Trusses for Low-Rise Projects	0	1			
8. Use Solid Wall Systems (Includes SIPS, ICFs, & Any Non-Stick Frame Assembly)						
TBD	a. Floors	0		2		
TBD	b. Walls	0		2		
TBD	c. Roofs	0		1		
Total Available Points in Foundation, Structural Frame & Building Envelope: 34						
E. EXTERIOR						
1. Drainage Planes and Durable Siding						
TBD	a. Install a Rain Screen Wall System	0		2		
TBD	b. Use Durable and Non-Combustible Siding Materials	0		2		
2. Durable Roofing Options						
Yes	a. Required: All Roofing Has 3-Year Subcontractor Warranty and a 20-Year Manufacturer Warranty	Y		R		
TBD	b. Use Durable and Fire Resistant Roofing Materials or Assembly	0		1		
TBD	3. Vegetated Roof (2 points for 25%, 4 points for 50%)	0	4			
Total Available Points in Exterior: 8						
F. INSULATION						
1. Install Insulation with 75% Recycled Content						
TBD	a. Walls	0		1		
TBD	b. Roofs	0		1		
Total Available Points in Insulation: 3						

2146-8 3rd Street, San Francisco, CA						
	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	c. Floors	0		1		
Total Available Points in Insulation: 3						
G. PLUMBING						
1. Water Efficient Fixtures						
a. Install High Efficiency Toilets (Dual Flush or ≤ 1.28 Gallons Per Flush (gpf)) (CALGreen code if applicable)						
Yes	i. In All Residences	1.35		1.340		
N/A	ii. In All Non-Residential Areas	N/A		0.654		
b. High Efficiency Urinals or No-Water Urinals Are Specified:						
N/A	i. Average Flush Rate is ≤ 0.5 gpf (CALGreen code if applicable)	N/A		1		
TBD	ii. Average Flush Rate is ≤ 0.1 gpf	0		1		
Yes	c. High Efficiency Showerheads Use ≤ 2.0 Gallons Per Minute (gpm) at 80 psi (CALGreen code if applicable)	3		3		
d. Flow Limiters Or Flow Control Valves Are Installed on All Faucets						
Yes	i. Residences: Kitchen - ≤ 1.8 gpm (CALGreen code if applicable)	0.67		0.673		
N/A	ii. Non-Residential Areas: Kitchen - ≤ 1.8 gpm (CALGreen code applicable)	N/A		0.327		
TBD	iii. Residences: Bathroom Faucets - ≤ 1.5 gpm at 60psi	0		1		
Yes	iv. Non-Residential Areas: Bath Faucets - ≤ 1.5 gpm or .25 gpm for meter faucets (CALGreen code if applicable)	Y		0		
2. Distribute Domestic Hot Water Efficiently (G2a is a Prerequisite for credit for G2 b-e. Maximum 5 Points)						
TBD	a. Insulate All Hot Water Pipes	0	1	1		
[*This credit is a requirement associated with PJ1: EPA IAP]						
TBD	b. Use Engineered Parallel Plumbing	0		1		
TBD	c. Use Engineered Parallel Plumbing with Demand Controlled Circulation Loop(s)	0		1		
TBD	d. Use Traditional Trunk, Branch and Twig Plumbing with Demand Controlled Circulation Loop(s)	0	1	2		
TBD	e. Use Central Core Plumbing	0	1	1	1	
TBD	3. Water Submetering: Bill Tenants for Actual Usage	0		4		
Total Available Points in Plumbing: 16						
H. HEATING VENTILATION AND AIR CONDITIONING						
1. Install High Performing Zoned Radiant Hydronic Heating						
TBD		0		2		
2. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants						
TBD		0	1			
3. Advanced Ventilation Practices for Cooling						
Yes	a. Operable Windows or Skylights Are Placed To Induce Cross Ventilation in At Least One Room in 80% of Units	2		1	1	
b. Mechanical Ventilation System for Cooling:						
TBD	i. ENERGY STAR Ceiling Fans and Light Kits in Living Areas & All Bedrooms	0		1		
Yes	ii. Whole House Fan (CALGreen code if applicable)	1		1		
4. Advanced Mechanical Ventilation for IAQ						
Yes	a. Required: Compliance with ASHRAE 62.2 Mechanical Ventilation Standard (As Adopted in Title 24 Part 6). N/A for projects permitted under 2005 Title 24	Y		R		
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2146-8 3rd Street, San Francisco, CA						
	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	0		1		
TBD	c. Outdoor Air Ducted to Bedroom and Living Areas of Home	0		2		
Yes	d. ENERGY STAR Bathroom Fans on Timer or Humidistat (CALGreen code if applicable)	1		1		
TBD	5. Garage Ventilation Fans Are Controlled by Carbon Monoxide Sensors (Passive Ventilation Not Eligible) [*This credit is a requirement associated with PJ1: EPA IAP]	0		1		
TBD	6. Install Carbon Monoxide Alarms (or No Combustion Appliances in Living Space and No Attached Garage) [*This credit is a requirement associated with PJ1: EPA IAP]	0		1		
Total Available Points in Heating Ventilation and Air Conditioning: 13						
I. RENEWABLE ENERGY						
1. Solar Hot Water System Preheats Domestic Hot Water						
TBD		0	4			
2. Offset a Percentage of the Project's Estimated Electricity Demand with Onsite Renewable Generation						
TBD	a. 60% of Common Area Load	0	2	2		
TBD	b. 90% of Common Area Load	0	2	2		
TBD	c. 10% or More of Residential Units Load	0	2	2		
Total Available Points in Renewable Energy: 10						
J. BUILDING PERFORMANCE						
1. Building Performance Exceeds Title 24						
2008	Is project permitted under 2005 Title 24 or 2008 Title 24?					
Enter the Percent Better Than Title 24 for Residential and Non-Residential Portions of the Project.						
15%	a. Required: Residences: Minimum 15% Better Than Title 24. 2 Points for Every 1% Better Than Title 24.	30	30+			
0%	b. Non-Residential Spaces: 1 Point for Every 1% Better Than Title 24, adjusted for square footage	0	1+			
2. Building Envelope Diagnostic Evaluations						
TBD	a. Duct Testing Results in Leakage < 6% [*This credit is a requirement associated with PJ1: EPA IAP]	0		1		
TBD	b. Blower Door Testing Results for Air Change per Hour is < 3.5 ACH ₅₀ [*This credit is a requirement associated with PJ1: EPA IAP]	0		2		
TBD	c. Verify Quality of Insulation Installation & Thermal Bypass Checklist before Drywall [*This credit is a requirement associated with PJ1: EPA IAP]	0		1		
TBD	3. Design and Build Near Zero Energy Homes (Enter number of points, minimum of 2 and maximum of 6 points)	0		6		
TBD	4. Title 24 Prepared and Signed by a CABEC Certified Energy Plans Examiner (CEPE)	0		1		
5. Participation in Utility Program with Third Party Plan Review						
TBD	a. Energy Efficiency Program [*This credit is a requirement associated with PJ1: EPA IAP]	0		1		
TBD	b. Renewable Energy Program with Min. 30% Better Than Title 24 (High Performing Home)	0		1		
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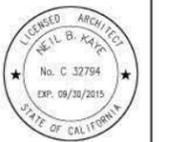
2146-8 3rd Street, San Francisco, CA						
	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Total Available Points in Building Performance: 43+						
K. FINISHES						
1. Entryways						
TBD	a. Design Entryways to Reduce Tracked-In Contaminants for All Home Entrances	0		1		
TBD	b. Permanent Walk-Off Systems Are Provided at All Main Building Entrances & In Common Areas	0		1		
2. Use Recycled Content Paint						
TBD	3. Low/No-VOC Paints & Coatings [*This credit is a requirement associated with PJ1: EPA IAP]					
Yes	a. Low-VOC Interior Wall/Ceiling Paints (<50 grams per liter (gpl) VOCs regardless of sheen) (CALGreen code if applicable)	0.67		0.673		
TBD	i. In All Residences	0		0.327		
TBD	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl regardless of sheen)	0		0.673		
TBD	ii. In All Non-Residential Areas	0		0.327		
Yes	c. Use Low-VOC Coatings That Meet SCAQMD Rule 1113 (CALGreen code if applicable)	1.35		1.348		
TBD	i. In All Residences	0		0.654		
Yes	ii. In All Non-Residential Areas	1		1		
4. Use Low VOC Caulks, Construction Adhesives and Sealants that Meet SCAQMD Rule 1168 (CALGreen code if applicable)						
Yes		1		1		
5. Environmentally Preferable Materials for Interior Finish:						
A) FSC-Certified Wood, B) Reclaimed Lumber, C) Rapidly Renewable, D) Recycled Content, E) Finger-Jointed, or F) Local						
a. Residences: At Least 50% of Each Material:						
≥90%	i. Cabinets	2.69		2.692		
TBD	ii. Interior Trim	0		1.346		
TBD	iii. Shelving	0		1.346		
TBD	iv. Doors	0		1.346		
TBD	v. Countertops	0		1.346		
b. Non-Residential Areas: At Least 60% of Each Material:						
TBD	i. Cabinets	0		1.308		
TBD	ii. Interior Trim	0		0.654		
TBD	iii. Shelving	0		0.654		
TBD	iv. Doors	0		0.654		
TBD	v. Countertops	0		0.654		
Yes	6. Reduce Formaldehyde in Interior Finish - Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (CALGreen code if applicable) [*This credit is a requirement associated with PJ1: EPA IAP]	Y		0		
7. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates						
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GREENPOINT

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Stanley Saitowitz |
Natoma Architects Inc.
1022 Natoma Street, No. 4
San Francisco, CA 94103
T 415.626.8977
F 415.626.8978
E ssaitowitz@na.com



2146-8 3rd STREET
2146-8 3rd STREET, SAN FRANCISCO, CA

GREENPOINT
SITE PERMIT
Date 02-24-15
Scale N.T.S.
Drawn SSNAI
Job 2146 3rd Str.
File
Sheet A0.6B

2146-8 3rd Street, San Francisco, CA		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
a. Residences: At Least 90% of Each Material:								
TBD	i. Doors	0		0.873				
TBD	ii. Cabinets and Countertops	0		1.346				
TBD	iii. Interior Trim and Shelving	0		0.873				
b. Non-Residential Areas: At Least 90% of Each Material								
TBD	i. Doors	0		0.327				
TBD	ii. Cabinets and Countertops	0		0.854				
TBD	iii. Interior Trim and Shelving	0		0.327				
8. Durable Cabinets								
Yes	a. Residences	0.67		0.873				
TBD	b. Non-Residential Areas	0		0.327				
TBD	9. At Least 25% of All Newly Supplied Interior Furniture has Environmentally Preferable Attributes	0			1			
		Total Available Points in Finishes: 26		6		Possible Points		
L. FLOORING								
1. Use Environmentally Preferable Flooring (Minimum 15% of Floor Area) A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete, or F) Local. <i>Flooring Adhesives Must Meet SCAGMD Rule 1168 for VOCs</i>								
≥30%	a. Residences	1.35		2.692				
TBD	b. Non-Residential Areas	0		1.308				
2. Low-Emitting Flooring [*This credit is a requirement associated with PJI: EPA IAP]								
TBD	a. Residences: Low Emitting Flooring (50% Minimum) (Section 01350, CRI Green Label Plus, Floorscore)	0		1.548				
TBD	b. Non-Residential Areas: Low-Emitting Flooring (50% Minimum) (Section 01350, CRI Green Label Plus, Floorscore)	0		0.854				
N/A	3. All carpet and 50% of Resilient Flooring is low emitting. (CALGreen code if applicable)	N/A		0				
		Total Available Points in Flooring: 6		1		Possible Points		
M. APPLIANCES & LIGHTING								
1. ENERGY STAR Appliances								
TBD	a. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)	0	1				1	
TBD	b. Install ENERGY STAR Clothes Washer	0		1			2	
TBD	i. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor ≥2.0; Water Factor ≤6.0) (Total 3 Points)	0					2	
TBD	ii. Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor ≥2.2; Water Factor ≤4.5) (Total 5 Points)	0					2	
TBD	c. Install ENERGY STAR Refrigerators in All Locations	0	1				1	
TBD	i. ENERGY STAR-Qualified & < 25 Cubic Feet Capacity	0	1				1	
TBD	ii. ENERGY STAR-Qualified & < 20 Cubic Feet Capacity	0					1	
TBD	2. Common Laundry Facilities Are Provided for All Occupants	0					1	
TBD	3. Provide Built-In Recycling Center in Each Residential Unit	0					1	
TBD	4. Low-Mercury Lamps	0					1	
		Total Available Points in Appliances & Lighting: 16		0		Possible Points		
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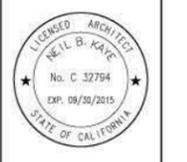
2146-8 3rd Street, San Francisco, CA		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	a. Low-Mercury Products Are Installed Wherever Linear Fluorescent Lamps Are Used or Replaced	0				1		
TBD	b. Low-Mercury Products Are Installed Wherever Compact Fluorescent Lamps Are Used or Replaced	0				1		
5. Install High-Efficacy Lighting and Design Lighting System								
TBD	a. Install High-Efficacy Lighting	0	1					
TBD	b. Install a Lighting System to IESNA Footcandle Standards or Hire Lighting Consultant	0	1					
TBD	6. Gearless Elevators Are Installed	0	1					
		Total Available Points in Appliances & Lighting: 16		0		Possible Points		
N. OTHER								
Yes	1. Required: Incorporate GreenPoint Rated Checklist in Blueprints [*This credit is a requirement associated with PJI: EPA IAP]	Y	R					
TBD	2. Pre-Construction Kick-Off Meeting with Rater and Subs	0	1					
TBD	3. Operations & Maintenance Manuals and Training [*This credit is a requirement associated with PJI: EPA IAP]	0						
Yes	a. Provide O&M Manual to Building Maintenance Staff (CALGreen code if applicable)	1	1					
TBD	b. Provide O&M Manual to Occupants and Orientation	0	1				1	
TBD	4. Residents Are Offered Free or Discounted Transit Passes	0	2					
TBD	5. Educational Signage of Project's Green Features	0	1					
TBD	6. Install Home/Building System Monitor(s)	0	1					
TBD	7. Use Vandalism Deterrence Practices and Develop Vandalism Management Plan	0	1					
		Total Available Points in Other: 9		1		Possible Points		
O. (Not Used)								
P. INNOVATIONS								
A. Site								
1. Stormwater Control: Prescriptive Path (Maximum of 3 Points, Mutually Exclusive With PA2)								
TBD	a. Use Permeable Paving for 25% of Driveways, Patios and Walkways	0	1					
TBD	b. Install Bio-Retention and Filtration Features	0	2					
TBD	c. Route Downspout Through Permeable Landscape	0	1					
TBD	d. Use Non-Leaching Roofing Materials	0	1					
TBD	e. Include Smart Street/Driveway Design	0	1					
TBD	2. Stormwater Control: Performance Path (Mutually Exclusive With PA1): Perform a Soil Percolation Test and Capture and Treat 85% of Total Annual Runoff	0	3					
D. Foundation, Structural Frame and Building Envelope								
TBD	1. Use Radon Resistant Construction [*This credit is a requirement associated with PJI: EPA IAP]	0			2			
TBD	2. Install a Foundation Drainage System [*This credit is a requirement associated with PJI: EPA IAP]	0			2			
TBD	3. Moisture Controlled Crawlspace [*For projects with crawlspaces, this credit is a requirement associated with PJI: EPA IAP]	0			2			
		Total Available Points in Innovations: 0		0		Possible Points		
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2146-8 3rd Street, San Francisco, CA		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	1. Flashing Installation Techniques Specified and Third-Party Verified [*This credit is a requirement associated with PJI: EPA IAP]	0				1		
H. Heating Ventilation and Air Conditioning								
Yes	1. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations (CALGreen code if applicable) [*This credit is a requirement associated with PJI: EPA IAP]	4		4				
TBD	2. Pressure Relieve the Ductwork System (Mutually exclusive with H1) [*For projects with ducted systems, this credit is a requirement associated with PJI: EPA IAP]	0		1				
TBD	3. Install High Efficiency HVAC Filter (MERV 6+, Mutually exclusive with H1.) [*This credit is a requirement associated with PJI: EPA IAP]	0		1				
J. Building Performance								
TBD	1. Obtain EPA Indoor airPlus Certification (Total 30 possible points, not including Title 24 performance; read comment)	0		2				
TBD	2. Third-Party Testing of Mechanical Ventilation Rates for IAQ (Meet ASHRAE 62.2) [*This credit is a requirement associated with PJI: EPA IAP]	0		2				
TBD	3. ENERGY STAR New Homes: High-Rise Pilot Program	0		1				
K. Finishes								
Yes	1. Use Moisture Resistant Material in Wet Areas: Kitchens, Bathrooms, Utility Rooms and Basements [*This credit is a requirement associated with PJI: EPA IAP]	2			1	1		
TBD	2. Materials Meet SMoRT Criteria (Select number of points, up to 5 points)	0				5		
N. Other								
1. Innovation: List innovative measures that meet green building objectives. Enter in the number of points in each category in the blue cells for a maximum of 4 points for the measure. The "points achieved" column will be automatically fill in based on the sum of the points in each category. Points and measures will be evaluated by Build It Green.								
TBD	Innovation: Enter up to 4 Points in blue cells at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points in blue cells at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points in blue cells at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points in blue cells at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points in blue cells at right. Enter description here	0						
		Total Available Points in Innovation: 26+		6		Possible Points		
Q. CALGREEN CODE								
No	0. Home meets all applicable CALGreen measures listed in above Sections A - P of the GreenPoint Rated checklist.	N	R					
The following measures are mandatory in the CALGreen code and do not earn points in the GreenPoint Rated Checklist but have been included in the Checklist for the convenience of jurisdictions.								
The GreenPoint Rater is not a code enforcement official. The measures in this section may be verified by the GreenPoint Rater at their own discretion and/or discretion of the building official.								
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2146-8 3rd Street, San Francisco, CA		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
Yes	1. CALGreen 4.106.2 Storm water management during construction.	Y						
Yes	2. CALGreen 4.106.3 Design for surface water drainage away from buildings.	Y						
Yes	3. CALGreen 4.303.1 As an alternative to prescriptive compliance, a 20% reduction in baseline water use shall be demonstrated through calculation	Y						
Yes	4. CALGreen 4.406.1 Joints and openings. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected	Y						
N/A	5. CALGreen 4.503.1 (Gas) fireplace shall be a direct-vent sealed-combustion type. Woodstove or pellet stove shall comply with US EPA Phase II emission limits	N/A						
Yes	6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	Y						
Yes	7. CALGreen 4.505.3 15% moisture content of building framing materials	Y						
Yes	8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	Y						
		Total Available Points in CALGreen Code: 0		0		Possible Points		
Summary								
		Total Available Points		62	86+	35	87	48
		Minimum Points Required		6	30	5	6	3
		Total Points Achieved		84	25	37	7	8
- Total Project Score of At Least 50 Points								
- Required measures:								
-A2a: 50% waste diversion by weight								
-E2a: All Shingle Roofing Has 3-Yr Subcontractor Warranty & 20-Yr Manufacturer Warranty								
-H4a: Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (2008 Title 24 projects)								
-J1a: 15% above Title 24								
-N1: Incorporate GreenPoint Rated Checklist in Blueprints								
-Minimum points in specific categories:								
-Community (6 points)								
-Energy (30 points)								
-IAQ/Health (5 points)								
-Resources (5 points)								
-Water (3 points)								
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Stanley Saitowitz |
Natoma Architects Inc.
1022 Natoma Street, No. 4
San Francisco, CA 94103
T 415.626.8977
F 415.626.8978
E ssai@saioffice.com

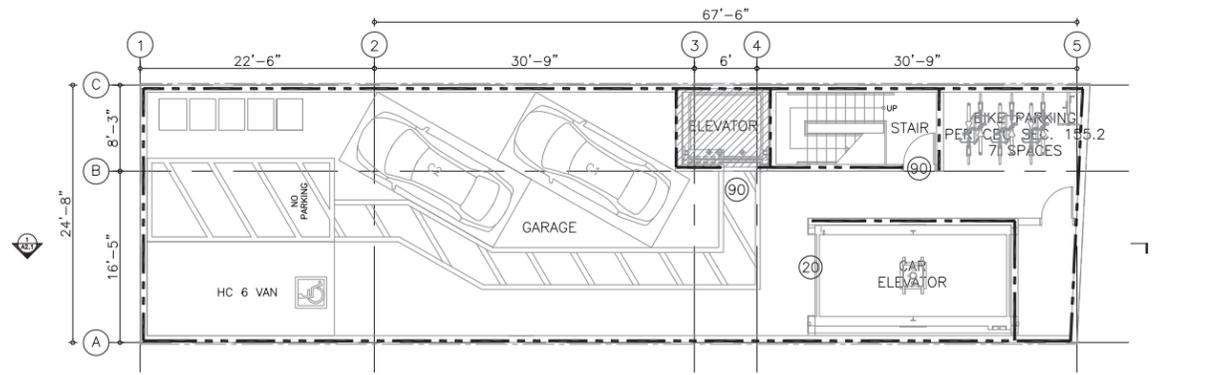


2146-8 3rd STREET
2146-8 3rd STREET, SAN FRANCISCO, CA

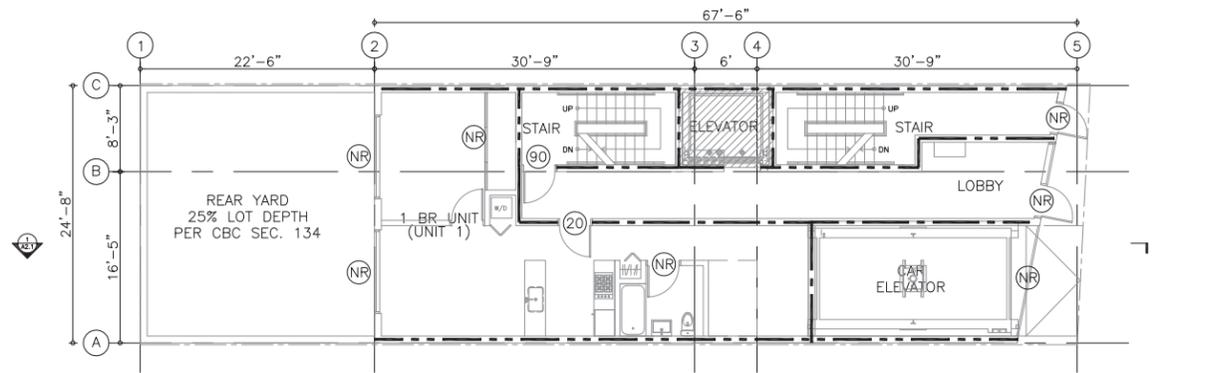
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SITE PERMIT	Date 02-24-15
Scale	N.T.S.
Drawn	SSNAI
Job	2146 3rd Str.
File	
Sheet	A0.6C

GREENPOINT

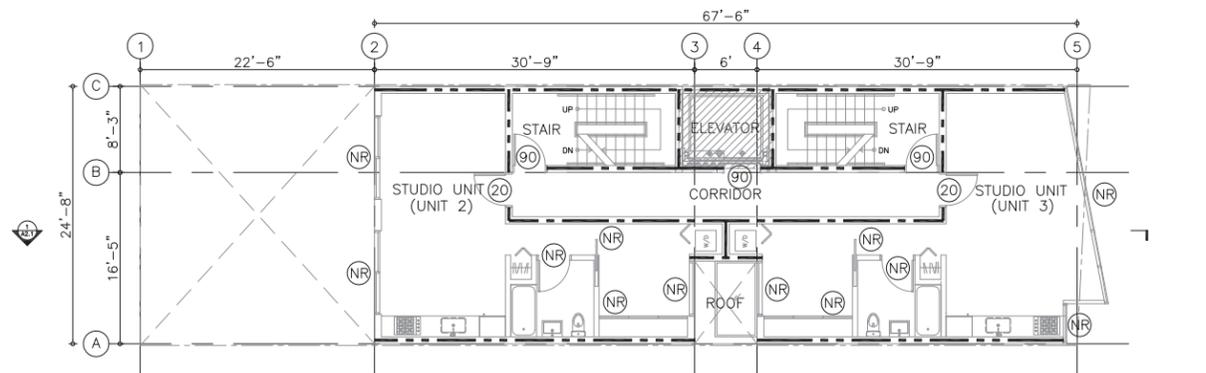
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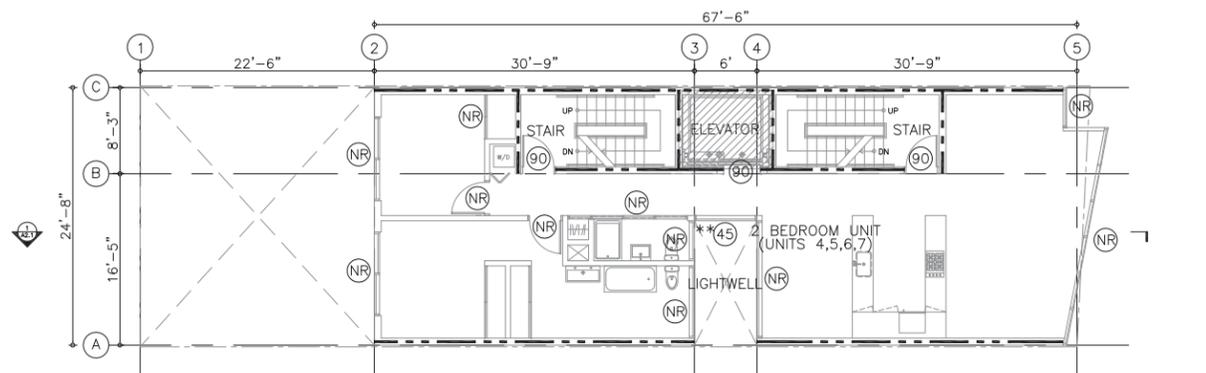
BASEMENT LEVEL PLAN



GROUND LEVEL PLAN

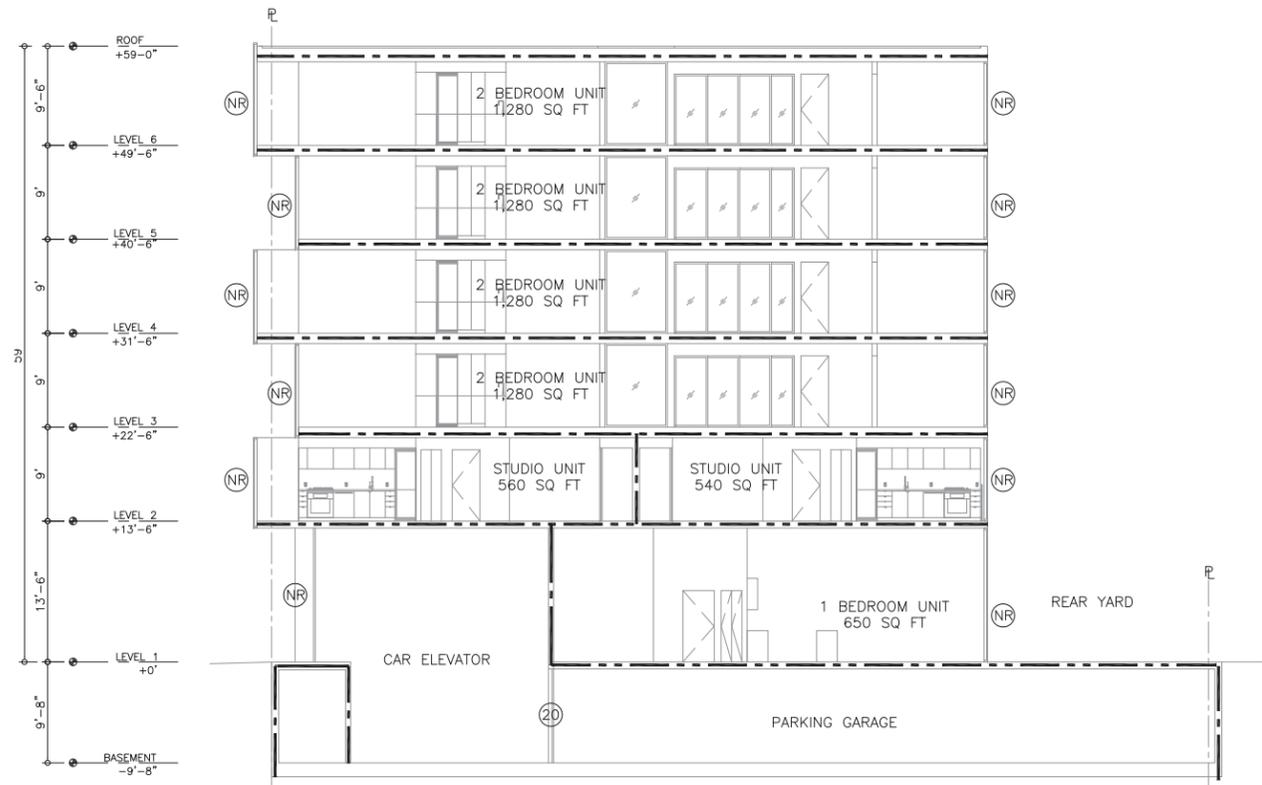


LEVEL 2 PLAN



LEVEL 3-6 PLAN

** PER TABLE 705.8, RATING OF WINDOW SHALL 45 MIN PER TABLE 602. WINDOW SHALL NOT BE MORE THAN 45% OF WALL.



SECTION

GENERAL NOTES:

- 1 HOUR WALL AS PER CBC TBL 601 FOR UNIT SEPARATION WALLS ALL UNIT INTERIOR NON LOAD BEARING WALLS TO BE NON RATED
- 2 HOUR WALL AS PER CBC TBL 601
- 2 HOUR ELEVATOR SHAFT ALL FLOOR CONSTRUCTION AS PER CBC 601 SHALL BE 2HR

FIRE RESISTANCE RATING PER CBC TABLE 601

BUILDING ELEMENTS	TYPE I-B	TYPE III-A
Structural Frame	2HR	1HR
Exterior Bearing Walls	2HR	2HR
Interior Bearing Walls	2HR	1HR
Interior Non Bearing Walls	0HR	0HR
Floor Construction	2HR	1HR
Roof Construction	1HR	1HR

IN ADDITION APART FROM THOSE ITEMS LISTED IN SECTION 603 ALL CONSTRUCTION SHALL BE NON COMBUSTIBLE

FIRE RESISTANCE RATING REQUIREMENTS BASED ON FIRE SEPARATION DISTANCE PER CBC TABLE 602

FIRE SEPARATION DISTANCE = X (FT)	OCCUPANCY R, S-2
X < 5	1HR
5 ≤ X < 10	1HR
10 ≤ X < 30	1HR
≥ 30	0HR

- (NR) NON RATED DOOR NON RATED OPENING IN 1HR WALL PERMITTED AS PER CBC TBL 5-A WHERE PERPENDICULAR SEPARATION BETWEEN OPENINGS ARE GREATER THAN 5 FEET
- (20) 20 MINUTE DOOR WITH CLOSER AND GASKETED
- (90) 90 MINUTE DOOR W/ CLOSER SMOKE GASKETED MAX. TRANSMIT. TEMP END POINT SHALL NOT EXCEED 450F ABOVE AMBIENT AFTER 30 MIN. OF FIRE EXPOSURE ALL 90 MINUTE ELEVATOR SHAFT DOORS ARE TO BE SMOKE ACTIVATED WITH MAGNETIC LOCKS AND CLOSERS

FIRE RATED WALL ASSEMBLY GENERAL NOTES

1

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Stanley Sallowitz |
Nafoma Architects Inc.
1022 Natoma Street, No. 4
San Francisco, CA 94103
T 415.626.8977
F 415.626.8978
E sso@sallowitz.com



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FIRE RATED WALL ASSEMBLY

SITE PERMIT

Date 06-17-15

Scale 1/8"=1'-0"

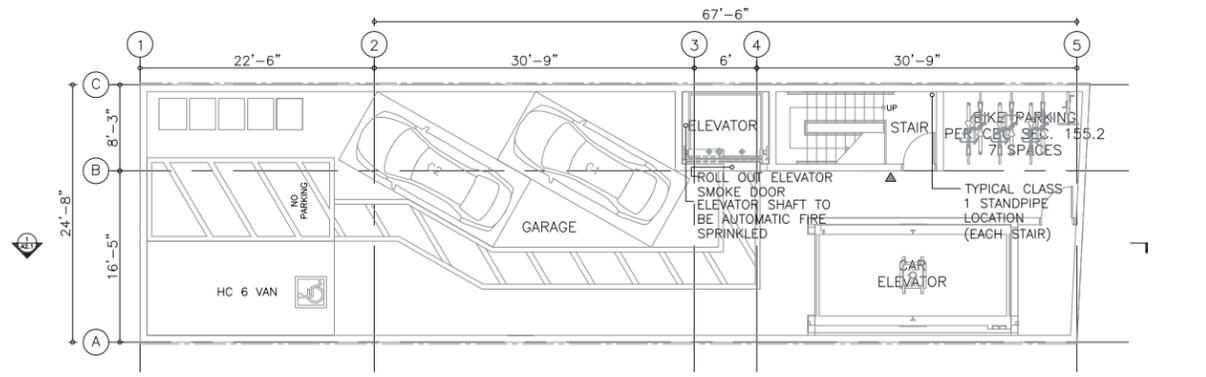
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Job 2146 3rd Str.

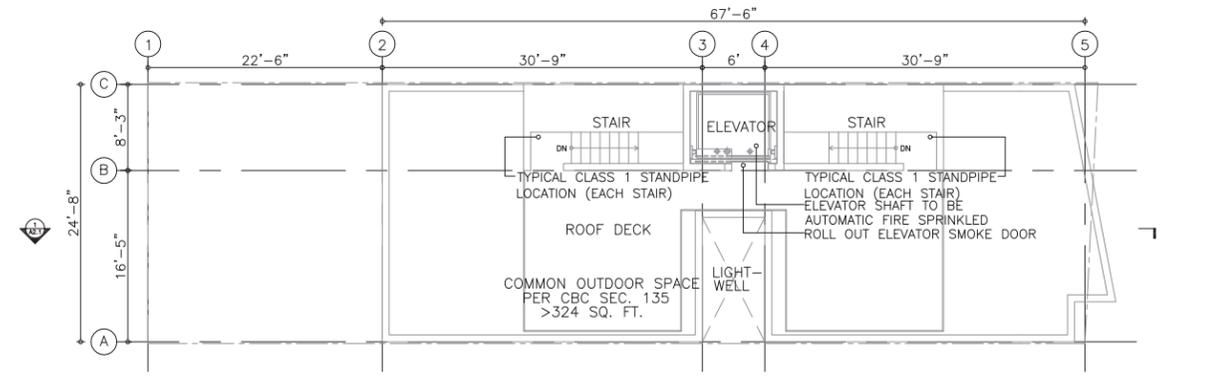
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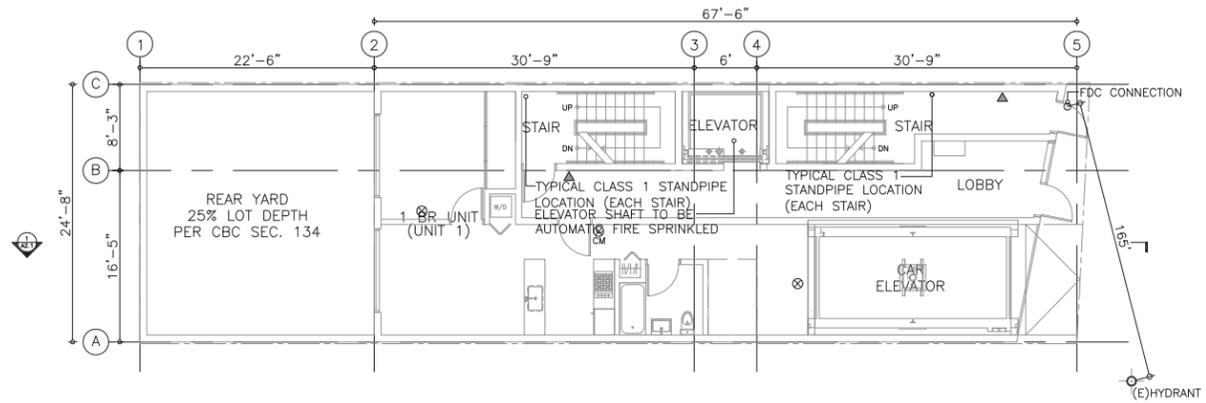
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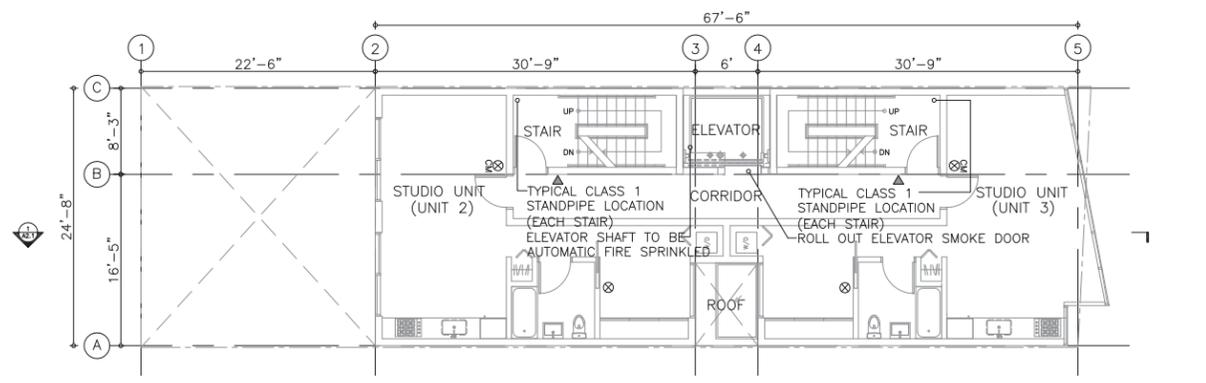
BASEMENT LEVEL PLAN



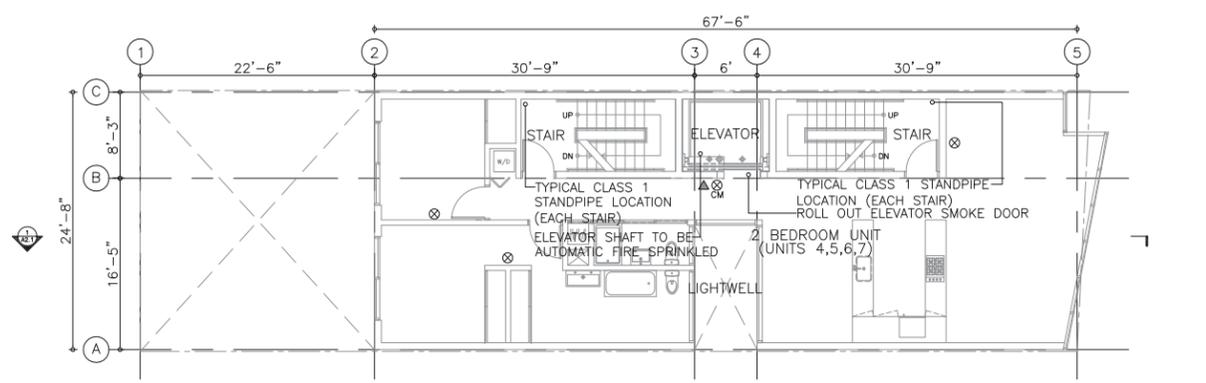
ROOF PLAN



GROUND LEVEL PLAN



LEVEL 2 PLAN



LEVEL 3-6 PLAN

GENERAL NOTES:

- A) FIRE ALARM AND FIRE SPRINKLER UNDER SEPARATE PERMIT
- ⊗ TYPICAL LOCATION OF ALL SMOKE ALARMS IN UNITS
- ⊗ CM COMBINATION SMOKE / CO ALARM
- ▼ FIRE EXTINGUISHER

FIRE PROTECTION GENERAL NOTES

1

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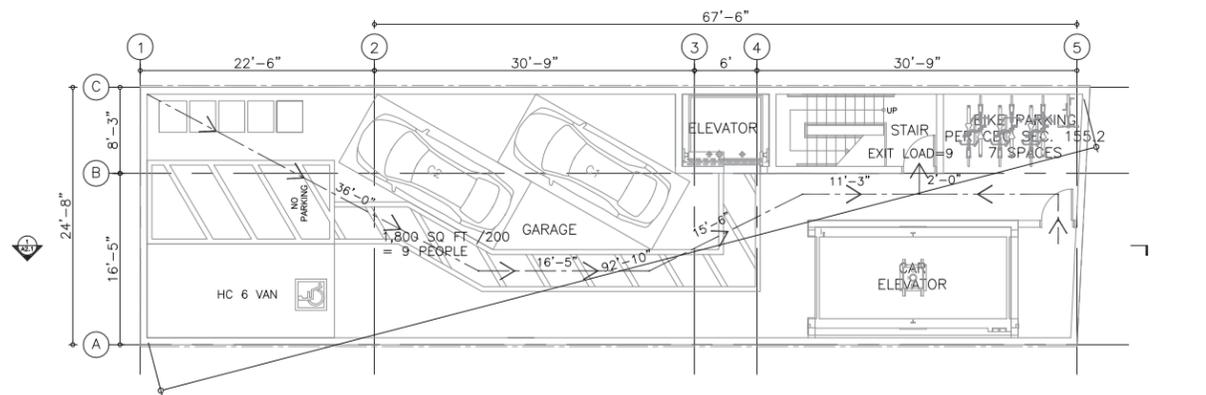
Stanley Sallowitz | Natoma Architects Inc.
 1022 Natoma Street, No. 4
 San Francisco, CA 94103
 T 415.626.8977
 F 415.626.8978
 E sso@sallowitz.com

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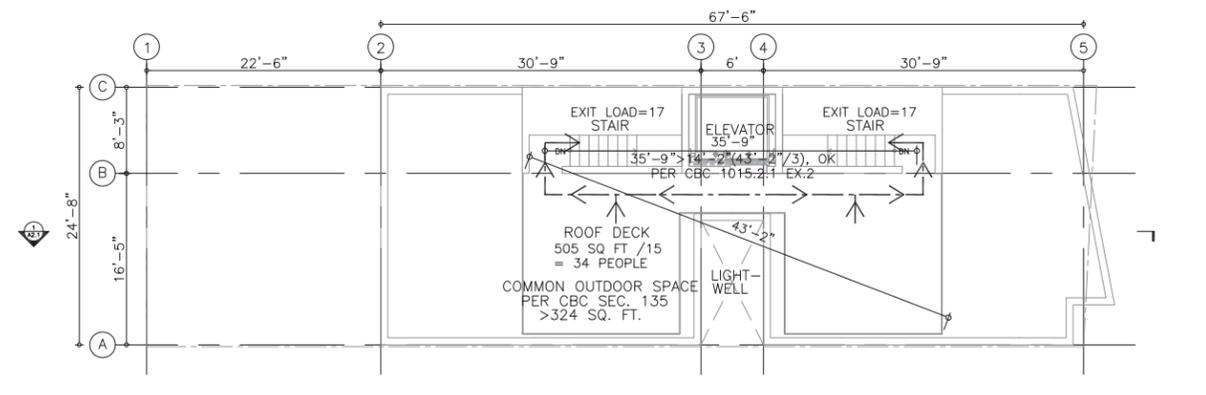
2146-8 3rd STREET, SAN FRANCISCO, CA

2146-8 3rd STREET

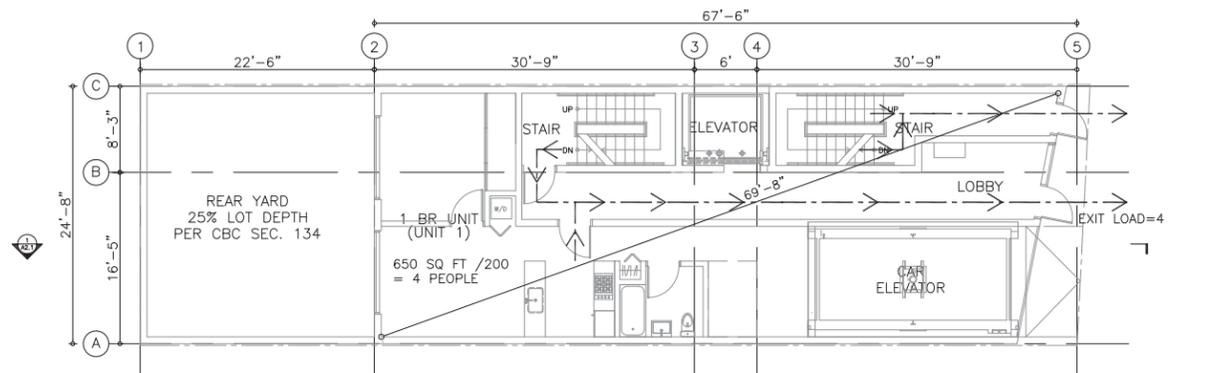
FIRE PROTECTION	
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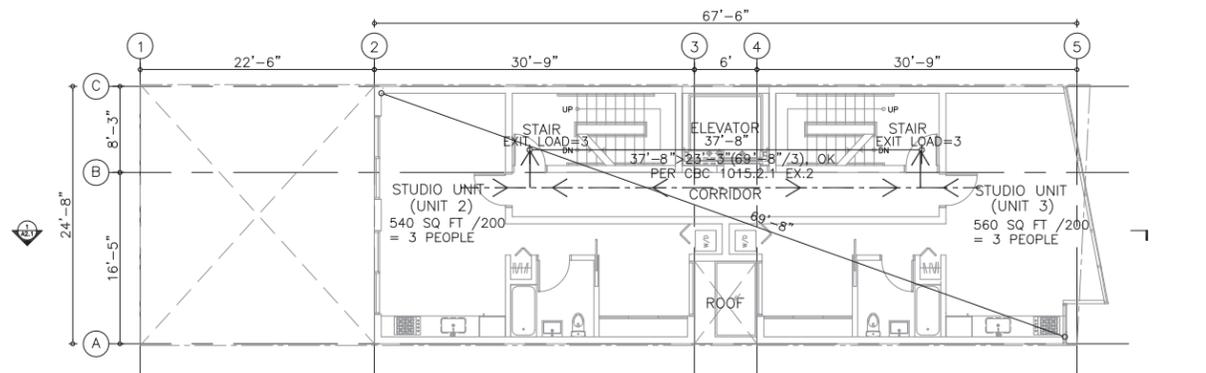
BASEMENT LEVEL PLAN



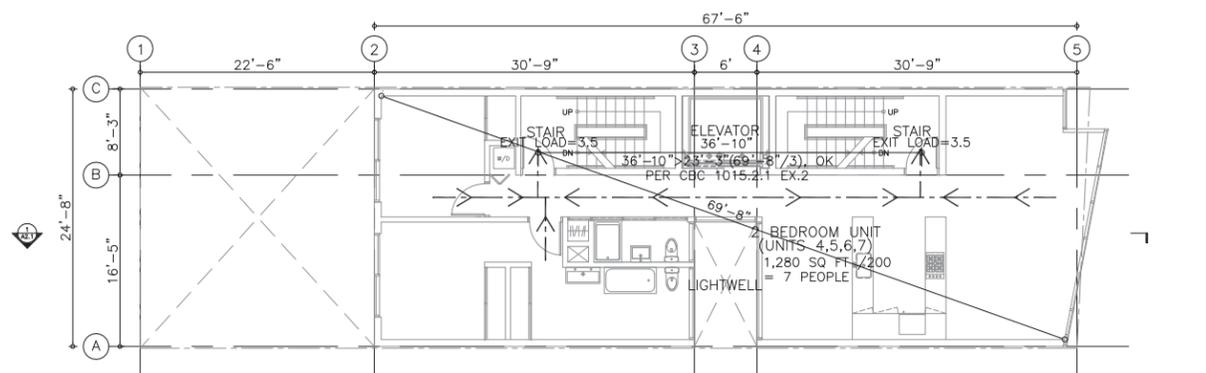
ROOF PLAN



GROUND LEVEL PLAN



LEVEL 2 PLAN

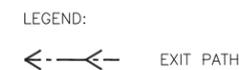


LEVEL 3-6 PLAN

- A) EXIT PATH: GREATEST TRAVEL DISTANCE TO STAIR (BASEMENT, S2) PER CBC TABLE 1021.2, TWO STORIES WITH ONE EXITS, 83'-1" < 100', OK
- B) EXIT PATH LENGTHS BETWEEN EXIT DOORS ARE GREATER THAN 1/3 OF THE DIAGONAL LENGTH OF HABITABLE SPACES PER CBC 1015.2.1 (EX 2) IN THIS FULLY SPINKLERED BUILDING.
 37'-8" (2ND LEVEL) > 23'-3" (69'-8"/3), OK
 36'-10" (LEVEL 3-6) > 23'-3" (69'-8"/3), OK / 35'-9" (ROOF LEVEL) > 14'-2" (43'-2"/3), OK
- C) NUMBER OF EXITS
 ALL DWELLING UNITS SHALL HAVE ACCESS PER TABLE 1021.1. ALL DWELLING UNITS HAVE 2 DIRECT ACCESS EXITS. PER TABLE 1021.2, 1 EXITS IS REQUIRED FROM S-2 OCCUPANCY FROM BASEMENT WITH OCCUPANT LOAD ≤ 29. (BASEMENT OCCUPANT LOAD 9 <= 29, 1 EXIT IS OK)
- D) STAIR WIDTH
 EXISTING MIN STAIR WIDTH 3'-0" > 5" [(OCCUPANT LOAD AT ROOF = 34 PEOPLE/2 EXITS) X 0.3], OK PER CBC 1005.1
 PER CBC 1009.1 EX 1 (STAIRWAY SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36")
- E) EGRESS WIDTH
 EXISTING MIN EGRESS WIDTH 4'-8" > 3.4" [(OCCUPANT LOAD AT ROOF = 34 PEOPLE/2 EXITS) X 0.2], OK PER CBC 1005.1
 EXISTING MIN EGRESS WIDTH 4'-8" > 44" (DEFAULT MINIMUM), OK, PER CBC 1018.2
- F) PER CBC 1008.1.2, A SINGLE DOOR MAY SWING OPPOSITE THE PATH OF TRAVEL IF THE OCCUPANT LOAD IS LESS THAN 50 PEOPLE. (SEE STAIR DOORS FOR R-2 OCCUPANCY)
- G) PER CBC 1008.1.10, PANIC HARDWARE ONLY REQUIRED IN A OCCUPANCIES > 50 LOAD. THUS, NOT REQUIRED
- H) NO TRAVEL DISTANCE ALONG A DEAD-END CORRIDOR IS GREATER THAN 50'. [41' (2ND FLOOR CORRIDOR) < 50', OK]

EXITING ANALYSIS AND GENERAL NOTES

2



OCCUPANT LOAD:

OCCUPANCY	LOAD FACTOR	AREA (SQ.FT)	LOAD	EXIT REQ'D	EXIT PROVIDED
S2 (PARKING GARAGE)	200	1,800	9	1	1
R2 (GROUND LEVEL)	200	650	4	2	2
R2 (2ND LEVEL)	200	540	3	2	2
R2 (2ND LEVEL)	200	560	3	2	2
R2 (3RD LEVEL)	200	1,280	7	2	2
R2 (4TH LEVEL)	200	1,280	7	2	2
R2 (5TH LEVEL)	200	1,280	7	2	2
R2 (6TH LEVEL)	200	1,280	7	2	2
A2 (ROOD DECK)	15	505	34	2	2

OCCUPANT LOAD CACULATION AND LEGEND

1

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Stanley Sallowitz |
 Natoma Architects Inc.
 1022 Natoma Street, No. 4
 San Francisco, CA 94103
 T 415.626.8977
 F 415.626.8978
 E sso@sallowitz.com



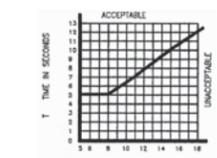
2146-8 3rd STREET
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EXITING AND
 LOAD DIAGRAM

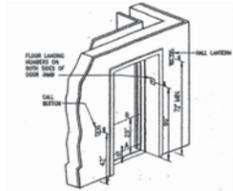
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Scale	1/8"=1'-0"
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Job	2146 3rd Str.
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2001 CBC APPENDIX 1208A.2: AIRBORNE SOUND INSULATION - ALL SUCH ACOUSTICALLY RATED SEPARATING WALL AND FLOOR-CEILING ASSEMBLIES SHALL PROVIDE AIRBORNE SOUND INSULATION EQUAL TO THAT REQUIRED TO MEET A SOUND TRANSMISSION CLASS (STC) RATING OF 50 BASED ON LABORATORY TESTS AS DEFINED IN ASTM E90 AND E413. FIELD-TESTED ASSEMBLIES SHALL MEET A NOISE ISOLATION CLASS (NNIC) RATING OF 45 FOR OCCUPIED UNITS AS DEFINED IN ASTM STANDARDS E336 AND E413.

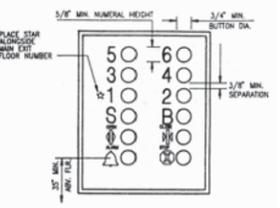
2001 CBC APPENDIX 1208A.3: IMPACT SOUND INSULATION - ALL ACOUSTICALLY RATED SEPARATING FLOOR-CEILING ASSEMBLIES SHALL PROVIDE IMPACT SOUND INSULATION EQUAL TO THAT REQUIRED TO MEET AN IIC RATING OF 50 BASED ON LABORATORY TESTS AS DEFINED IN ASTM E492 AND E989. FIELD-TESTED ASSEMBLIES SHALL MEET A FIELD IMPACT INSULATION CLASS (FIC) RATING OF 45 FOR BOTH OCCUPIED AND UNOCCUPIED UNITS AS DEFINED IN ASTM E1007 AND E989, WITH THE EXCEPTION THAT THE MEASURED IMPACT SOUND PRESSURE LEVELS SHALL NOT BE NORMALIZED TO A STANDARD MOUNT OF ABSORPTION IN THE RECEIVING ROOM.



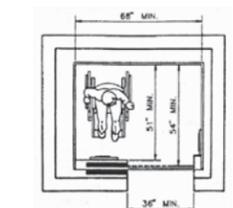
GRAPH OF TIMING EQUATION
NOTE: THE AUTOMATIC DOOR REOPENING DEVICE IS ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE A OR LINE B. LINE A AND LINE B REPRESENT THE VERTICAL LOCATION OF THE DOOR REOPENING DEVICE NOT REQUIRING CONTACT



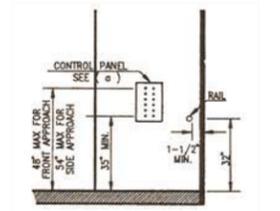
HOISTWAY AND ELEVATOR ENTRANCE



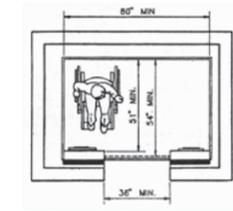
ELEVATOR CONTROL PANEL DETAIL



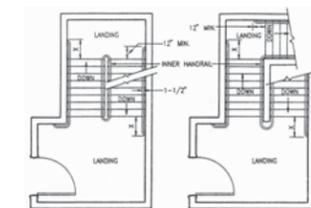
SIDE OPENING DOOR



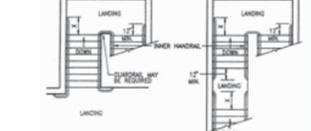
MAXIMUM INSTALLATION HEIGHTS ABOVE CAB FLOOR



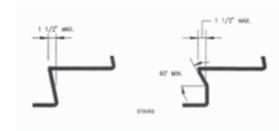
CENTER OPENING DOOR



X: EXTENSION OF HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12 INCHES



NOTE: INNER HANDRAILS AT LANDINGS OF STAIRS THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL NOT EXTEND INTO LANDING OR PATH OF TRAVEL
STAIR HANDRAILS



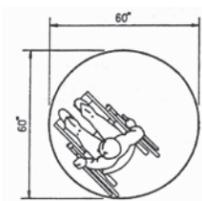
NOTE: ALL TREADS OF EXTERIOR STAIRS TO HAVE WARNING STRIPES PER 1006.16.1
WARNING STRIPPING AND HANDRAIL EXTENTIONS

ACOUSTIC REQUIREMENT

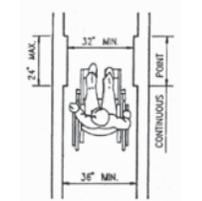
1 ELEVATOR ACCESSIBILITY DIAGRAM

2 STAIR ACCESSIBILITY DIAGRAMS

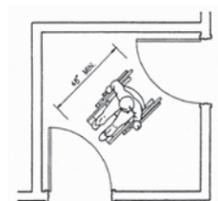
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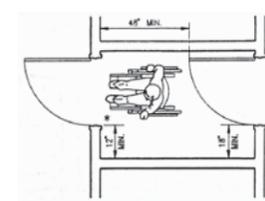
60" CLEAR SPACE



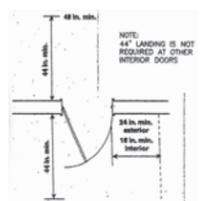
SINGLE WHEEL CHAIR



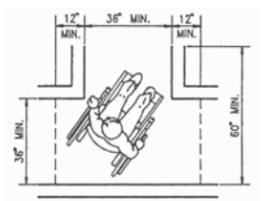
DOORS AT ADJACENT WALLS



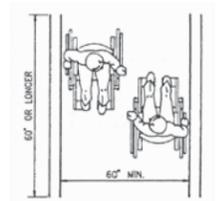
DOOR IN SERIES



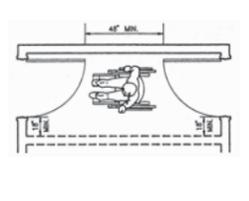
LEVEL LANDING AT DOOR



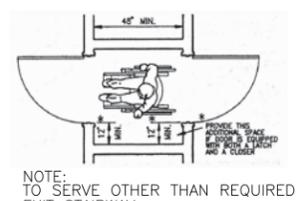
T-SHAPED SPACE FOR 180 DEGREETURNS
WHEEL CHAIR TURNING SPACE



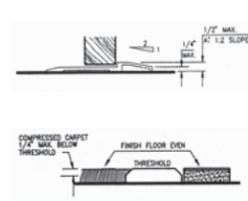
TWO WHEELCHAIRS
CLEAR WIDTHS FOR WHEEL CHAIRS



DOORS AT OPPOSITE WALLS
VESTIBULE-SERVING OTHER THAN A REQUIRED EXIT DOORWAY



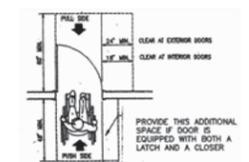
NOTE: TO SERVE OTHER THAN REQUIRED EXIT STAIRWAY
BOTH DOORS OPEN OUT
VESTIBULE



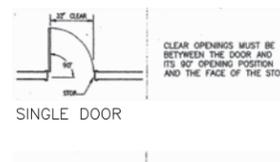
DOOR THRESHOLDS
DOOR CLEARANCES



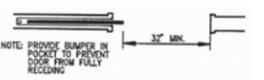
HINGED DOOR



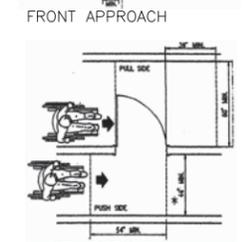
FRONT APPROACH



SINGLE DOOR



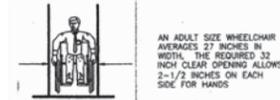
SLIDING DOOR



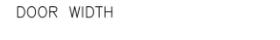
HINGE APPROACH
LEVEL MANEUVERING CLEARANCE AT DOORS



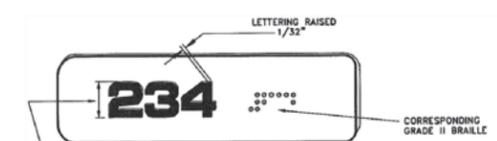
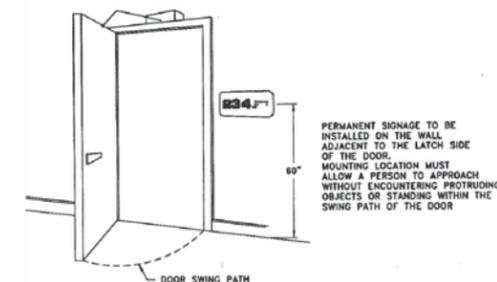
DOUBLE DOOR



PASSAGE CLEARANCE

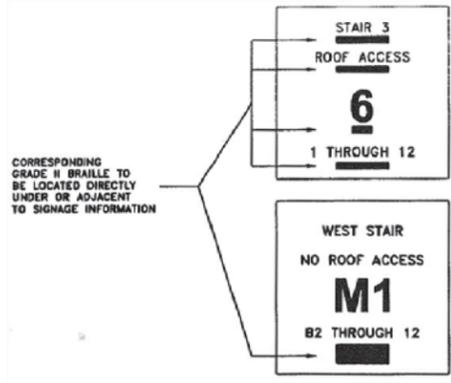


DOOR WIDTH

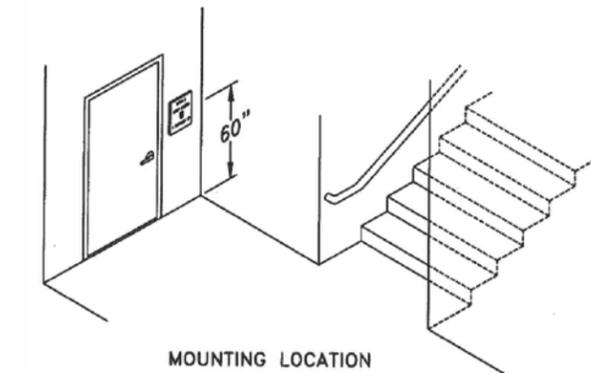


LETTERS AND NUMERALS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE II BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2".

LITERARY BRAILLE STANDARD DIMENSIONS:
Dot diameter .059 inches
Inter-dot spacing .090 inches
Horizontal separation between calls .241 inches
Vertical separation between cells .395 inches



CORRESPONDING GRADE II BRAILLE TO BE LOCATED DIRECTLY UNDER OR ADJACENT TO SIGNAGE INFORMATION



MOUNTING LOCATION

DOOR ACCESSIBILITY DIAGRAMS

4 HC SIGNAGE

5

ISSUANCE	
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REVISION	1 02.24.15

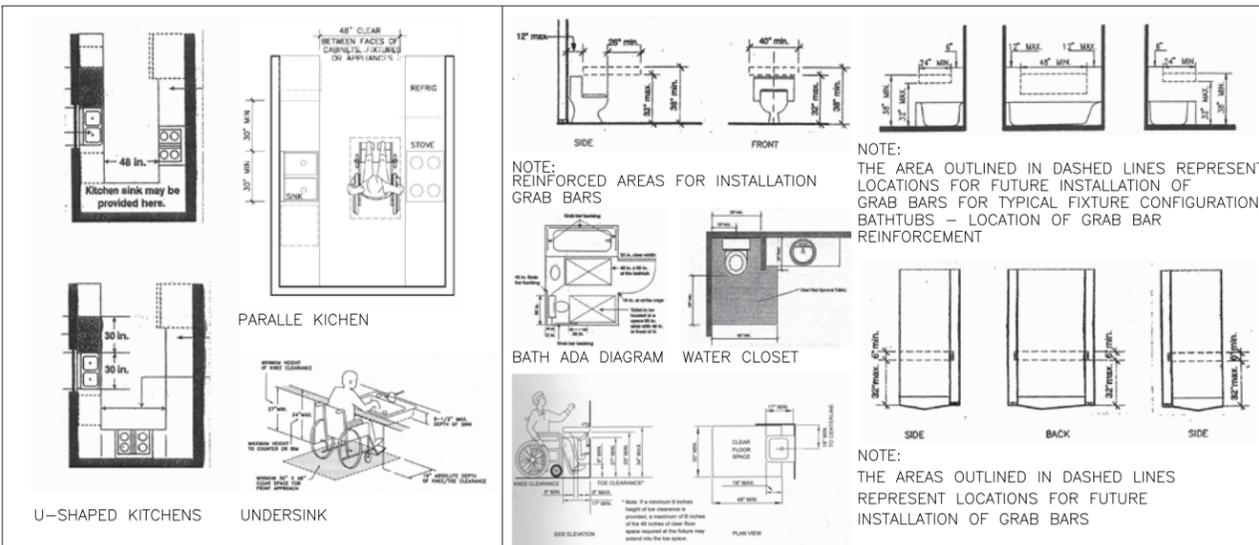
Stanley Sallowitz |
Notoma Architects Inc.
1022 Natoma Street, No. 4
San Francisco, CA 94103
T 415.626.8977
F 415.626.8978
E sso@sallowitz.com

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ADA DIAGRAM	
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Date	06-17-15
Scale	N.T.S.
Drawn	SSNAI
Job	2146 3rd Str.
File	
Sheet	A0.10A



① DWELLING BATHROOM ADAPTABILITY DIAGRAM ②

KITCHEN ADAPTABILITY DIAGRAM

C.B.C. 1134A

OPTION 1

ALL BATHROOMS WITHIN THE DWELLING UNIT SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:

- TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.
- BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
- SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
- WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
- LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
- BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
- IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
- A MINIMUM 18-INCH (457MM) CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
- SWITCHES, OUTLETS AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
- REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS AND 1134.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

OPTION 2

ONLY ONE BATHROOM WITHIN THE DWELLING UNIT SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:

- TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.
- BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
- SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
- WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
- LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
- WHERE BOTH A TUB AND A SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.

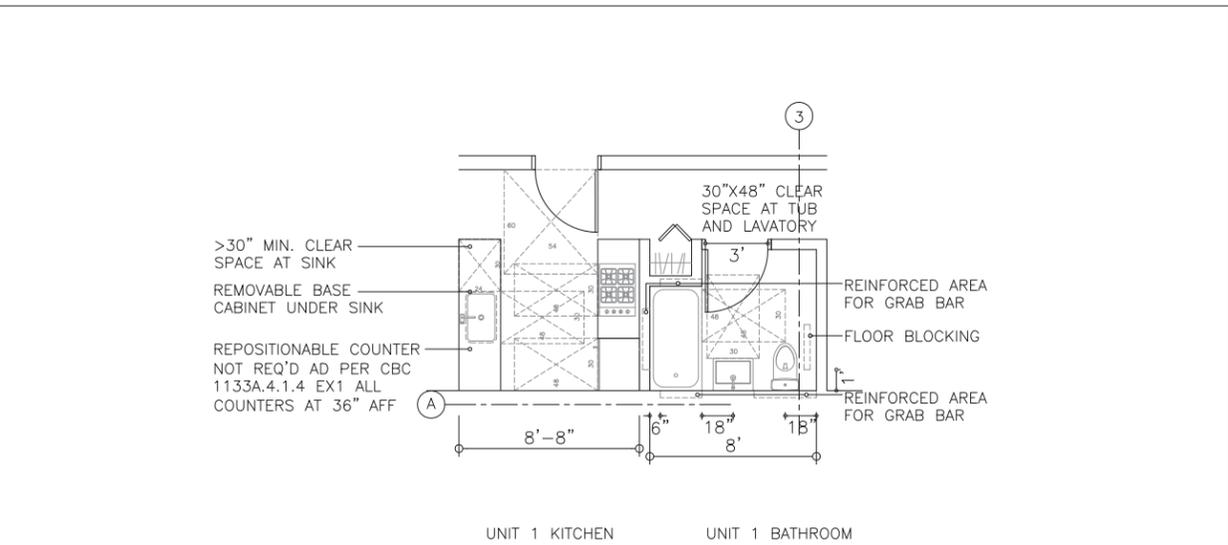
WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THE APPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWER.)

- WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
- BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
- IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
- A MINIMUM 18-INCH (457MM) CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
- SWITCHES, OUTLETS AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
- REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS AND 1134.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

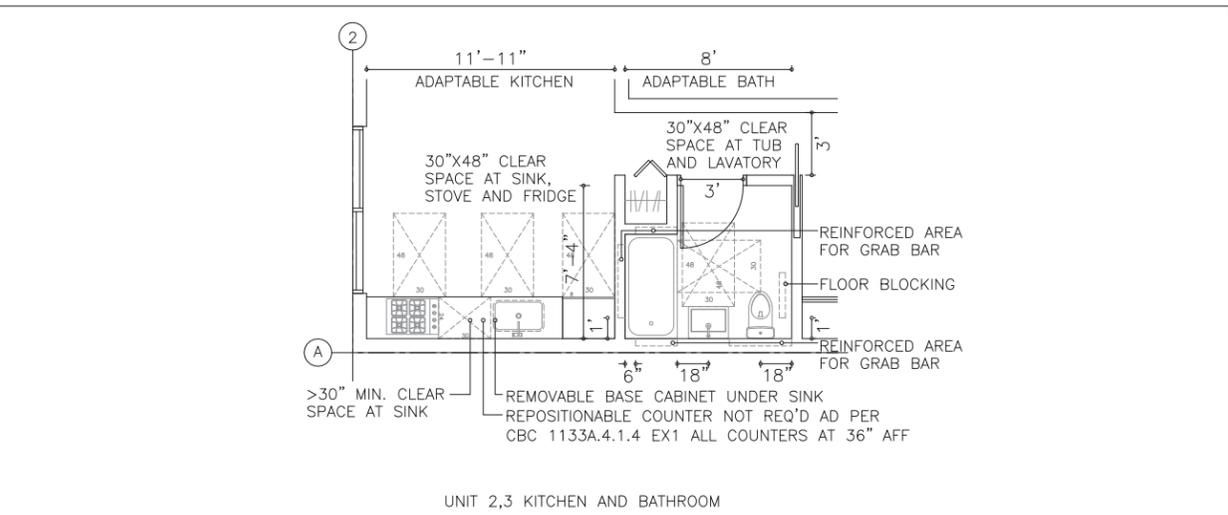
WHEN OPTION 2 IS USED, ALL ADDITIONAL BATHROOMS MUST COMPLY WITH ITEMS 8 THROUGH 12

ALL KITCHEN COUNTERS TO BE STONE

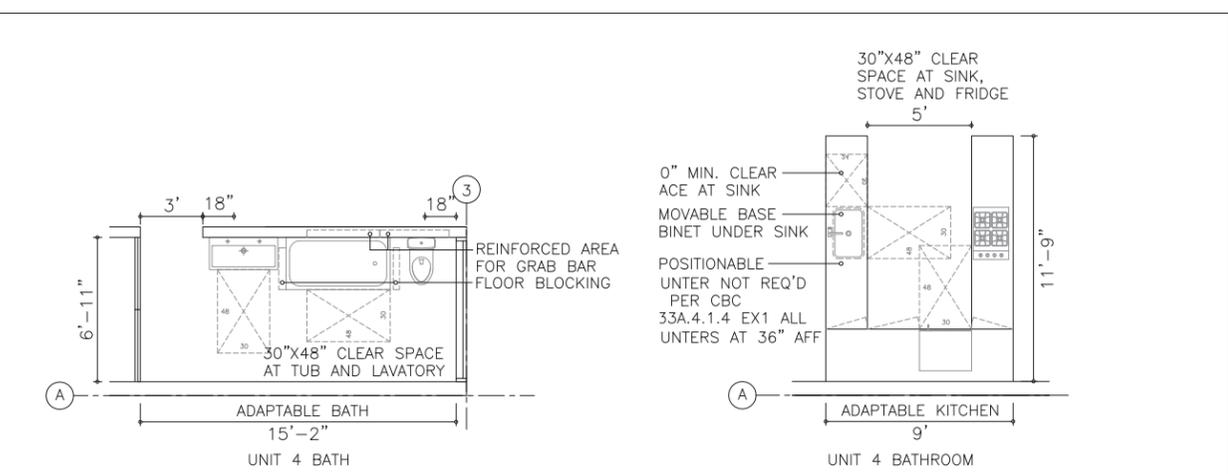
③ GENERAL NOTES



④ GROUND LEVEL: UNIT 1 BATHROOM AND KITCHEN ADA PLAN



⑤ LEVEL 2: UNIT 2, 3 BATHROOM AND KITCHEN ADA PLAN



⑥ LEVEL 4-7: UNIT 4 BATHROOM AND KITCHEN ADA PLAN

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Stanley Sallowitz | Natoma Architects Inc.
 1022 Natoma Street, No. 4
 San Francisco, CA 94103
 T 415.626.8977
 F 415.626.8978
 E sso@sallowitz.com

CONTRACT DOCUMENTS AND SPECIFICATIONS



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ADA DIAGRAM

SITE PERMIT

Date 06-17-15

Scale 1/4"=1'-0"

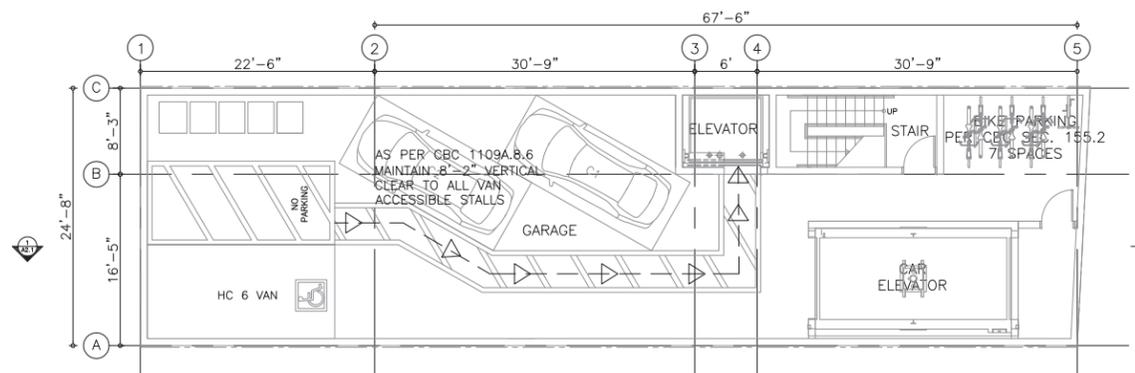
Drawn SSNAI

Job 2146 3rd Str.

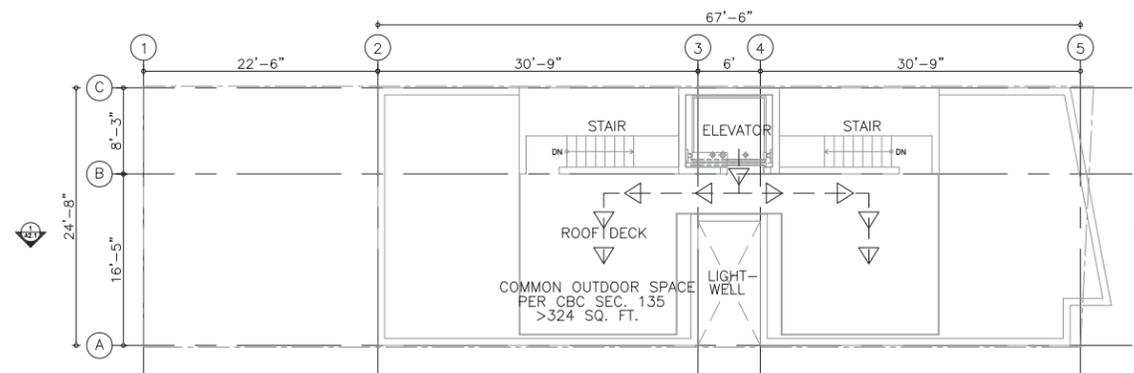
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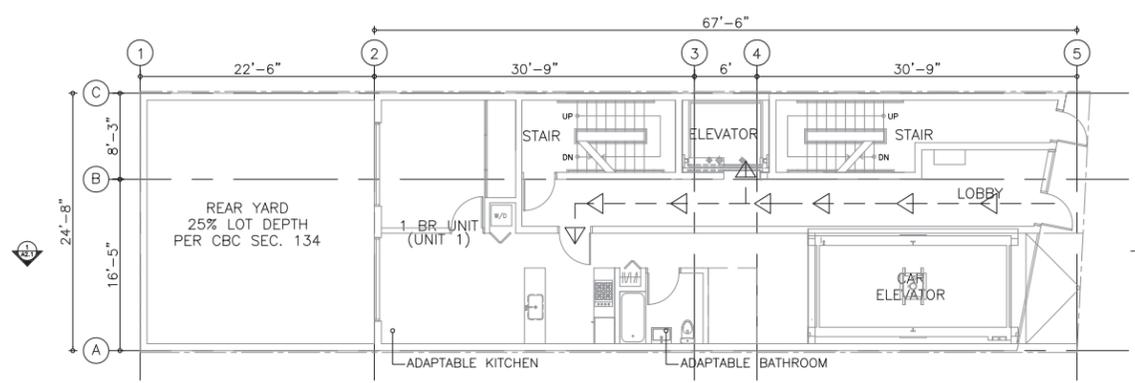
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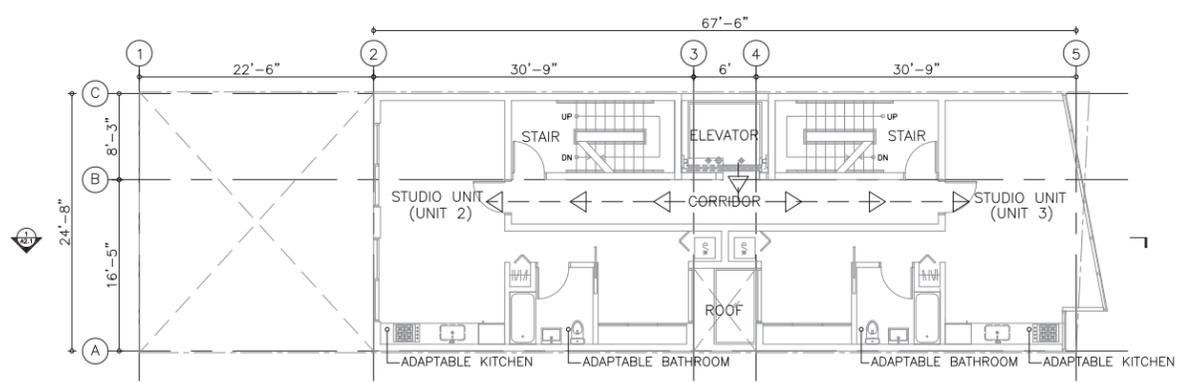
BASEMENT LEVEL PLAN



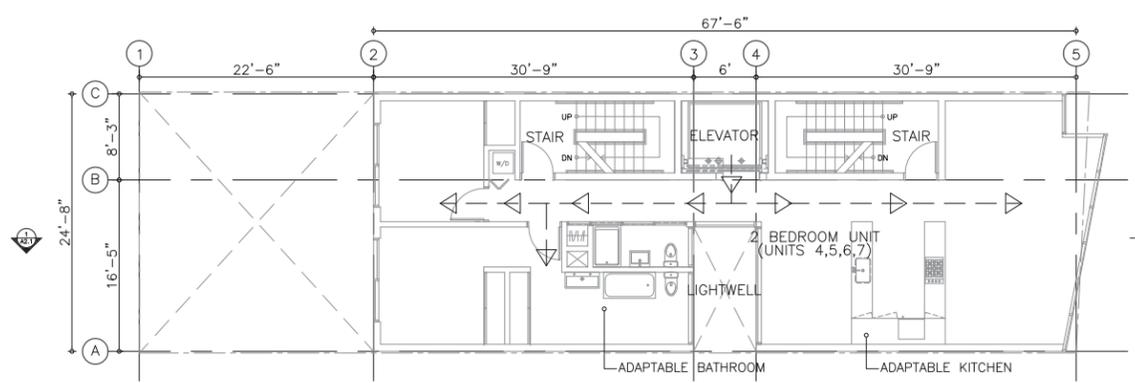
ROOF PLAN



GROUND LEVEL PLAN



LEVEL 2 PLAN



LEVEL 3-6 PLAN

GENERAL NOTES:
 ALL DOORS ON ACCESSIBLE PATH TO BE 36" WIDE AND TO BE MIN. 32" CLEAR
 SEE A 0.10 FOR ALL MIN. CORRIDOR, JAMB, AND STAIR CLEARANCES

ADA CIRCULATION PLAN

1

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Stanley Sallowitz |
 Natoma Architects Inc.
 1022 Natoma Street, No. 4
 San Francisco, CA 94103
 T 415.626.8977
 F 415.626.8978
 E sso@sallowitz.com



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ADA CIRCULATION PLAN

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Sheet	A0.10C

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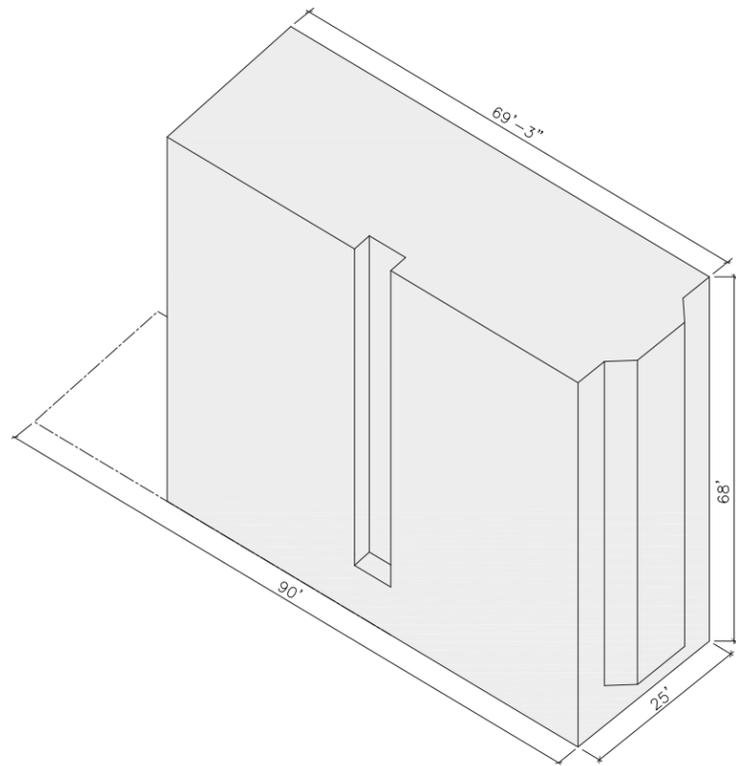
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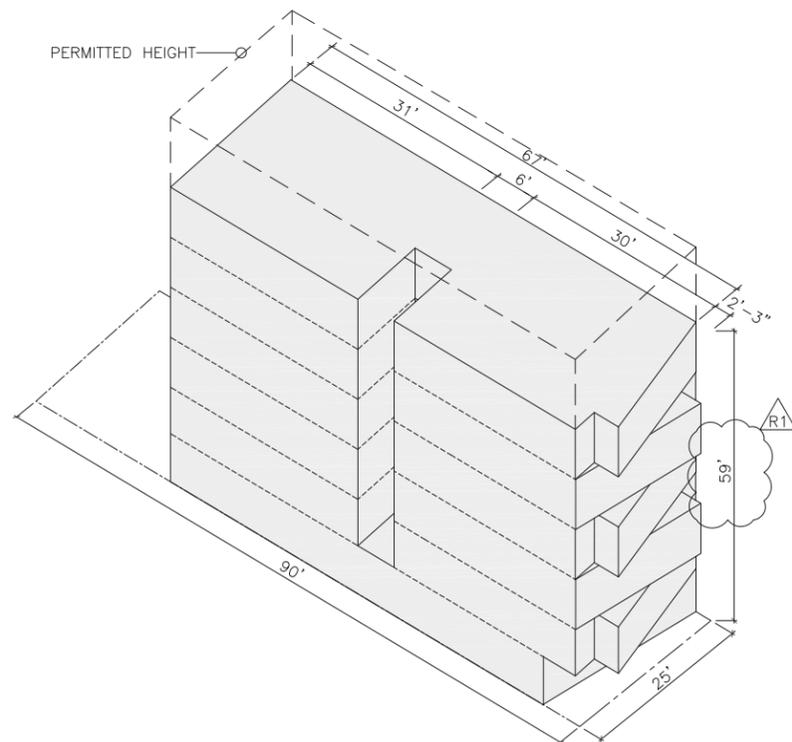
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HEIGHT DIAGRAM &
 BAY WINDOW COMPLIANCE

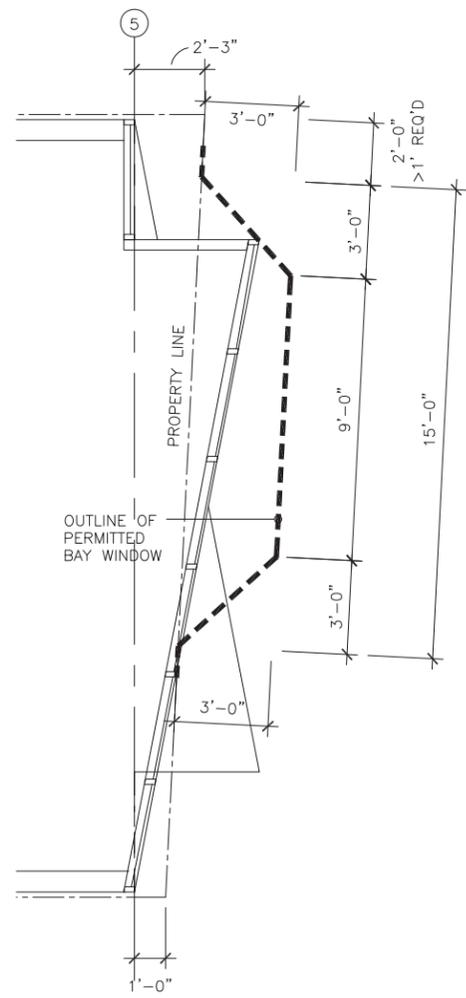
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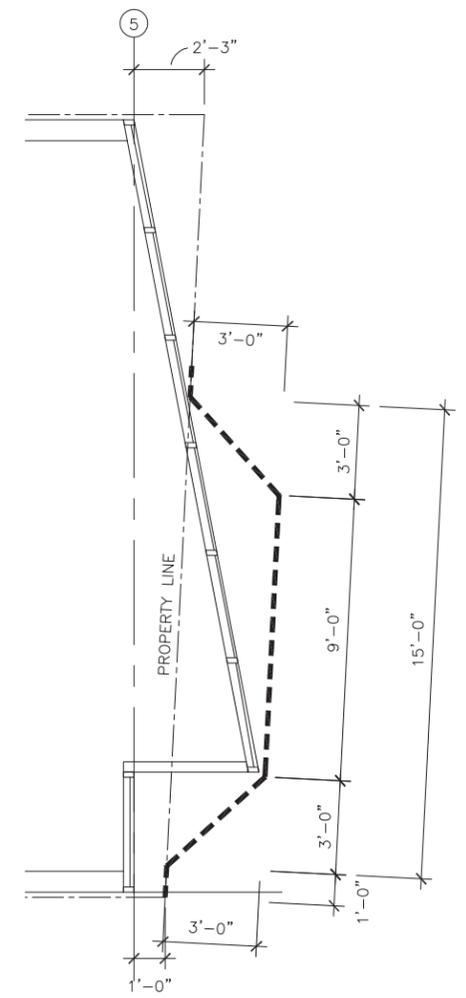
PERMITTED HEIGHT - 68' ①



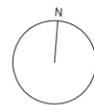
PROPOSED HEIGHT - 55' ②



BAY WINDOW COMPLIANCE TYPE 1 ③
 3/8" = 1'-0"



BAY WINDOW COMPLIANCE TYPE 2 ④
 3/8" = 1'-0"





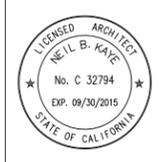
PERSPECTIVE FROM THE SOUTHEAST AT THIRD STREET

1

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 Natoma Architects Inc.
 1022 Natoma Street, No. 4
 San Francisco, CA 94103
 T 415.626.8977
 F 415.626.8978
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File
Sheet A0.12A



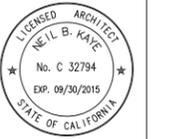
FROM VIEW AT THIRD STREET

1

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Stanley Saffowitz |
 Natoma Architects Inc.
 1022 Natoma Street, No. 4
 San Francisco, CA 94103
 T 415.626.8977
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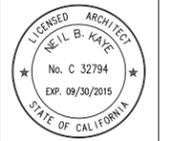
UPWARD VIEW OF FACADE AT THIRD STREET

1

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 1022 Natoma Street, No. 4
 San Francisco, CA 94103
 T 415.626.8977
 F 415.626.8978
 E sso@saffowitz.com

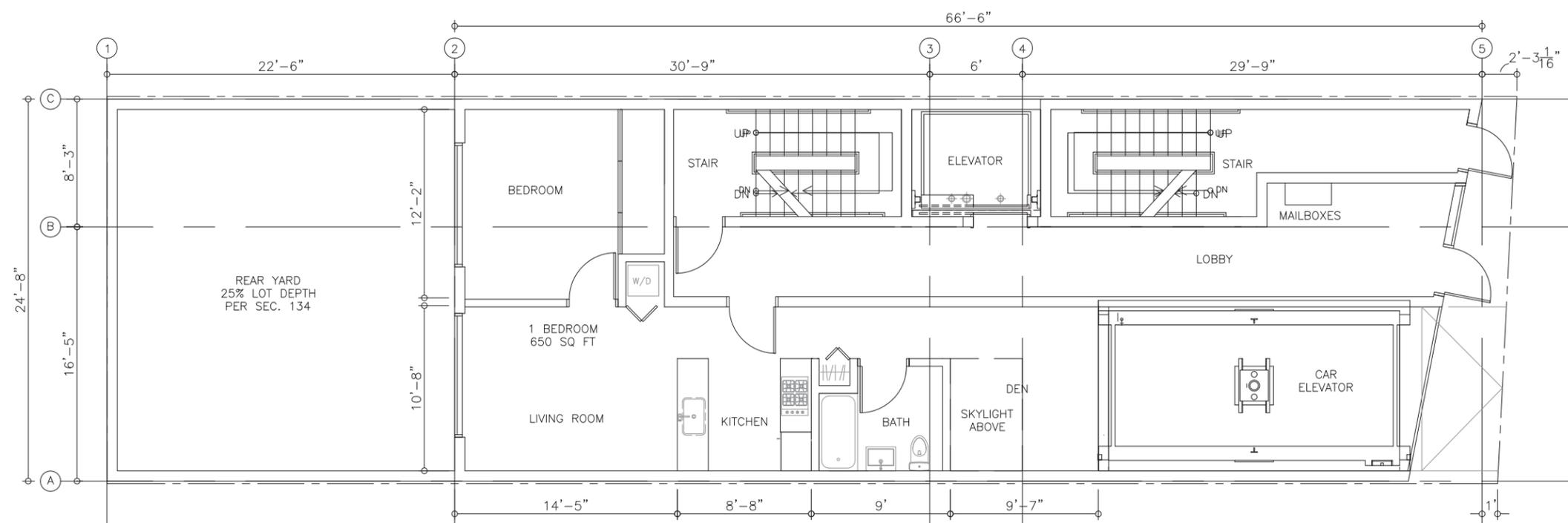
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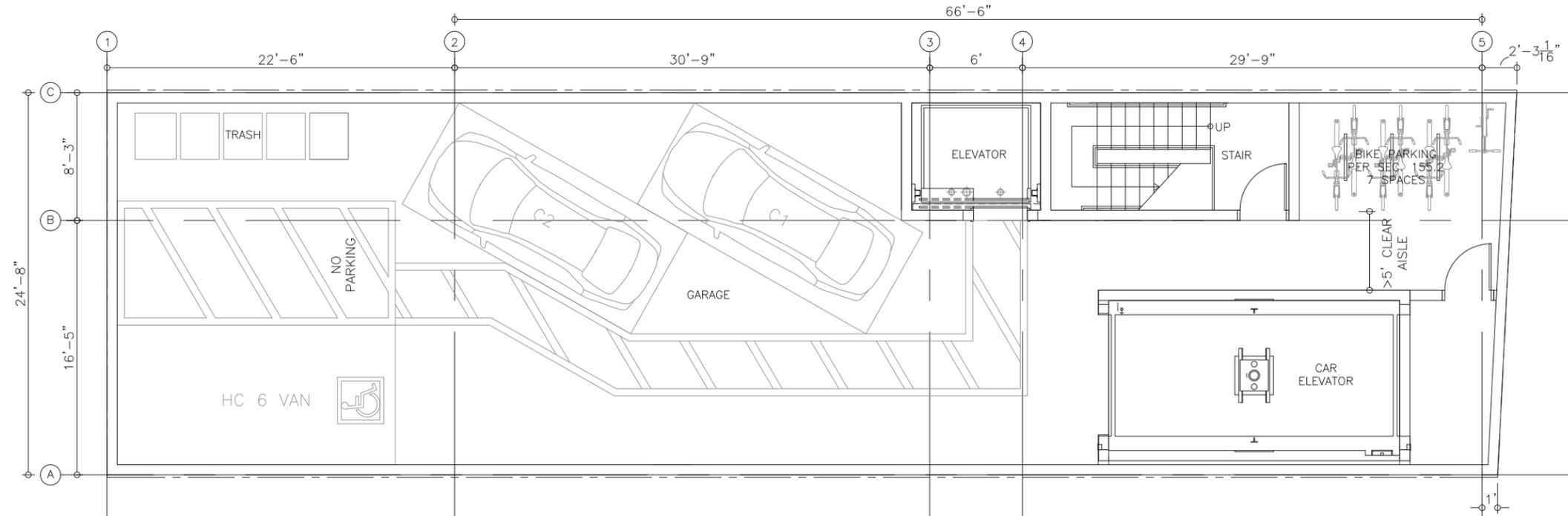
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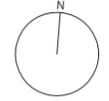
LEVEL 1 PLAN

2



BASEMENT LEVEL PLAN - B1

1



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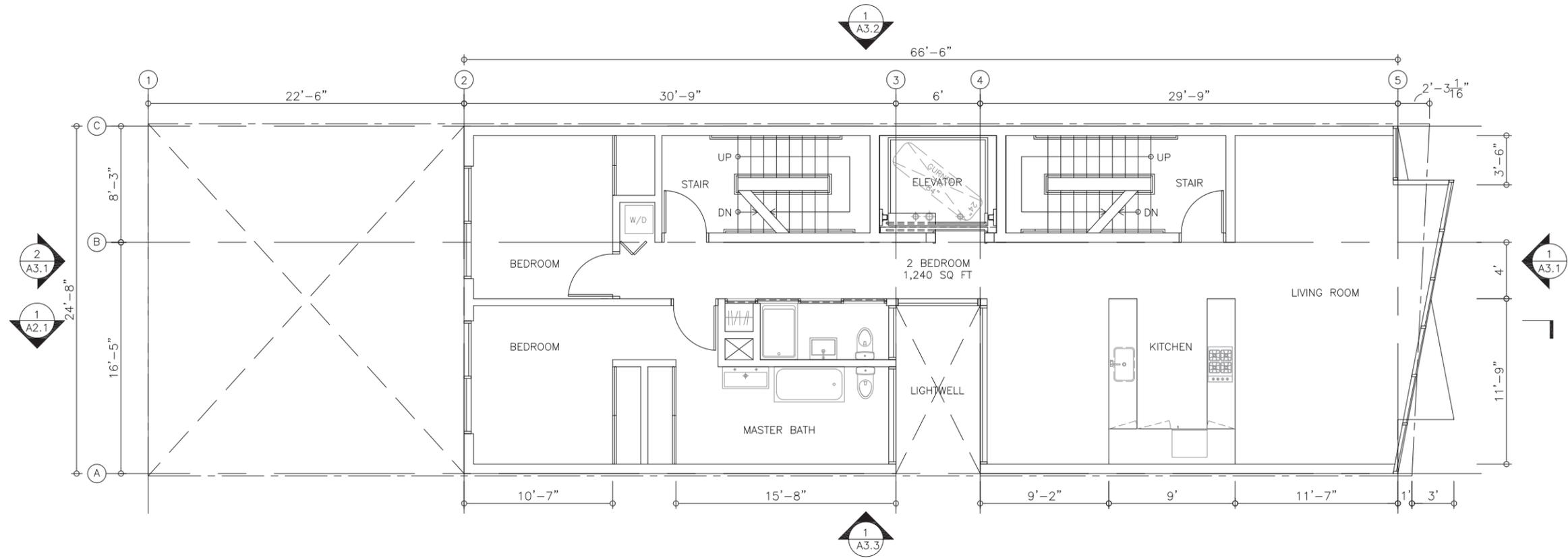
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 Natoma Architects Inc.
 1022 Natoma Street, No. 4
 San Francisco, CA 94103
 T 415.626.8977
 F 415.626.8978
 E sso@sallowitz.com



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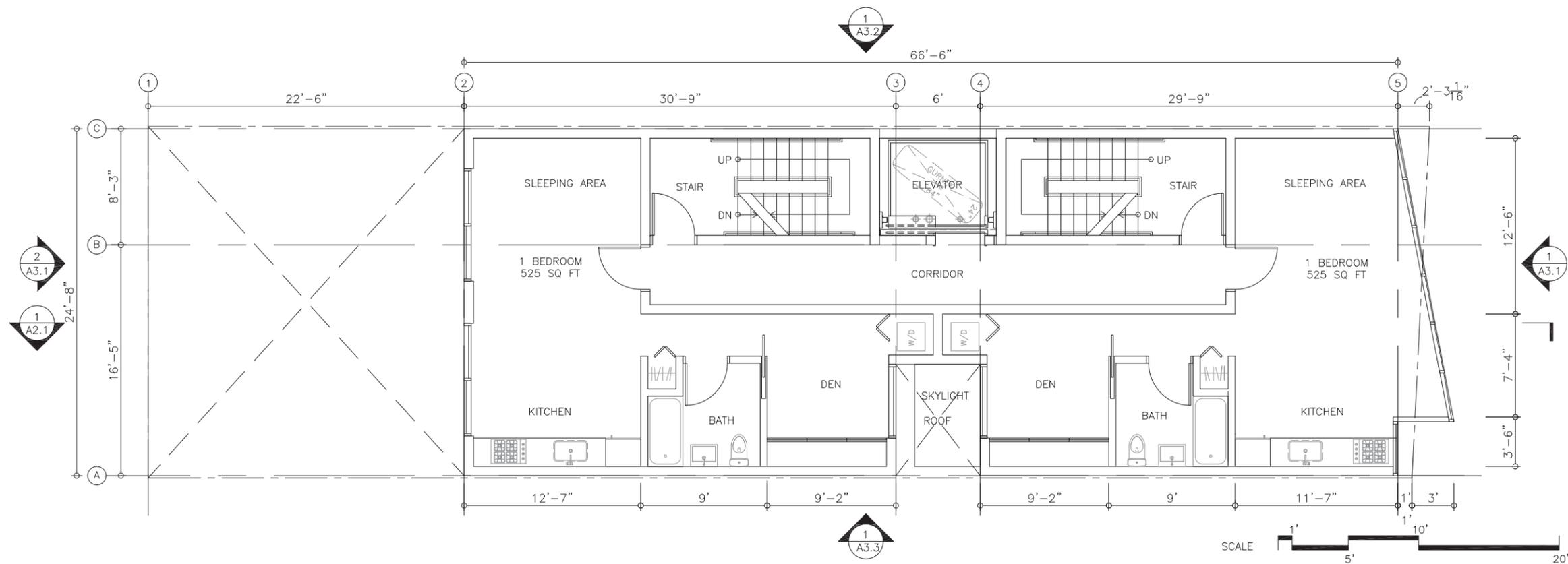
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PLANS
SITE PERMIT
Date 06-17-15
Scale 1/4"=1'-0"
Drawn SSNAI
Job 2146 3rd Str.
File
Sheet A1.1



LEVELS 3-6 PLANS

1

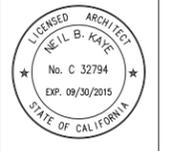


LEVEL 2 PLAN

1

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Natoma Architects Inc.
1022 Natoma Street, No. 4
San Francisco, CA 94103
T 415.626.8977
F 415.626.8978
E sso@sallowitz.com



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PLANS	
SITE PERMIT	
Date	06-17-15
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Drawn	SSNAI
Job	2146 3rd Str.
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Sheet	A1.2

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Stanley Sallowitz |
Natoma Architects Inc.
 1022 Natoma Street, No. 4
 San Francisco, CA 94103
 T 415.626.8977
 F 415.626.8978
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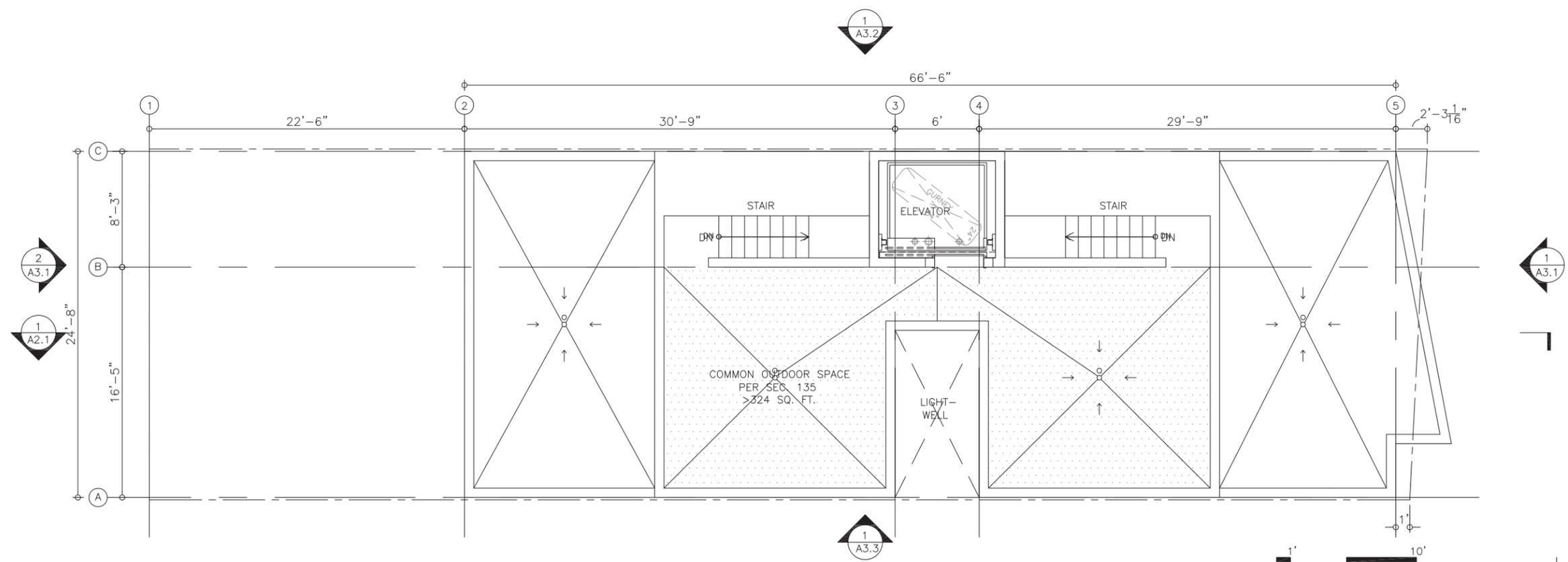
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ROOF PLAN

SITE PERMIT	
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Scale	1/4"=1'-0"
Drawn	SSNAI
Job	2146 3rd Str.
File	
Sheet	A1.3



ROOF PLAN

1

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Natoma Architects Inc.
1022 Natoma Street, No. 4
San Francisco, CA 94103
T 415.626.8977
F 415.626.8978
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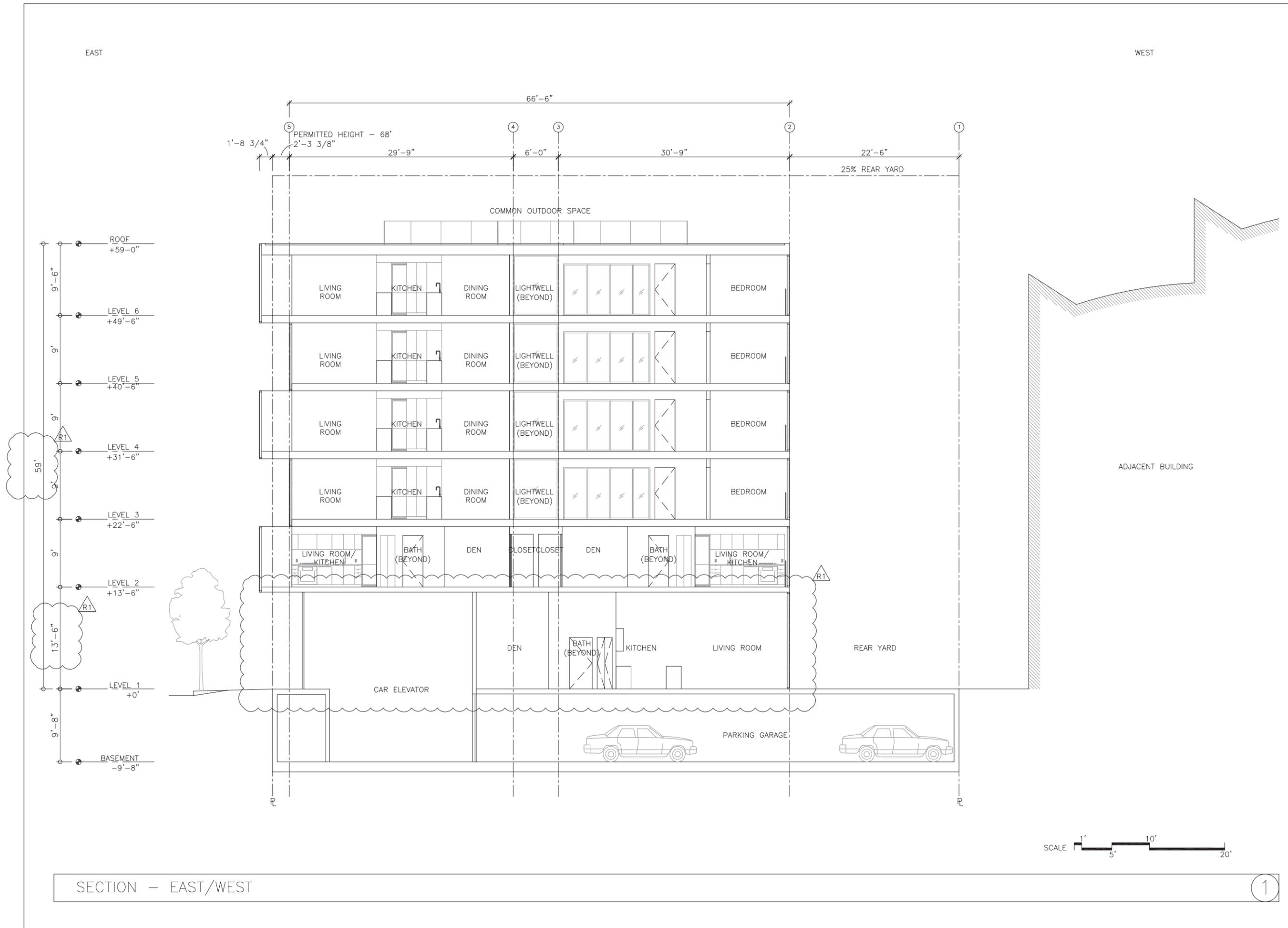
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SECTION

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Job	2146 3rd Str.
File	
Sheet	A2.1

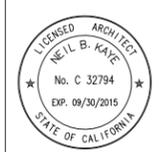


SECTION - EAST/WEST

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Stanley Saffowitz |
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San Francisco, CA 94103
T 415.626.8977
F 415.626.8978
E sso@saffowitz.com

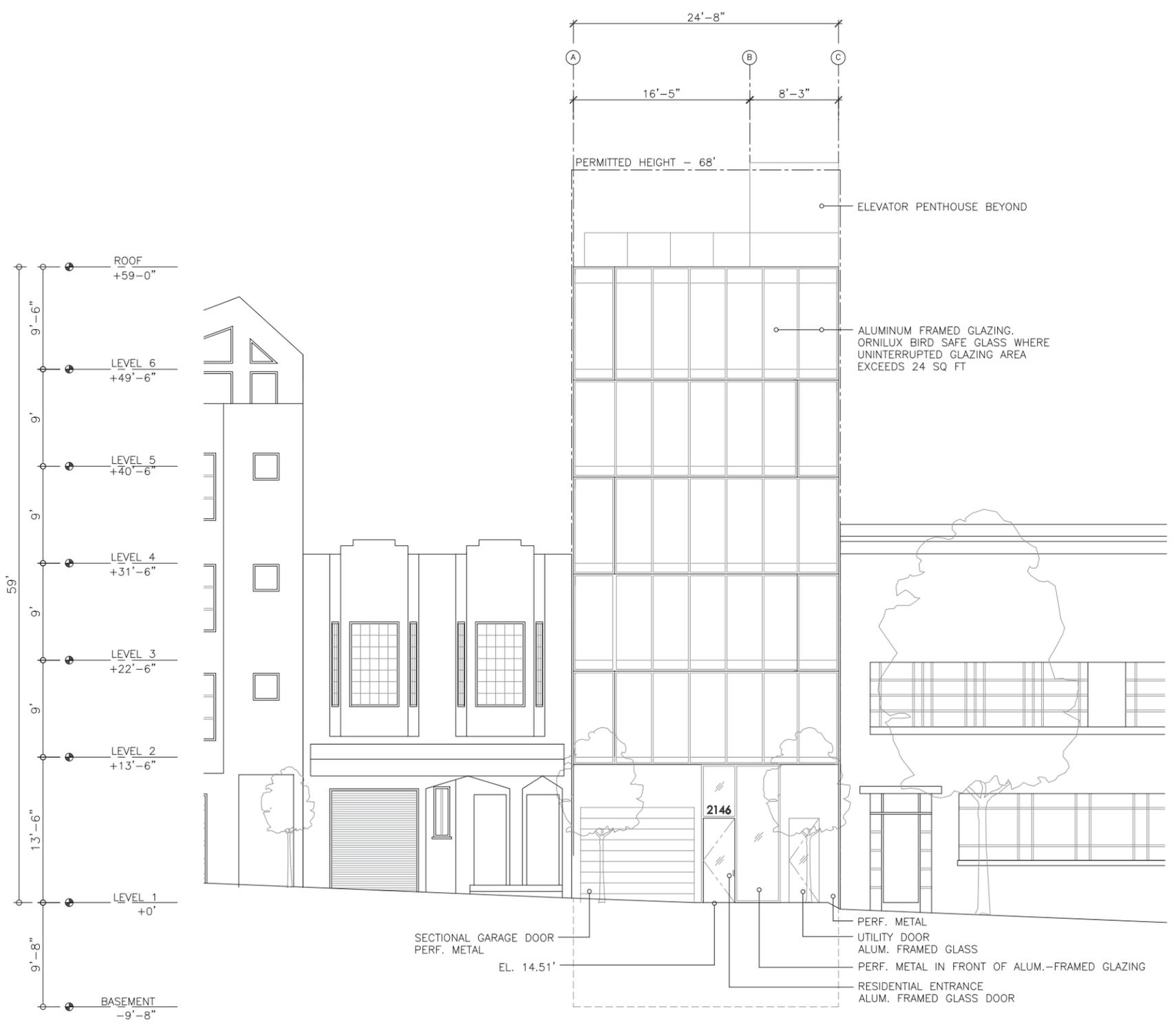
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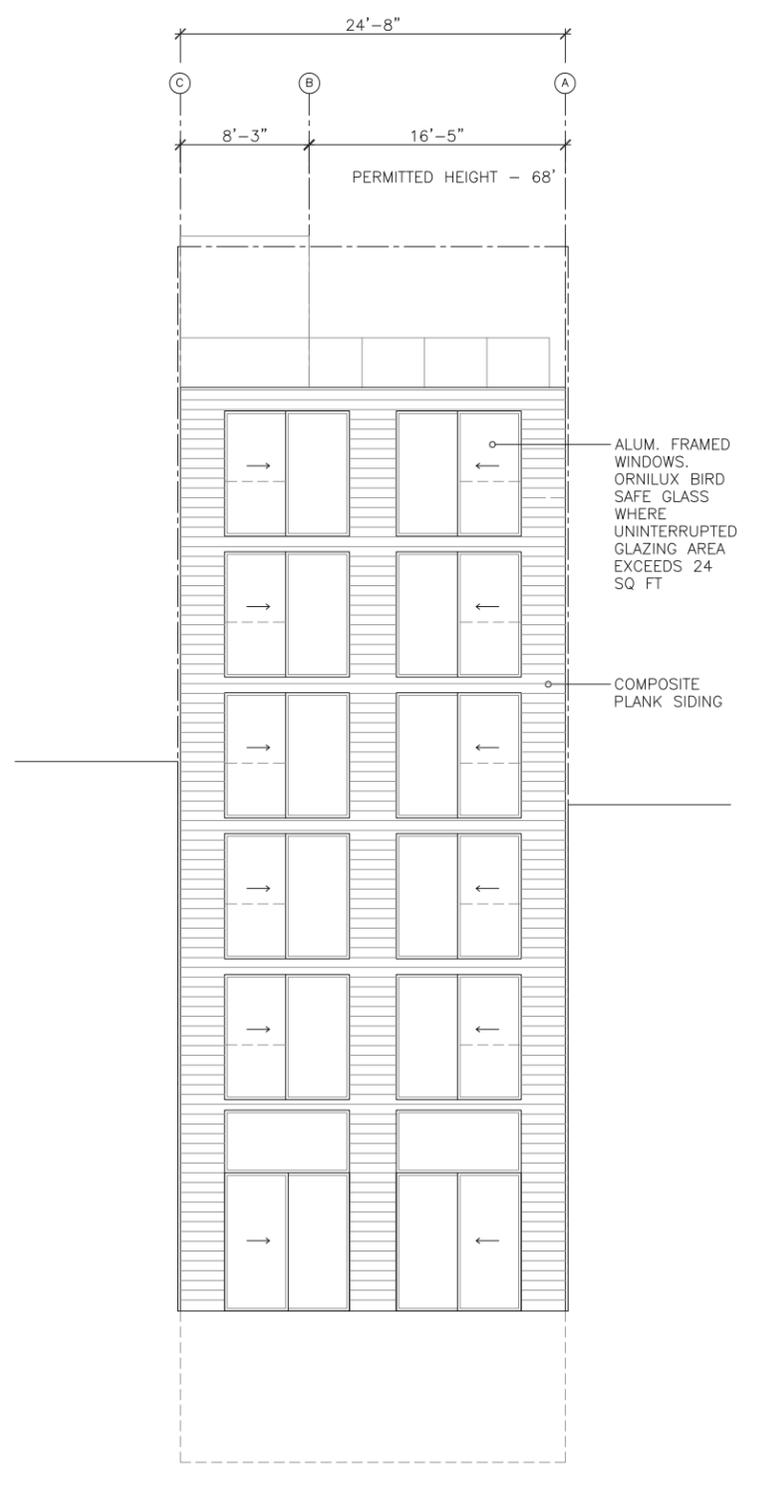
2146-8 3rd STREET
2146-8 3rd STREET, SAN FRANCISCO, CA

ELEVATIONS

SITE PERMIT	
Date	06-17-15
Scale	3/16"=1'-0"
Drawn	SSNAI
Job	2146 3rd Str.
File	
Sheet	A3.1



ELEVATION - FRONT (3rd STREET) ①

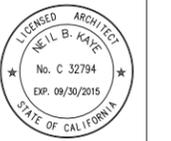


ELEVATION - REAR (WEST) ②

ISSUANCE	
SITE PERMIT	12.20.13
REVISION 1	02.24.15

Stanley Saffowitz |
 Natoma Architects Inc.
 1022 Natoma Street, No. 4
 San Francisco, CA 94103
 T 415.626.8977
 F 415.626.8978
 E sso@saffowitz.com

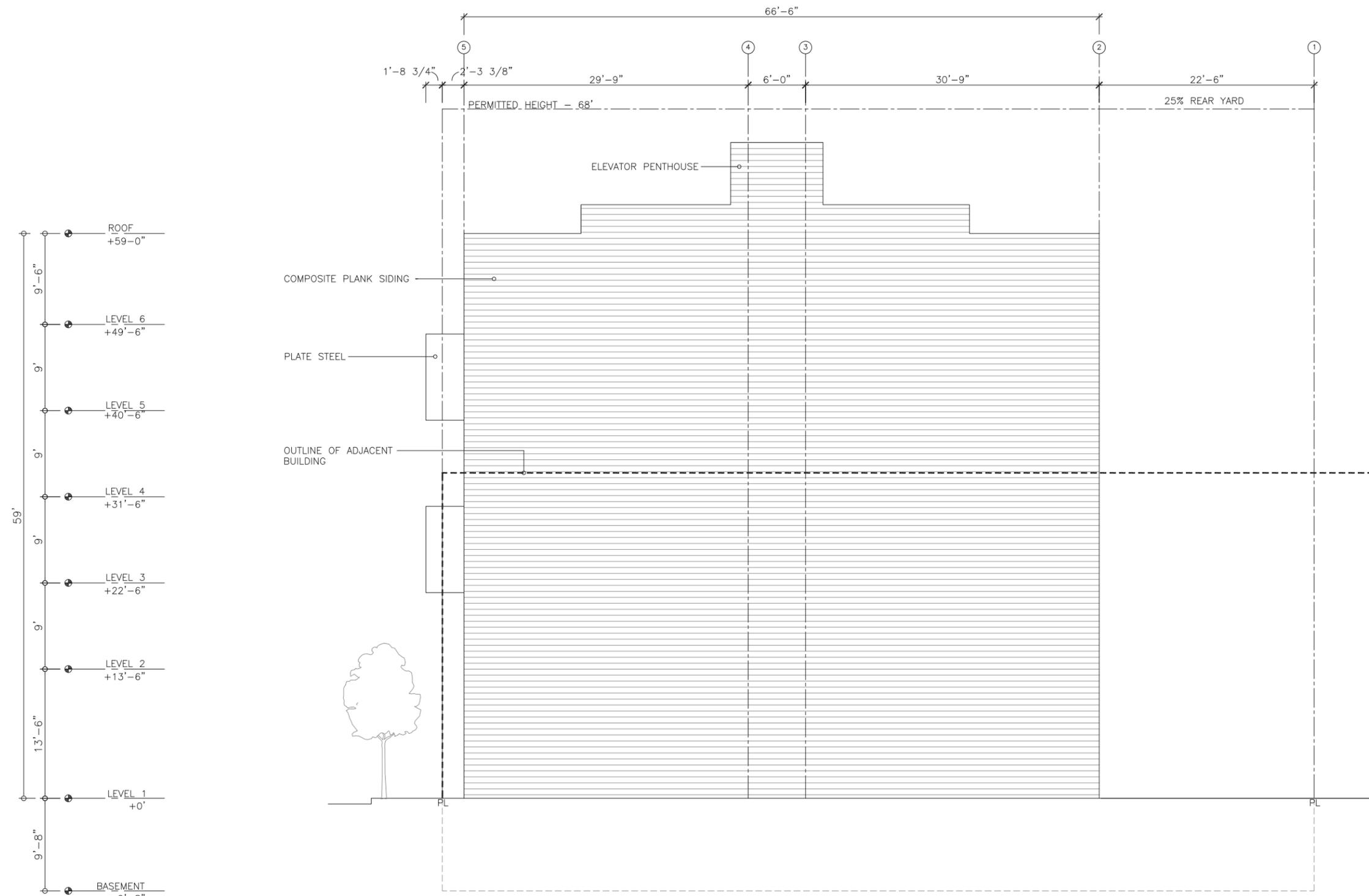
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2146-8 3rd STREET
 2146-8 3rd STREET, SAN FRANCISCO, CA

ELEVATIONS

SITE PERMIT	
Date	06-17-15
Scale	3/16"=1'-0"
Drawn	SSNAI
Job	2146 3rd Str.
File	
Sheet	A3.2



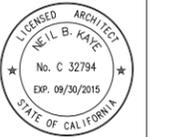
NORTH ELEVATION

1

ISSUANCE	
SITE PERMIT	12.20.13
REVISION 1	02.24.15

Stanley Saffowitz |
 Natoma Architects Inc.
 1022 Natoma Street, No. 4
 San Francisco, CA 94103
 T 415.626.8977
 F 415.626.8978
 E sso@saffowitz.com

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2146-8 3rd STREET
 2146-8 3rd STREET, SAN FRANCISCO, CA

ELEVATION

SITE PERMIT

Date 06-17-15

Scale 3/16"=1'-0"

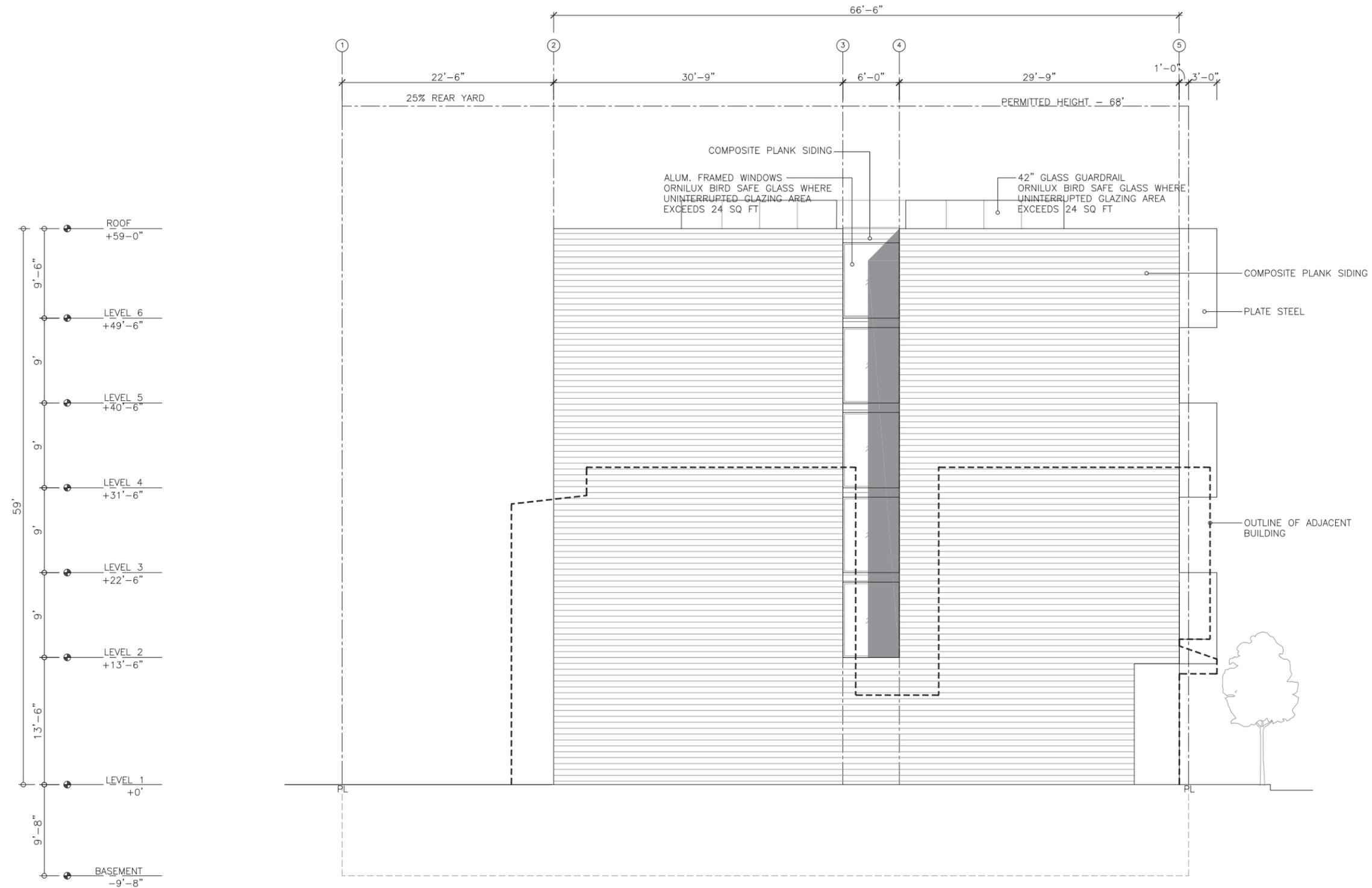
Drawn SSNAI

Job 2146 3rd Str.

File

Sheet

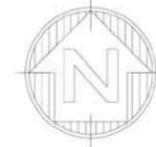
A3.3



SOUTH ELEVATION

1

18TH STREET
66' WIDE



NOTE: TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

1. THAT ALL TITLE INFORMATION HEREON INCLUDING EASEMENTS WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S OR HIS AGENT'S REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO FREDERICK T. SEHER & ASSOCIATES, INC. FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.
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5. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 2 ABOVE.
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7. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.
8. THIS MAP WILL BE PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. A SIGNED PRINT DELIVERED TO THE CLIENT OR CLIENT REPRESENTATIVE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

BOUNDARY NOTES:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. SAID RESOLUTION WOULD REQUIRE THE SETTING OF PROPERTY CORNERS AND THE FILING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF FIELD SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES INC. ON JULY 24, 2013.

SURVEY REFERENCE:

THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:

- ① LOT 003: RECORDED MARCH 22, 2006, DOCUMENT NUMBER 2006-1147208-00, ON REEL J102 AT IMAGE 0614

UTILITY NOTE:

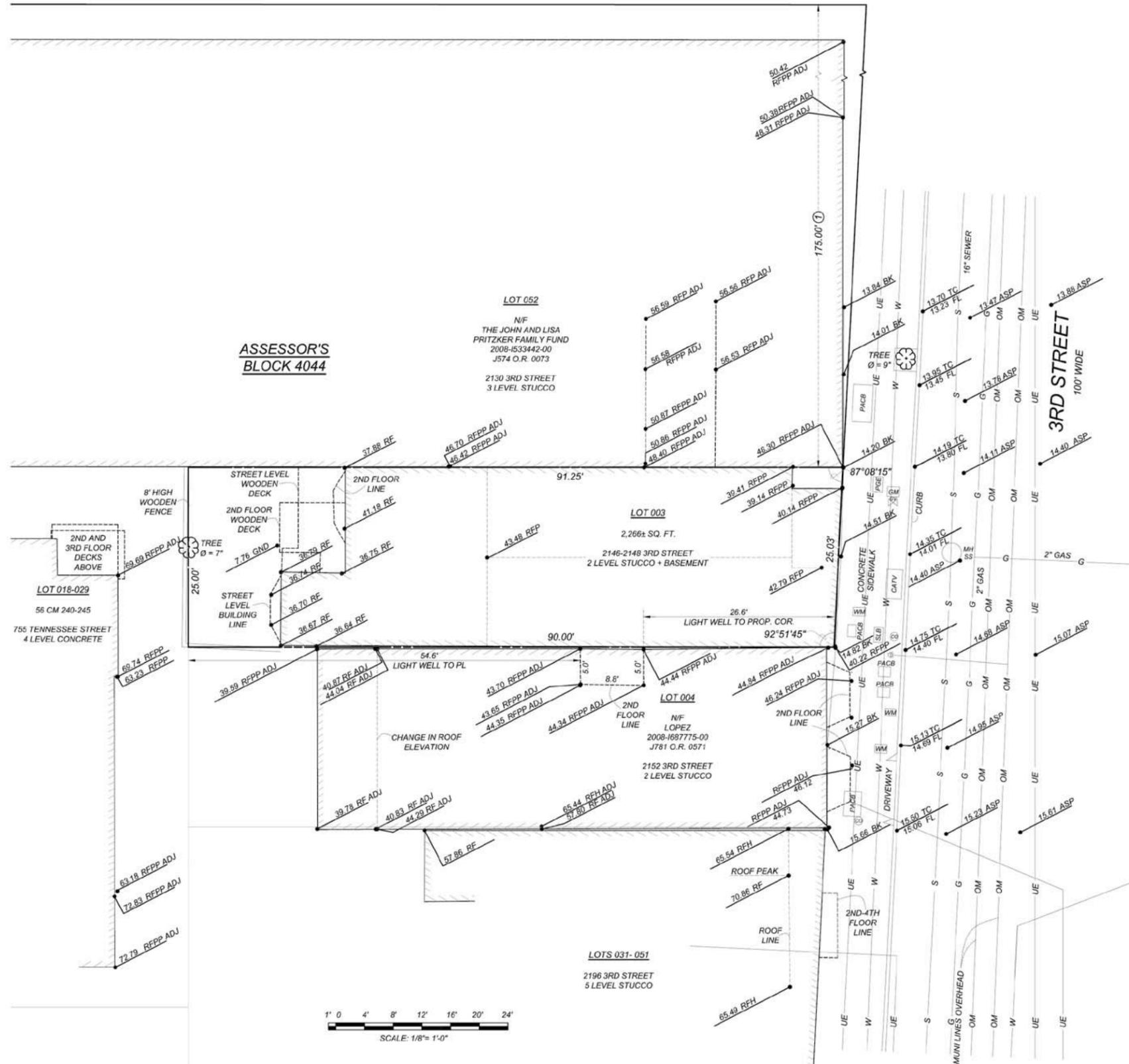
UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

PROJECT BENCHMARK - DESCRIPTION:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF 18TH AND TENNESSEE STREETS, ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM. N.E. CORNER, CUT CROSS CONCRETE CESS. ELEVATION = 14.955'

GENERAL NOTE:

THE FOLIAGE LINES OF ALL TREES PLOTTED HEREON ARE SHOWN IN A GRAPHICAL FORM ONLY, AND ARE NOT INTENDED TO REPRESENT ACTUAL DRIPLINES THEREOF.



LEGEND

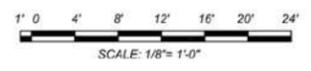
- ADJ ADJACENT BUILDING
- ASP ASPHALT
- BK BACK OF WALK
- CATV CABLE TELEVISION
- COR CORNER
- DW DRIVEWAY
- FL FLOW LINE
- GM GAS METER
- GND GROUND
- GV GAS VALVE
- MH MANHOLE
- PACB PACIFIC BELL
- PGE PACIFIC GAS & ELECTRIC
- PROP PROPERTY
- RF ROOF
- RFH ROOF HIP
- RFP ROOF PEAK
- RPPP ROOF PARAPET
- SLB STREET LIGHT BOX
- TC TOP OF CURB
- WM WATER METER
- WV WATER VALVE
- G — GAS LINE
- W — WATER LINE
- S — SANITARY SEWER LINE
- OM — OVERHEAD MUNI LINE
- UE — UNDERGROUND ELECTRIC LINE
- Ø DIAMETER
- ⊗ GAS VALVE
- LIGHT POST
- ↑ GUY WIRE
- ⊕ SANITARY SEWER CLEAN OUT/VENT
- ⊙ SIGN
- ELEV DESC SPOT ELEVATION
- ⊗ TREE
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗ INDICATES FOUND CITY STANDARD MONUMENT (OR AS NOTED)

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.



Frederick T. Seher
 FREDERICK T. SEHER, PLS
 LICENSE NO. 6216
 LICENSE EXPIRES: MARCH 31, 2014
 DATE: JANUARY 15, 2014



DATE:	JULY, 2013
SCALE:	1" = 8'
DRAWING NAME:	1721-13
DRAWN BY:	EF
SURVEYED BY:	FTS
CHECKED BY:	
CHECKED BY:	
NO.:	BY: DATE: REVISIONS:



FREDERICK T. SEHER & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 SURVEYING & MAPPING
 841 LOMBARD STREET, SAN FRANCISCO, CA 94133
 (415) 921-7690 FAX (415) 921-7655

ARCHITECTURAL SITE SURVEY
 2146-2148 3RD STREET, SAN FRANCISCO, CA 94107
 ASSESSOR'S BLOCK 4044, LOT 003

SHEET	1
OF	1 SHEETS
JOB NO.:	1721-13