



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: AUGUST 7, 2014

Date: August 7, 2014
Case No.: 2014.0565C
Project Address: 6600 Third Street (a.k.a. 1075 Le Conte Avenue)
Zoning: RM-1 (Residential, Mixed: Low Density)
Third Street and Le Conte Avenue
Affordable Housing Special Use District
40-X Height and Bulk District
Block/Lot: 5476/009
Project Sponsor: Farella Braun + Martell LLP
Attn: Steven Vettel
235 Montgomery Street, 17th Floor
San Francisco, CA 94104
Staff Contact: Chris Townes – (415) 575-9195
chris.townes@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The project sponsor requests a Conditional Use Authorization pursuant to Planning Code Section 303 for a Planned Unit Development to allow a specific modification to a Planning Code regulation related to height measurement pursuant to Planning Code Section 304 with respect to a recently constructed, 100% affordable, 73-unit, residential apartment project that was previously approved pursuant to Conditional Use Authorization for a Planned Unit Development (case #: 2008.1110CTZ) that included a specific modification to a Planning Code regulation related to height measurement. Specifically, the project sponsor requests a modification of the height measurement methodology of the Planning Code, as defined by Sections 102.12 and 260 to allow the height measurement of the entire building's height to be taken from a single point, at the southwest corner of the property. Taken from this point, the finished roof height of the building would reach a maximum height of 40 feet, and would therefore comply with the 40-X height and bulk district.

SITE DESCRIPTION AND PRESENT USE

The project is located within the Bayview neighborhood at 6600 Third Street (a.k.a. 1075 Le Conte Avenue), a corner property located at the corner of Third Street and Le Conte Avenue, Block 5476, Lot 009, within the RM-1 (Residential, Mixed: Low Density) District and the Third Street and Le Conte Avenue Affordable Housing Special Use District. The property is located within a 40-X Height and Bulk District. The subject property is an irregularly-shaped corner lot that occupies approximately 26,234 square feet with 150 linear feet of frontage along Third Street and 185 linear feet of frontage along Le Conte Avenue. The site, which was previously occupied by the Franciscan Hotel, is currently developed

with a recently constructed (completed October 2013) 100% affordable, 73-unit, residential apartment building which is fully occupied and houses formerly homeless families and individuals. Residents are referred by the City and County of San Francisco's Human Services Agency with Mercy Housing, Inc. The Bayview Hunters Point Foundation provides resident support services and case management while Mercy Housing serves as the property management and provides resident support services. Providence Foundation provides youth services for the children of the families.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is residential in nature and characterized by low to moderate-density urban residential development, including single-family and multi-family residential buildings.

The scale of development is fairly consistent in the vicinity of the project site. To the south of the project site are several 3-story, multi-family, residential buildings, and across Le Conte Avenue from the project site are several 2-story, single family residences. Similar structures can be found to the north and to the east of the project site. Bayshore Boulevard and Highway 101 lie to the west of the project site. Nearby parks include Bayview Park and Le Conte Mini-Park (a.k.a. Ralph D. House Community Park) approximately a ¼ mile south of the project site.

ENVIRONMENTAL REVIEW

On December 24, 2008, the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Project was prepared and published for public review. The Draft IS/MND was available for public comment until January 13, 2009. On January 13, 2009, an appeal of the Mitigated Negative Declaration was filed with the Department. The Planning Commission certified the Final Mitigated Negative Declaration (FMND) for this project on February 12, 2009.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 18, 2014	July 14, 2014	24 days
Posted Notice	20 days	July 18, 2014	July 17, 2014	21 days
Mailed Notice	10 days	July 28, 2014	July 18, 2014	20 days

The proposal requires a Section 311 neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization process.

PUBLIC COMMENT

- To date, the Planning Department has received no public comments regarding this item.

ISSUES AND OTHER CONSIDERATIONS

- The subject project was previously approved pursuant to Conditional Use Authorization for a Planned Unit Development (case #: 2008.1110CTZ) which included a specific modification to a Planning Code regulation related to height measurement. This previous height modification

approval allowed the height measurement for the entire building's height to be taken from a single location, the mid-point of the Third Street frontage. Taken from this point, the finished roof height of the building would reach a maximum height of 40 feet, and would therefore, comply with the 40-X Height and Bulk District. In preparing a survey necessary for refinancing of the project, it was discovered that the "as-built" project exceeded the 40 foot height limit when measured from the previously approved mid-point along Third Street. Specifically, the project exceeds the 40-X Height and Bulk District by 4.58 feet. The height deviation is a result of various project modifications needed to accommodate ADA (Americans with Disability Act) at various areas of the building. Because the building exceeds the maximum permitted height limit, the Project Sponsor now requests further modification of the height measurement methodology of the Planning Code, as defined by Sections 102.12 and 260 to allow the height measurement of the entire building's height to be taken from a different single point, the southwest corner of the property. Taken from this point (the highest topographical elevation point of the subject property), the finished roof height of the building would reach a maximum height of 40 feet, and would therefore comply with the 40-X height and bulk district.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Planning Commission must grant a Conditional Use Authorization pursuant to Planning Code Section 303 to allow a specific modification to Planning Code regulation related to height measurement pursuant to Planning Code Section 304 with respect to a recently constructed 73-unit, 100 percent affordable housing project that was previously approved pursuant to Conditional Use Authorization for a Planned Unit Development (case #: 2008.110CTZ) that included a specific modification to a Planning Code regulation related to height measurement.

BASIS FOR RECOMMENDATION

- The 100% affordable housing development Project with residential services for formerly homeless families and residents will support the City's affordable housing needs while providing housing options for residents with special needs for housing support and services.
- 46.5% (or 34 dwelling units) of the overall units included in the Project are two-bedrooms or larger, thereby supporting housing for families with children.
- The Project articulates the massing and utilizes other architectural strategies, including recessed wall planes and roof heights that follow the down-sloping topography to better relate the bulk to the prevailing scale of development to avoid an overwhelming or dominating appearance to the neighborhood context.
- The Project supports the City's "Transit First" policy by appropriately increasing density near transit.
- Subject to Commission approval, the project would meet all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion

Block Book Map

Sanborn Map

Aerial Photographs

Zoning Map

Project Sponsor Submittal, including:

- Site Photographs

- Reduced Plans

Attachment Checklist:

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

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

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

RESIDENTIAL PIPELINE ENTITLED HOUSING UNITS 2007 to 2014 Q1

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State law requires each city and county to adopt a Housing Element as a part of its general plan. The State Department of Housing and Community Development (HCD) determines a Regional Housing Need (RHNA) that the Housing Element must address. The need is the minimum number of housing units that a region must plan for in each RHNA period.

This table represents completed units and development projects in the current residential pipeline to the first quarter of 2014 (Q1). The total number of entitled units is tracked by the San Francisco Planning Department and is updated quarterly in coordination with the *Quarterly Pipeline Report*. Subsidized housing units – including moderate and low income units – as well as inclusionary units are tracked by the Mayor’s Office of Housing; these are also updated quarterly.

2014 QUARTER 1	RHNA Allocation 2007 - 2014	Units Built 2007 - 2014 Q1	Units Entitled in 2014 Q1 Pipeline*	Percent Built and Entitled
Total Units	31,193	18,078	16,733	111.6%
Above Moderate (> 120% AMI)	12,315	11,993	14,073	211.7%
Moderate Income (80 - 120% AMI)	6,754	1,107	753	27.5%
Low Income (< 80% AMI)	12,124	4,978	1,907	56.8%

**These totals do not include three entitled major development projects with a total of 23,714 net new units: Hunters' Point, Treasure Island and ParkMerced. While entitled, these projects are not expected to be completed during the 2007-2014 RHNA reporting period.*



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

HEARING DATE: AUGUST 7, 2014

Date: August 7, 2014
Case No.: **2014.0565 C**
Project Address: **6600 THIRD STREET (a.k.a. 1075 Le Conte Avenue)**
Zoning: RM-1 (Residential, Mixed: Low Density)
Third Street and Le Conte Avenue
Affordable Housing Special Use District
40-X Height and Bulk District
Block/Lot: 5476/009
Project Sponsor: Farella Braun + Martell LLP
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 303 TO ALLOW A SPECIFIC MODIFICATION TO PLANNING CODE REGULATION RELATED TO HEIGHT MEASUREMENT PURSUANT TO PLANNING CODE SECTION 304 WITH RESPECT TO A RECENTLY CONSTRUCTED 73-UNIT, 100% AFFORDABLE RESIDENTIAL APARTMENT HOUSING PROJECT (BAYVIEW HILL GARDENS) WITHIN THE RM-1 (RESIDENTIAL, MIXED: LOW DENSITY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 17, 2014 Farella Braun + Martell LLP (Attn.: Steven Vettel) (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 303 and 304 to allow a specific modification to Planning Code regulation related to height measurement with respect to a recently constructed 73-unit, 100% affordable housing project within the RM-1 (Residential, Mixed: Low Density) District and a 40-X Height and Bulk District previously approved pursuant to Case No. 2008.1110CTZ. The Project Sponsor has identified the specific Project modifications (that arose during the construction process) that resulted in the building height exceeding the 40-X Height and Bulk District parameter as measured from the

previously approved mid-point along the Third Street frontage. These changes were made to accommodate ADA (American Disabilities Act) accessibility and Building Code requirements. Specifically these include:

- Floor-to-floor height increase for roof exit path alignment and required head clearance
- Thickened roof trusses for structural load requirements triggered by OSHA exterior building maintenance requirements
- Height increase for ADA access at Level 2 exit door (at southeast corner)
- Deletion of area way required height increase for dwelling unit light and air access (at southeast corner)

On November 12, 2009, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2008.1110CTZ. Approval was granted for a Conditional Use Authorization for a Planned Unit Development for replacement of residential hotel rooms with affordable apartment units, pursuant to Administrative Code Section 41.13, and Planning Code Sections 303 and 304. The approval included specific modifications to Planning Code regulations related to height measurement, rear yard configuration and ground floor residential services, with respect to a proposal to construct a new 4-story, 73-unit, 100% affordable, residential apartment building (Bayview Hill Gardens). The project included approximately 1,600 square feet of residential services on the ground floor, 7,000 square feet of residential common area, and a basement level parking garage with 21 off-street parking spaces.

ENVIRONMENTAL REVIEW

On December 24, 2008, the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Project was prepared and published for public review. The Draft IS/MND was available for public comment until January 13, 2009. On January 13, 2009, an appeal of the Mitigated Negative Declaration was filed with the Department. The Planning Commission certified the Final Mitigated Negative Declaration (FMND) for this project on February 12, 2009.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization pursuant to Planning Code Section 303 to allow a specific modification to Planning Code regulation related to height measurement pursuant to Planning Code Section 304 with respect to a recently constructed 73-unit, 100% affordable residential apartment housing project (Bayview Hill Gardens) requested in Application No. 2014.0565C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project is located within the Bayview Hunters Point neighborhood at 6600 Third Street (a.k.a. 1075 Le Conte Avenue), a corner property located at the intersection of Third Street and Le Conte Avenue (Block 5476/Lot 009) within the RM-1 (Residential, Mixed: Low Density) District and the Third Street and Le Conte Avenue Affordable Housing Special Use District. The property is located within a 40-X Height and Bulk District. The subject property is an irregularly-shaped corner lot that occupies approximately 26,234 square feet with 150 linear feet of frontage along Third Street and 185 linear feet of frontage along Le Conte Avenue. The site, which was previously occupied by the Franciscan Hotel, is currently developed with a recently constructed (completed in October 2013) 100% affordable, 73-unit, residential apartment building (Bayview Hill Gardens) which is currently fully occupied and houses formerly homeless families and individuals. Residents are referred by the City and County of San Francisco's Human Services Agency with Mercy Housing, Inc. The Bayview Hunters Point Foundation provides resident support services and case management while Mercy Housing serves as the property management and provides resident support services. Providence Foundation provides youth services for the children of the families.
3. **Surrounding Properties and Neighborhood.** The scale of development is relatively consistent in the vicinity of the project site. To the south of the project site are several 3-story, multi-family residential buildings, and across Le Conte Avenue from the project site are several 2-story, single-family residences. Similar structures can be found to the north and to the east of the project site. Bayshore Boulevard and Highway 101 lie to the west of the project site. Nearby parks include Bayview Park and Le Conte Mini-Park (a.k.a. Ralph D. House Community Park) approximately a ¼ mile south of the project site.
4. **Project Description.** The Project Sponsor requests a Conditional Use Authorization pursuant to Planning Code Section 303 for a Planned Unit Development to allow a specific modification to Planning Code regulation related to height measurement pursuant to Planning Code Section 304 with respect to a recently constructed, 100% affordable, 73-unit, residential apartment project that was previously approved pursuant to a Conditional Use Authorization for a Planned Unit Development (Case No. 2008.1110CTZ) that included a specific modification to a Planning Code regulation related to height measurement. The Project Sponsor requests a modification of the height measurement methodology of the Planning Code, as defined by Sections 102.12 and 260 to allow the height measurement of the entire building's height to be taken from a single point, at the southwest corner of the property. Taken from this point, the finished roof height of the building would reach a maximum height of 40 feet, and would therefore comply with the 40-X Height and Bulk District.

The Project Sponsor has identified the specific Project modifications (that arose during the construction process) that resulted in the building height exceeding the 40-X Height and Bulk District parameter as measured from the previously approved mid-point along the Third Street

frontage. These changes were made to accommodate ADA (American Disabilities Act) accessibility and Building Code requirements. Specifically these include:

- Floor-to-floor height increase for roof exit path alignment and required head clearance
 - Thickened roof trusses for structural load requirements triggered by OSHA exterior building maintenance requirements
 - Height increase for ADA access at Level 2 exit door (at southeast corner)
 - Deletion of area way required height increase for dwelling unit light and air access (at southeast corner)
5. **Public Comment.** To date, the Planning Department has received no public comments regarding this item.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
- A. **Height.** As measured by the provisions of Sections 102.12 and 260, the proposed Project exceeds the height limits of the 40-X Height and Bulk District as measured from the mid-point along Third Street [the previously approved (reference Case No. 2008.1110CTZ) point for measuring height]. The Project Sponsor requests a modification of the height measurement methodology of the Planning Code, as defined by Sections 102.12 and 260 (See item 8(f) below). With the requested modification of the height measurement methodology, the proposed Project would comply with the height limits of the 40-X Height and Bulk District. Planning Code Section 304 allows for minor deviations from the provisions for measurement of height.
7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. Projects that propose a Planned Unit Development through the Conditional Use Authorization process must meet these criteria, in addition to the criteria in Section 304, discussed under item 8. On balance, the “as-built” Project as previously approved by the Planning Commission pursuant to Case No. 2008.1110CTZ complies with the criteria of Section 303, in that:
- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The size of the Project is compatible other buildings and uses in the vicinity. The Project’s residential and residential support-service use, at the density and scale constructed and due to its proximity (directly adjacent) to the Muni T-Third light rail line, enhances the existing character of the neighborhood and provide 73 units of affordable housing. The Project site, at the intersection of Third Street and Le Conte Avenue, is located in the Bayview Hunters Point District, one block east of Highway 101 in southeastern San Francisco, about one-half mile north of the San Francisco-San Mateo County line. Land uses in the vicinity of the Project include primarily residential uses with

some industrial use to the north and retail and commercial uses existing to the east on Third Street and to the east and west on Bayshore Boulevard. The Muni T-Third light rail line runs along Third Street and is adjacent to the property. In 2006, the San Francisco Redevelopment Agency and the Board of Supervisors adopted the expanded Bayview Hunters Point Redevelopment Area Plan, which encourage a mix of development, retention and rehabilitation activities in the Bayview Hunters Point area to benefit current residents, encourage new residents and to strengthen economic and social activities.

Building a residential project and providing residential support services at this site is both desirable for, and compatible with, the existing community and with the aforementioned Bayview Hunters Point Redevelopment Area Plan. The Project will address a current housing need by providing quality, 100% affordable, multi-family housing in the Bayview Hunters Point neighborhood. Additionally, the Project's provision of social/vocational services including counseling and training is specifically designed to benefit current and new residents and to strengthen economic and social activities in the community.

The Project density is consistent with the general purpose of RM Districts, which are, "intended to recognize, protect, conserve and enhance areas characterized by a mixture of houses and apartment buildings, covering a range of densities and building forms" and to "provide unit sizes and types suitable for a variety of households, and contain supporting non-residential uses." The Project is also consistent with the Bayview Hunters Point Redevelopment Plan, which calls for more compatible land use patterns in the Redevelopment Plan area by implementing zoning controls that concentrate development in appropriate locations and specifically calls for additional affordable housing development in the neighborhood.

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

The Project will be beneficial to the neighborhood with regard to the nature of the site and proposed structure. The Project maximizes the use of a large lot. Although the Project would be up to nearly five stories nearest the corner of Third Street and Le Conte Avenue, the building height steps down along its Le Conte Avenue façade such that it approximates the same height as the adjacent 3-story multi-family residence to the north. Any alterations of views resulting from the Project are limited in scope and no scenic vistas or public views of high quality are altered or obstructed.

The proposed height and materials of the Project are generally compatible with the building height and palate of materials found in surrounding neighborhood development. The Project's Contemporary design is compatible with and enhances the Third Street and Le Conte Avenue corridors. The previous buildings on the Project site, which were demolished, were constructed in

the early 1950's and did not possess any artistic value that enhanced the visual quality of the area. A Historic Resources Evaluation conducted by the Planning Department found the existing building to be an undistinguished example of motel architecture from the 1950's and thus, their demolition had no significant impact on scenic or historic resources.

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

The FMND determined that the Project will have no significant impact on the environment, including no significant traffic, pedestrian, or bicycle impacts. The Project enhances the pedestrian experience in the neighborhood by marking the corner of Third Street and Le Conte Avenue with a well composed, Contemporary architectural style building that successfully anchors the corner. Pedestrian access for the Project's residents are provided from a single entrance on Le Conte Avenue. Although not required pursuant to the Planning Code, the Project provides 21 off-street parking spaces (including one car-share space) in a partially below-grade garage accessible through a single entrance along Le Conte Avenue. The Project site is well served by public transportation in that, it is directly adjacent to the Muni T-Third light rail line, which runs along Third Street and stops in each direction at the Project's intersection, Third Street and Le Conte Avenue.

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

The Project includes residential uses that are typical of the surrounding context and would not introduce operational noises or odors that are detrimental, excessive, or atypical for the area. Since the Project is fully constructed, construction dust and noise no longer pose a potential impact to the surrounding neighborhood. Since the building design does not feature excessive amounts of glazing or other reflective materials, there are no negative glare impacts to the surrounding neighborhood.

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

The Project provides open space within a common courtyard at the ground floor, as well as, private balconies at several units. Street trees are planted along Third Street and Le Conte Avenue. No parking is required for the Project; however, a basement level parking garage provides 21 off-street parking spaces. The site is also well served by public transportation (i.e.- the Muni T-Third light rail line whose stop is immediately adjacent to the subject property) which offers a transportation alternative to residents who may otherwise rely on a personal vehicle which reduces the need for off-street parking. No loading spaces are included in the project and signage would be minimal and in conformance with Article 6 (Signs) of the Planning Code.

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

Given the previously approved modifications (pursuant to Case No. 2008.1110CTZ) to Planning Code regulations related to rear yard configuration and ground floor residential services, with a modification to Planning Code regulations related to height, the project complies with applicable provisions of the Planning Code and will not adversely affect the General Plan. If the proposed modification of the height measurement methodology is granted, the Project would comply with the height limits of the 40-X Height and Bulk District.

The Project adds affordable housing and residential services to enhance the Bayview Hunters Point neighborhood. The Project site is well served by transit and commercial services, allowing residents to commute, shop and reach amenities by walking, public transit and bicycling. The Project includes a mix of affordable units in a range of sizes. This mix of units ensures that the Project serves a diversity of household sizes and people with varied housing needs. The Project conforms to multiple goals and policies of the General Plan, as described further in detail in item 10.

8. **Planned Unit Development (PUD).** Planning Code Section 304 establishes criteria and limitations for the authorization of PUD's, in addition to, those applicable to Conditional Uses in general and contained in Planning Code Section 303 and elsewhere in the Code. In cases of outstanding overall design, projects may merit modifications of certain Code requirements. On balance, the "as-built" Project as previously approved by the Planning Commission pursuant to Case No. 2008.1110CTZ complies with said criteria in that it:

- a. Affirmatively promotes applicable objectives and policies of the General Plan;

See discussion under item 10.

- b. Provides off-street parking adequate for the occupancy proposed.

Pursuant to the requirements of Planning Code Section 151, no off-street parking is required for affordable housing projects in RM-1 districts. Nonetheless, 21 off-street parking spaces are provided. The area surrounding the Project site is well served by transit and commercial services. Residents would be able to commute and shop for goods and services without reliance on private automobiles. With the exception of the height methodology modification request, no Project changes are proposed.

- c. Provides open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code.

The Code requires that the Project provide a minimum of 7,300 square feet of private open space or 9,020 square feet of common open space, or a combination of the two. The Project includes a common garden at the ground floor/courtyard level that measures approximately 8,540 square feet. In addition, 54 square foot balconies are provided for 40 dwelling units that total approximately 2,160 square feet. The total area of usable open space equals approximately 10,700 square feet, thereby exceeding the requirements of Planning Code Section 135. With the exception of the height methodology modification request, no Project changes are proposed.

- d. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of the Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property.

The Project includes a total of 73 dwelling units for the subject property. The SUD permits an increase in allowable density specified in Planning Code Section 209.1 at a density of one dwelling unit for each 360 square feet of lot area. With a lot area of 26,234 square feet, up to 73 dwelling units are permitted $[26,234 \text{ square feet (lot area)} / 360 = 72.8 \text{ which rounds up to } 73]$. With the exception of the height methodology modification request, no Project changes are proposed.

- e. In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 districts under this Code.

In addition to a common area of about 7,000 square feet for use by building residents for social and educational activities, the Project provides approximately 1,600 square feet of ground floor space devoted to supportive resident services (i.e. counseling and training). The provision of such counseling and training services for the Project's low-income target residents serve residents in the immediate vicinity, would be allowed in an NC-1 district and accordingly, complies with the requirements of Planning Code Section 304(d)(5). With the exception of the height methodology modification request, no Project changes are proposed.

- f. Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Planning Code Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.

As measured from the previously approved (pursuant to Case No. 2008.1110CTZ) reference point from which to measure height for the entire building (the mid-point along Third Street), the proposed Project exceeds the height limit of the 40-X Height and Bulk District by 4.58 feet.

Planning Code Section 304(d)(6) authorizes minor deviations from the provisions for measurement of height in Planning Code Sections 260 and 261, as long as, no such deviation departs from the purposes or intent of those sections. Planning Code Section 251 lists the purposes of establishing height and bulk districts, including in relevant part, the purposes of (i) relating the height of buildings to important attributes of the City pattern and to the height and character of existing development; (ii) promotion of building forms that will respect and improve the integrity of open spaces and other public areas; (iii) promotion of harmony in the visual relationships and transitions between new and older buildings; (iv) protection and improvement of important City resources and of the neighborhood environment; and (v) direction of new development to locations that are appropriate in terms of land use and transportation.

This modification is justified because, as a whole, the Project will promote harmony by relating to the mass and scale of buildings in the neighborhood. The Project's proposed height, dimensions, scale and character are designed to be compatible with the surrounding buildings. At three to four stories (over basement level) in height, the Project is consistent with the existing character, height, and bulk of buildings in the area. For example, the building's descending flat roof lines that follow the laterally down-sloping topography along Le Conte Avenue successfully achieves neighborhood compatibility with the scale and form of the adjacent structures, in a manner that responds to the topography, its position on the block and to the placement of surrounding buildings. The impact of the subject building's approximately 10'-6" height above the adjacent multi-family apartment building's height (immediately adjacent to the west) is adequately mitigated by the 8'-0" setback of the subject wall plane. Given the fenestration pattern of the immediately adjacent structure to the west, its placement in relation to the Project and the non-active nature of the roof (i.e.- no roof deck), the proposed increase in height will have no negative effect on privacy, obstruction of views, or access to light and air of the neighboring building. At maturity, it is also anticipated that the six newly planted street trees (an installed landscape component of the Project) will provide canopies that visually mitigate the perceived height difference between these buildings along the Third Street frontage from specific vantage points.

The previous buildings on the Project site, which were demolished, were constructed in the early 1950's and did not possess any characteristics that enhanced the visual quality of the area. A Historic Resources Evaluation conducted by the Planning Department found the existing building to be an undistinguished example of motel architecture from the 1950's and thus, their demolition had no significant impact on scenic or historic resources. With the exception of the height methodology modification request, no Project changes are proposed.

9. **Planned Unit Development Modifications.** The Project Sponsor requests one modification from the requirements of the Planning Code. This modification is listed below with a reference to the relevant discussion of the modification.
 - a. *Height Measurement Point: Item 8(f).*
10. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT
Objective 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.

The Project is a 100% affordable housing development that includes 73 residential apartment dwelling units that contribute to the City's affordable housing stock. With the exception of the height methodology modification request, no Project changes are proposed.

OBJECTIVE 4

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

Policy 4.1

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

The Project is a new development that includes a mix of dwelling unit bedroom types that accommodate families with children. Of the 73 dwelling units included in the project, 46.5% (or 34 dwelling units) are two-bedrooms or larger. Specifically, the Project includes 26 two-bedroom dwelling units and 8 three-bedroom units. With the exception of the height methodology modification request, no Project changes are proposed.

Policy 4.2

Provide a range of housing options for residents with special needs for housing support and services.

The Project is being developed as a 100% affordable housing project in conjunction with a local non-profit, community-based organization, Providence Foundation of San Francisco, that is dedicated to the provision of affordable housing and community services. The Project, which is currently fully occupied, houses residents with special needs for housing support and services. Specifically, the dwelling units accommodate formerly homeless families and individuals. Residents are referred by the City and County of San Francisco's Human Services Agency with Mercy Housing, Inc. The Bayview Hunters Point Foundation provides resident support services and case management while Mercy Housing serves as the property management and provides resident support services. Providence Foundation provides youth services for the children of the families. With the exception of the height methodology modification request, no Project changes are proposed.

Policy 4.3

Create housing for people with disabilities and aging adults by including universal design principles in new and rehabilitated housing units.

The Project is a new development that accommodates ADA accessibility. In fact, one of the project modifications associated with this request is specifically proposed to accommodate ADA access at the southeast corner ground floor unit by providing unit accessibility at-grade. With the exception of the height methodology modification request, no Project changes are proposed.

Policy 4.4

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

The Project is a 100% affordable housing development that includes 73 rental apartment units. With the exception of the height methodology modification request, no Project changes are proposed.

OBJECTIVE 5

ENSURE THAT ALL RESIDENTS HAVE EQUAL ACCESS TO AVAILABLE UNITS.

Policy 5.1

Ensure all residents of San Francisco have equal access to subsidized housing units.

Policy 5.2

Increase access to housing, particularly for households who might not be aware of their choices.

Policy 5.3

Prevent housing discrimination, particularly against immigrants and households with children.

The Project is being developed as a 100% affordable housing project in conjunction with a local non-profit, community-based organization, Providence Foundation of San Francisco, that is dedicated to the provision of affordable housing and community services. The Project, which is currently fully occupied, houses formerly homeless families and individuals. Residents are referred by the City and County of San Francisco's Human Services Agency with Mercy Housing, Inc. The Bayview Hunters Point Foundation provides resident support services and case management while Mercy Housing serves as the property management and provides resident support services. Providence Foundation provides youth services for the children of the families. With the exception of the height methodology modification request, no Project changes are proposed.

Policy 5.4

Provide a range of unit types for all segments of need, and work to move residents between unit types as their needs change.

The Project includes a total of 73 dwelling units composed of a mixture of bedroom unit types. For example, the Project includes 15 studios, 12 junior one-bedrooms, 12 one-bedrooms, 26 two-bedrooms and 8 three-bedrooms. With the exception of the height methodology modification request, no Project changes are proposed.

OBJECTIVE 8

BUILD PUBLIC AND PRIVATE SECTOR CAPACITY TO SUPPORT, FACILITATE, PROVIDE AND MAINTAIN AFFORDABLE HOUSING.

Policy 8.1

Support the production and management of permanently affordable housing.

The Project is being developed as a 100% affordable housing project in conjunction with a local non-profit, community-based organization, Providence Foundation of San Francisco, that is dedicated to the provision of affordable housing and community services. The Project, which is currently fully occupied, houses formerly homeless families and individuals. Residents are referred by the City and County of San Francisco's Human Services Agency with Mercy Housing, Inc. The Bayview Hunters Point Foundation provides resident support services and case management while Mercy Housing serves as the property management and provides resident support services. Providence Foundation provides youth services for the children of the families. With the exception of the height methodology modification request, no Project changes are proposed.

TRANSPORTATION ELEMENT

Objectives and Policies

Objective 11

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

The Project serves the City's "Transit First" policy because the site is well served by public transportation options and many of the Project's low-income residents will likely use public transit as their primary mode of transportation. The site is located directly adjacent to the Muni T-Third light rail line, which runs along Third Street and stops in each direction at the Project's intersection, Third Street and Le Conte Avenue. Additionally, the Project provides a parking space for only 29% of the overall units (21 spaces/73 dwelling units = 28.7 which rounds up to 29%). With the exception of the height methodology modification request, no Project changes are proposed.

OBJECTIVE 24

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2

Maintain and expand the planting of street trees and the infrastructure to support them.

The Project's street-level landscaping and placement of street trees along pedestrian sidewalks on both Third Street and Le Conte Avenue improve the ambience of the pedestrian environment. With the exception of the height methodology modification request, no Project changes are proposed.

OBJECTIVE 28

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1

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

The Project provides 31 secure and enclosed bicycle parking spaces for residents, which meets the requirement of Planning Code Section 155.5 of 25 Class 1 (secure and enclosed) bicycle spaces for residential projects of greater than 50 units, plus one additional Class 1 space for each four units over 50 (i.e. 31 spaces required for the Project). With the exception of the height methodology modification request, no Project changes are proposed.

OBJECTIVE 34

RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

Policy 34.1

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto-ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

The Project provides 21 off-street parking spaces (including one car share space) in a partially below-grade garage, which is accessed through a single entrance along Le Conte Avenue. The Project serves the City's "Transit First" policy because the site is well served by public transportation options and many of the Project's low-income residents will likely use public transit as their primary mode of transportation. The site is located directly adjacent to the Muni T-Third light rail line, which runs along Third Street and stops in each direction at the Project's intersection, Third Street and Le Conte Avenue. With the exception of the height methodology modification request, no Project changes are proposed.

Policy 34.5

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

The Project garage includes a single curb cut for vehicular access from Le Conte Avenue. With the exception of the height methodology modification request, no Project changes are proposed.

URBAN DESIGN ELEMENT

Objective and Policies

OBJECTIVE 3

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.2

Avoid extreme contrast in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.

The Project promotes harmony by visually relating to buildings in the neighborhood including single family residences and low-rise apartment buildings. The Project's height, dimensions, and character have been designed to be compatible with the surrounding buildings. The materials are consistent with those found in the vicinity. The new construction enhances the character of the site and neighborhood. With the exception of the height methodology modification request, no Project changes are proposed.

Policy 3.5

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

Policy 3.6

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

At three to five stories in height, the Project is consistent with the existing character, height and bulk of buildings in the area. The building's descending flat roof lines that follow the laterally downsloping topography along Le Conte Avenue coupled with the division of the street-facing façade into smaller segments that better relate to the dimension of adjacent structures successfully achieves neighborhood compatibility with the scale and form of the adjacent structures, in a manner that responds to the topography, its position on the block and to the placement of surrounding buildings. With regard to the Third Street frontage, the impact of the subject building's approximately 10'-6" height above the adjacent multi-family apartment building's height (immediately adjacent to the west) is adequately mitigated by the 8'-0" setback of the subject wall plane. The division of the Third Street elevation into three distinct smaller segments similarly, better relates to the dimension of adjacent structures successfully achieving neighborhood compatibility with the scale and form of the adjacent structures, in a manner that responds to the topography, its position on the block and to the placement of surrounding buildings. With the exception of the height methodology modification request, no Project changes are proposed.

OBJECTIVE 4

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

Policy 4.12

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

The Project includes landscaping in its outdoor common area, a landscaped interior rear courtyard garden of 8,540 square feet, and provides street trees along both Third Street and Le Conte Avenue. With the exception of the height methodology modification request, no Project changes are proposed.

AIR QUALITY ELEMENT
Objectives and Policies

OBJECTIVE 3
DECREASE THE AIR QUALITY IMPACTS OF DEVELOPMENT BY COORDINATION OF LAND USE AND TRANSPORTATION DECISIONS.

Policy 3.2

Encourage mixed land use development near transit lines and provide retail and other types of service oriented uses within walking distance to minimize automobile dependent development.

The Project combines residential and on-site social/vocational services in the heart of the Bayview Hunters Point neighborhood within walking distance of other residential and commercial uses. The Project site is very well served by public transportation in that it is directly served by Muni T-Third light rail line, which runs along Third Street and stops in each direction at the Project's intersection, Third Street and Le Conte Avenue, thereby reducing the need for automobile usage. With the exception of the height methodology modification request, no Project changes are proposed.

ENVIRONMENTAL PROTECTION ELEMENT
Objectives and Policies

OBJECTIVE 15
INCREASE THE ENERGY EFFICIENCY OF TRANSPORTATION AND ENCOURAGE LAND USE PATTERNS AND METHODS OF TRANSPORTATION WHICH USE LESS ENERGY.

Policy 15.3

Encourage an urban design pattern that will minimize travel requirements among working, shopping, recreation, school and childcare areas.

The Project re-develops a transit-oriented site that was previously underutilized, providing affordable housing together with on-site social/vocational services. The Project's location promotes energy-efficient, non-automobile based transportation in that, the Project site is very well served by public transportation. It is directly served by Muni T-Third light rail line, which runs along Third Street and stops in each direction at the Project's intersection, Third Street and Le Conte Avenue, thereby reducing the need for automobile usage. With the exception of the height methodology modification request, no Project changes are proposed.

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

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

No existing neighborhood serving uses would be displaced. By providing on-site social and vocational counseling and training services for residents, the Project would potentially enhance future opportunities for employment of residents. With the exception of the height methodology modification request, no Project changes are proposed.

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

The Project substantially augments affordable housing in the neighborhood by replacing a 43-unit residential hotel with a 100% affordable housing project consisting of 73 dwelling units. By providing on-site social/vocational services for residents, the Project preserves and fosters the cultural and economic diversity of the neighborhood. With the exception of the height methodology modification request, no Project changes are proposed.

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

The Project significantly enhances the City's supply of affordable housing by replacing a 43-unit residential hotel with a 100% affordable housing project consisting of 73 dwelling units in a varied, family-friendly unit mix which includes 25 two-bedroom units, one two-bedroom managers units and 8 three-bedroom units. With the exception of the height methodology modification request, no Project changes are proposed.

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

The Project provides 21 off-street parking spaces (including one car-share space) in a partially below-grade garage accessible through a single entrance along Le Conte Avenue. The Project's resident parking demands should not overburden available neighborhood parking. Moreover, the Project site is very well served by public transportation in that, it is directly served by the Muni T-Third light rail line, which runs along Third Street and stops in each direction at the Project's intersection, Third Street and Le Conte Avenue. With the exception of the height methodology modification request, no Project changes are proposed.

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

The Project does not propose any office development, and will not displace any industrial or service uses. The Project should enhance future opportunities for resident employment by providing on-site counseling and training services for residents. With the exception of the height methodology modification request, no Project changes are proposed.

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

The Project is designed and constructed to conform to the structural and seismic safety requirements of the City Building Code. With the exception of the height methodology modification request, no Project changes are proposed.

- G. That landmarks and historic buildings be preserved.

There are no landmarks or historic buildings on, or associated with, the Project site. A Historic Resources Evaluation conducted by the Department found the previously existing building to be an undistinguished example of motel architecture from the 1950's and thus, was not an historic resource. With the exception of the height methodology modification request, no Project changes are proposed.

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

The Project does not cast a shadow on any existing parks or recreation facilities or obscure the vista from any park. With the exception of the height methodology modification request, no Project changes are proposed.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014.0565C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 25, 2014, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government

Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

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

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on August 07, 2014.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 07, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use to allow a 100% affordable, 73-unit, residential apartment building (Bayview Hill Gardens) located at 6600 Third Street, Block 5476, and Lot 009 pursuant to Planning Code Section(s) 303 and 304 with an exception of the methodology for measurement of height, within the RM-1 (Residential, Mixe: Low Density) District and a 40-X Height and Bulk District; in general conformance with plans, dated 6/25/14, and stamped "EXHIBIT B" included in the docket for Case No. 2014.0565C and subject to conditions of approval reviewed and approved by the Commission on August 7, 2014 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on August 7, 2014 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

MONITORING - AFTER ENTITLEMENT

Enforcement. Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or

Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

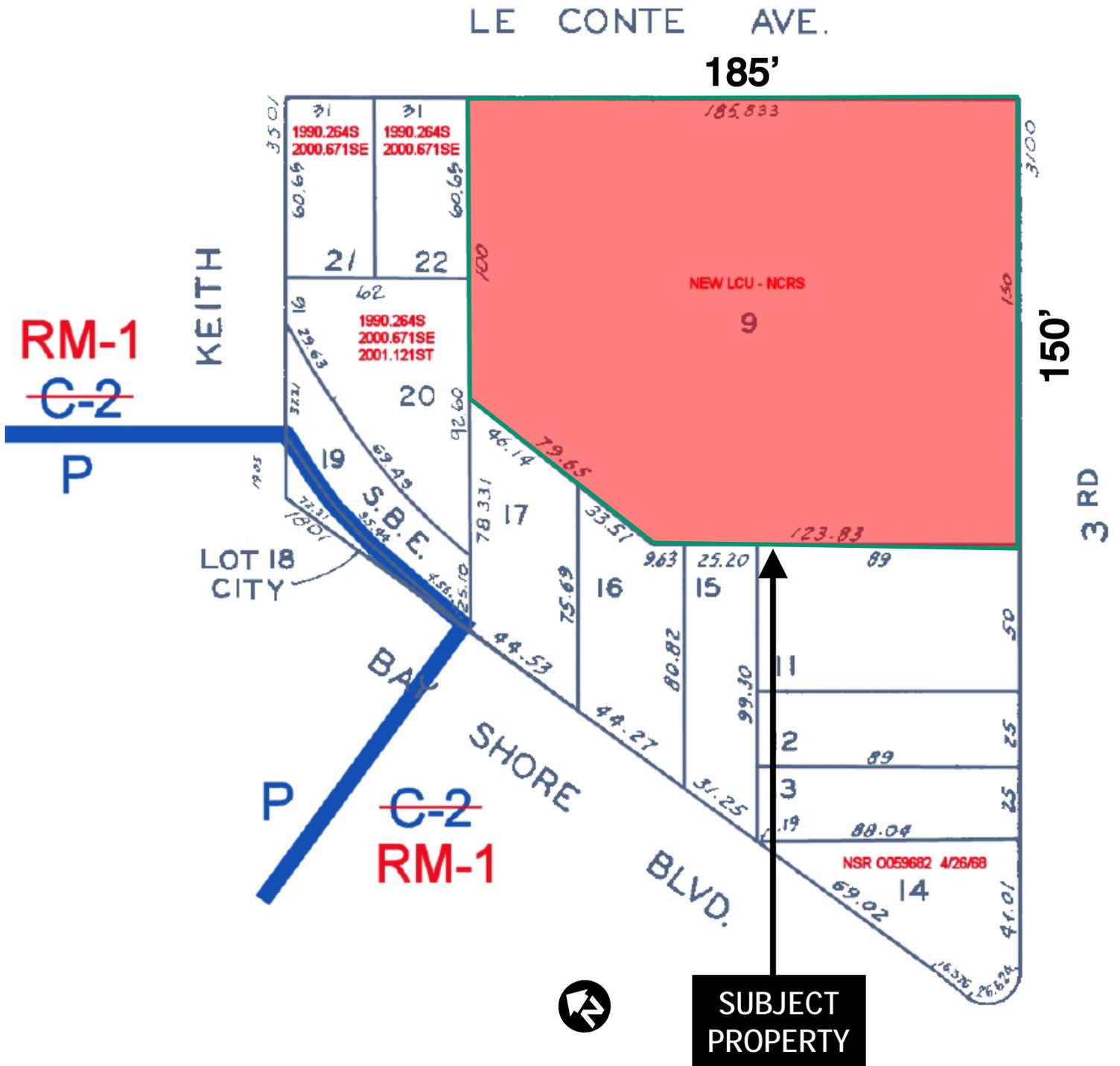
Revocation due to Violation of Conditions. Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

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

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

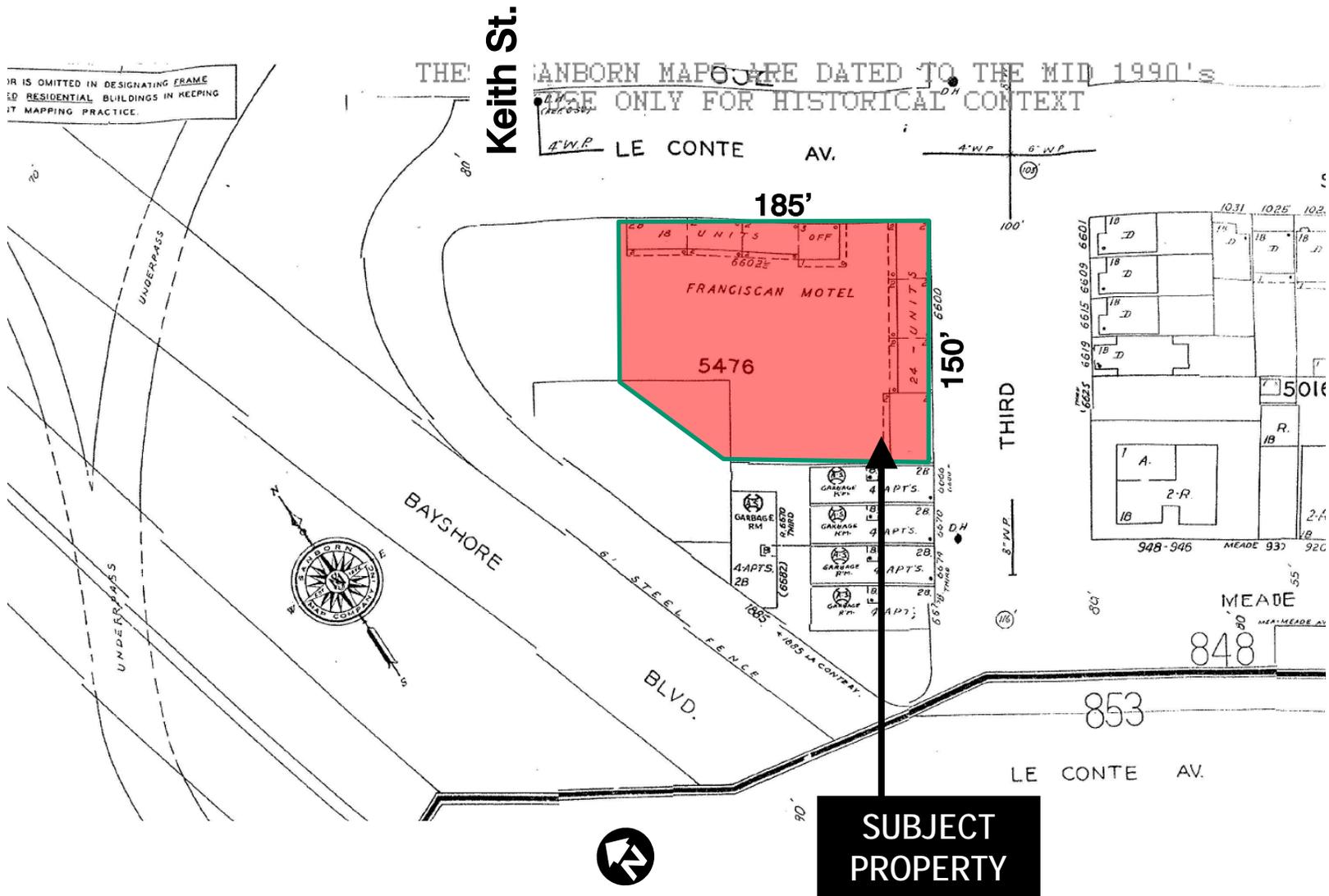
Parcel Map



Conditional Use Authorization/PUD Hearing
 Case Number 2014.0565C

100% Affordable Residential Apartments (Bayview Hill Gardens)
 6600 Third Street

Sanborn Map*

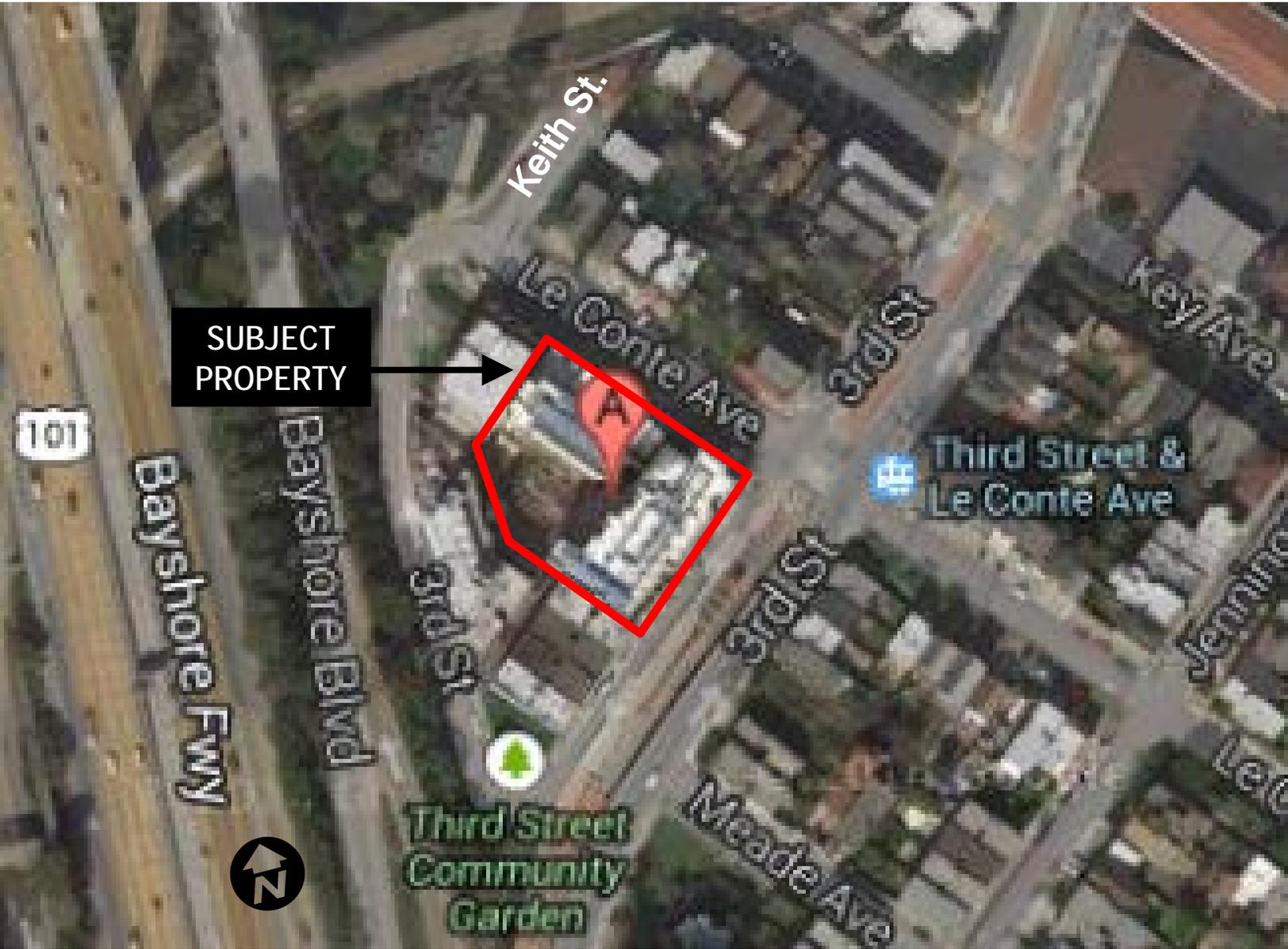


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*

Conditional Use Authorization/PUD Hearing
Case Number 2014.0565C

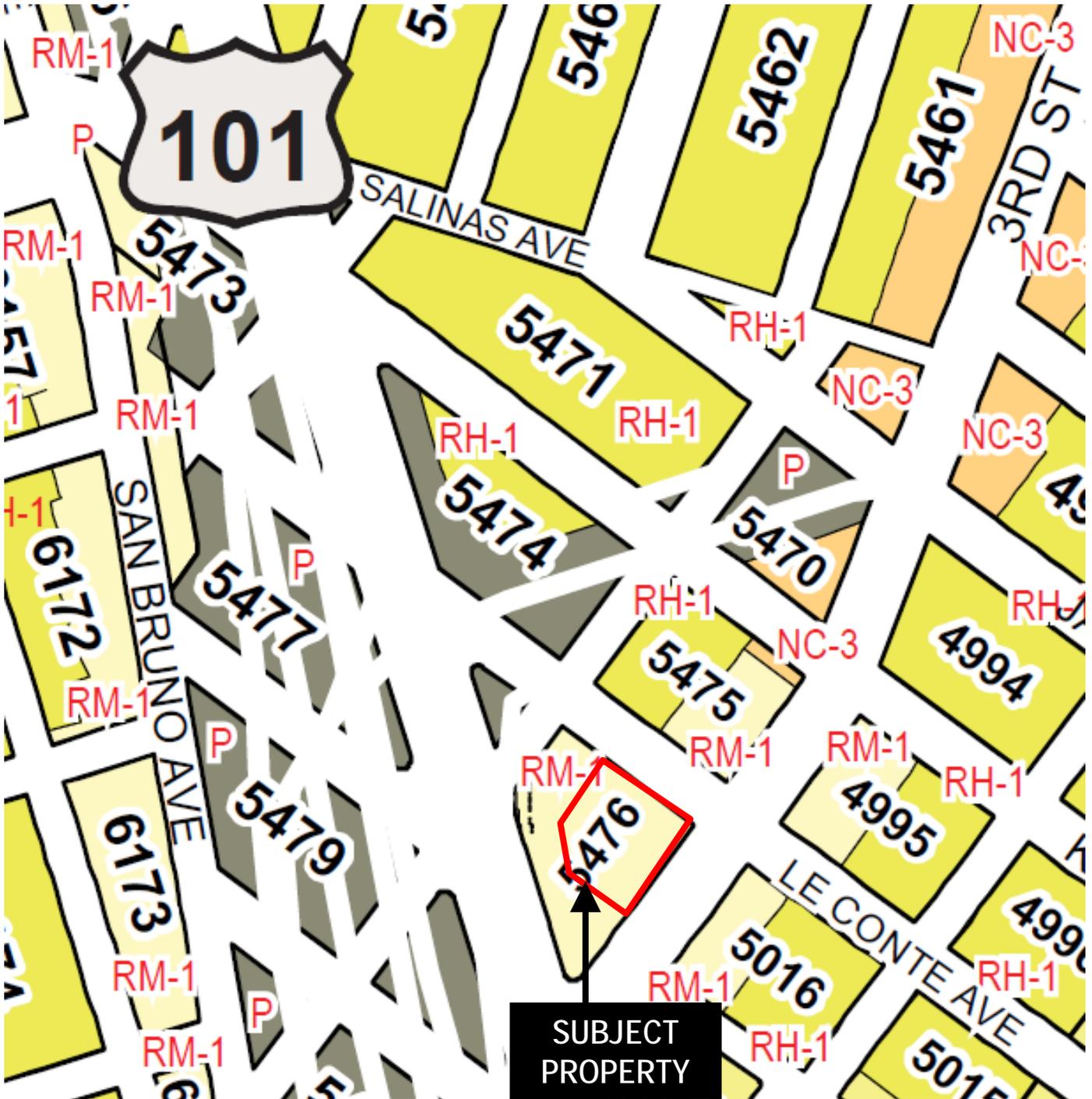
100% Affordable Residential Apartments (Bayview Hill Gardens)
6600 Third Street

Aerial Photo



Conditional Use Authorization/PUD Hearing
Case Number 2014.0565C
100% Affordable Residential Apartments (Bayview Hill Gardens)
6600 Third Street

Zoning Map



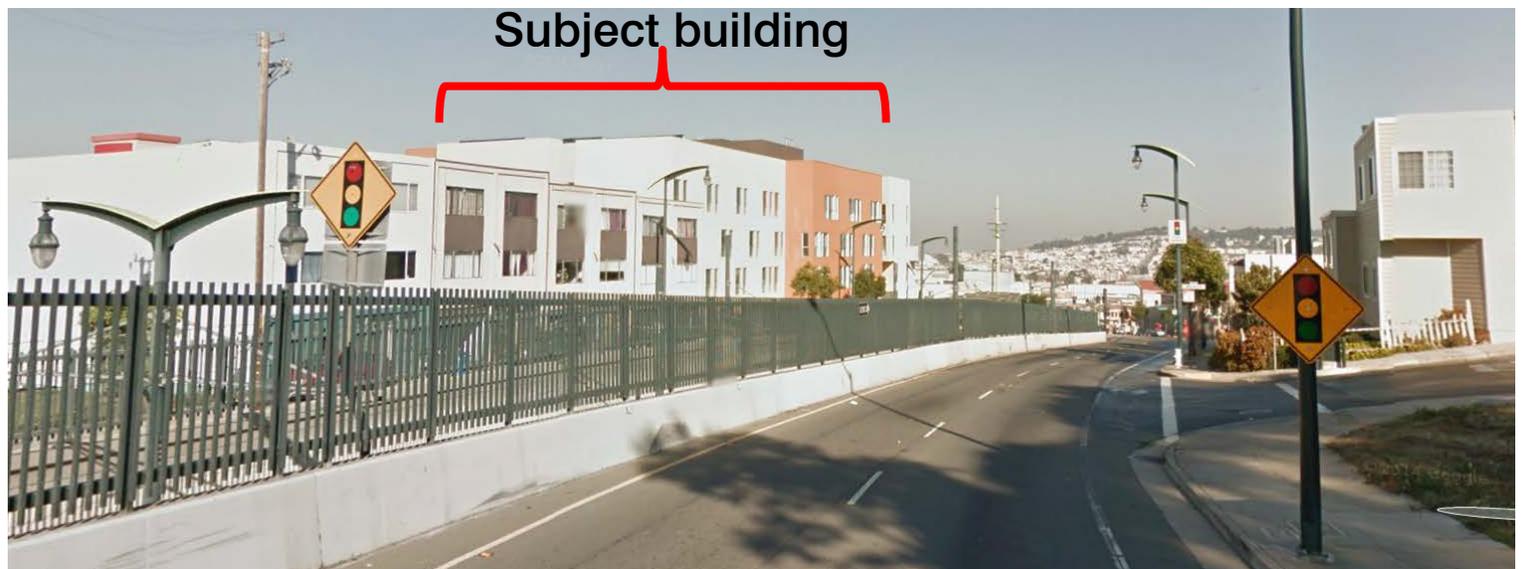
Conditional Use Authorization/PUD Hearing
Case Number 2014.0565C

100% Affordable Residential Apartments (Bayview Hill Gardens)
6600 Third Street

Site Photos



View looking West along Third St.



View looking East along Third St.

Conditional Use Authorization/PUD Hearing
Case Number 2014.0565C

100% Affordable Residential Apartments (Bayview Hill Gardens)
6600 Third Street

Site Photos



View looking North along Le Conte Ave.



View looking South along Le Conte Ave.

Conditional Use Authorization/PUD Hearing
Case Number 2014.0565C
100% Affordable Residential Apartments (Bayview Hill Gardens)
6600 Third Street



PROJECT INFORMATION

Project Info	
Site Area	26,325 sf (0.6 acre)
Studios	15 units
Jr-1 Units	12 units
1 BR Units	12 units
2 BR Mgr's Unit	1 unit
2 BR Units	25 units
3 BR Units	8 units
Total	73 units
(73 units/ 0.6 acre) = 122 units/acre	
Parking	20 spaces
Open Space req'd (133 sf/unit x 73 units)	9,709 sf
Courtyard	9137 sf
Balconies	716 sf
Total Open Space provided	9,853 sf

AREA SCHEDULE - GROSS	
LEVEL 0	11319 SF
LEVEL 1	16171 SF
LEVEL 2	16674 SF
LEVEL 3	15773 SF
LEVEL 4	14938 SF
LEVEL 5	10360 SF
85235 SF	

VICINITY MAP



PROJECT TEAM

ARCHITECT

David Baker Architects
461 Second Street, Suite C-127
San Francisco, CA 94107
415-896-6700 TEL
415-896-6103 FAX
Attn: Amit Price Patel
amitpricepatel@dbarchitect.com

OWNER

Providence Foundation &
Mercy Housing California
2370 Market Street, #458
San Francisco, CA 94114
415-845-5527
415-358-8842
Attn: Michael Simmons
MichaelS@mspdi.com

PROJECT DESCRIPTION

The site is located on the corner of 3rd Street and Le Conte Avenue, in San Francisco, CA.

The project is a 5 story residential development. The project provides 73 units including studios, one, two and three bedroom units. The project increases the City's affordable housing stock, and provides new neighborhood residents to utilize existing transit infrastructure, improve neighborhood security by providing eyes on the street and encourages neighborhood activity.

The project uses several complementary sustainable strategies, and includes common spaces and a large garden courtyard for residents. Parking is located in a basement garage.

DRAWING LIST

D0.0	PROJECT SUMMARY
--	SURVEY
D2.6	ROOF PLAN
D3.1	STREET ELEVATIONS
D3.4	SECTIONS
D3.5	SECTIONS
D7.0	BUILDING PHOTOS
D7.1	BUILDING PHOTOS

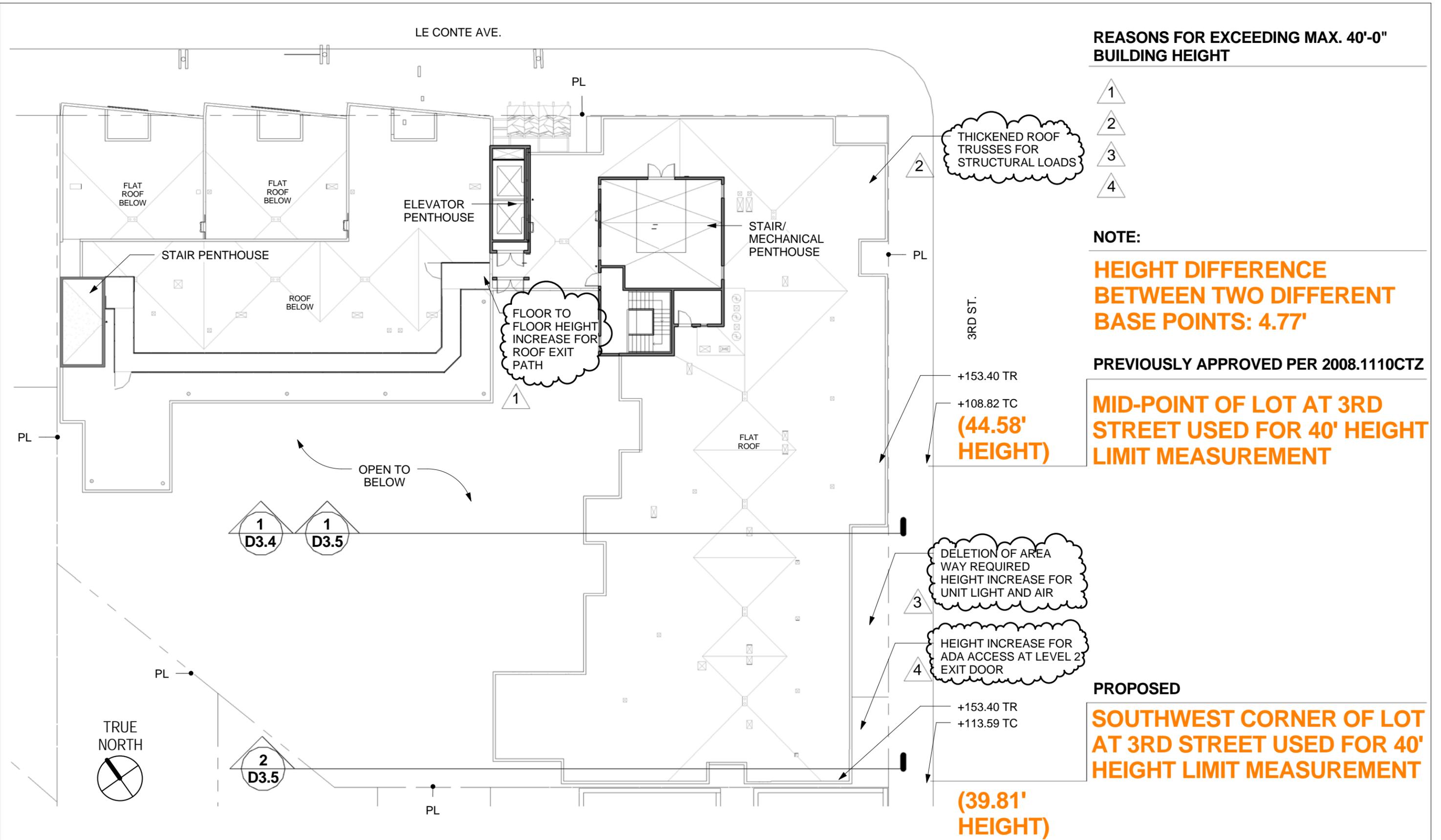


david baker architects
dbarchitect.com
461 second street loft 127
san francisco california 94107
v.415.896.6700 f.415.896.6103

PROJECT SUMMARY
1075 Le Conte Ave. (6600 3rd Street)

project number 20709
scale As indicated
date 6/25/14
drawn by Author

D0.0



REASONS FOR EXCEEDING MAX. 40'-0" BUILDING HEIGHT

- 1
- 2
- 3
- 4

NOTE:

HEIGHT DIFFERENCE BETWEEN TWO DIFFERENT BASE POINTS: 4.77'

PREVIOUSLY APPROVED PER 2008.1110CTZ

MID-POINT OF LOT AT 3RD STREET USED FOR 40' HEIGHT LIMIT MEASUREMENT

PROPOSED SOUTHWEST CORNER OF LOT AT 3RD STREET USED FOR 40' HEIGHT LIMIT MEASUREMENT



ADJACENT EXISTING APARTMENT BUILDING

SOUTHWEST CORNER AT 3RD ST. USED FOR 40' HEIGHT LIMIT MEASUREMENT (39.81' AS-BUILT HEIGHT)

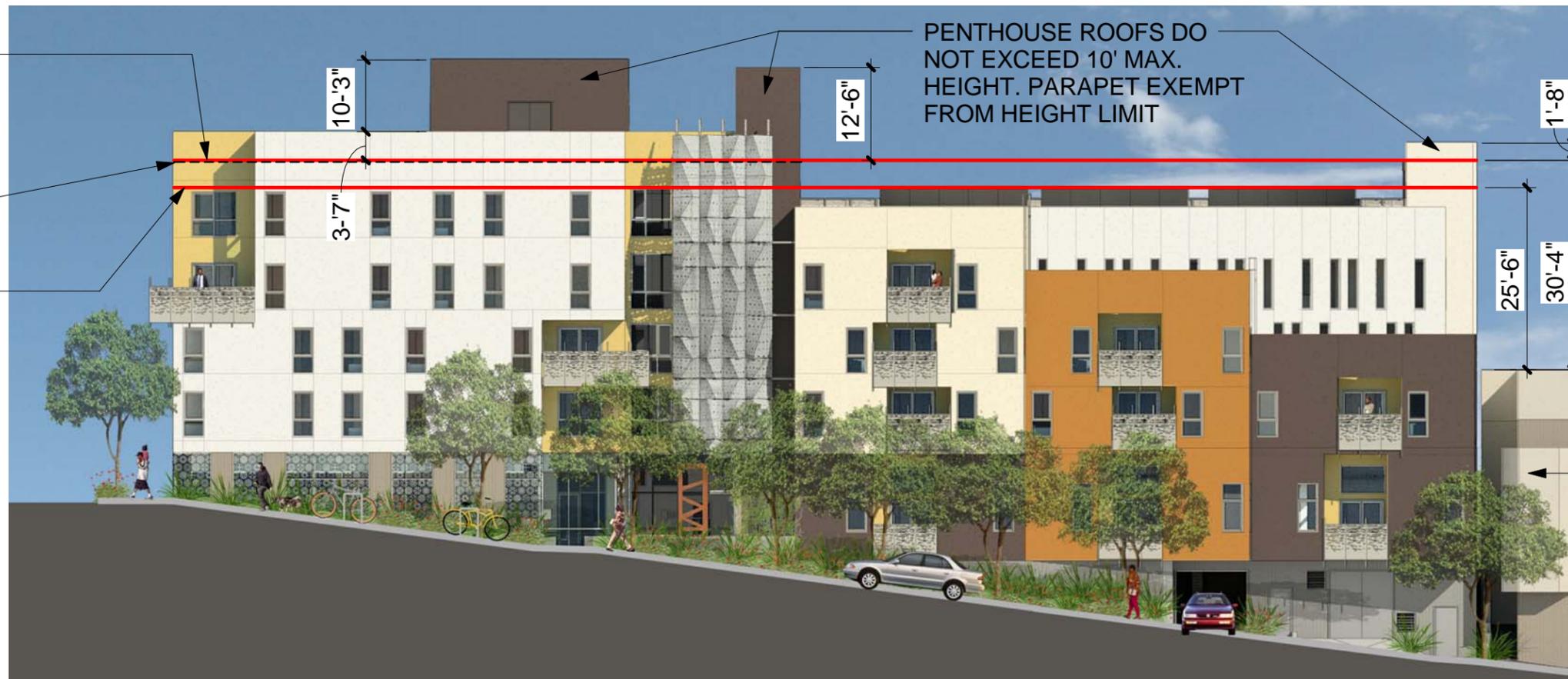
PENTHOUSE ROOFS DO NOT EXCEED 10' MAX. HEIGHT. PARAPET EXEMPT FROM HEIGHT LIMIT

PARAPET EXEMPT FROM HEIGHT LIMIT

AS-BUILT ROOF LEVEL (DOTTED LINE) IS 4.58' HIGHER THAN 40' WHEN MEASURED FROM MID-POINT HEIGHT LIMIT

MID-POINT AT 3RD ST. USED FOR 40' HEIGHT LIMIT MEASUREMENT (44.58' AS-BUILT HEIGHT)

3RD STREET (SOUTH ELEVATION)



40' HEIGHT LIMIT WHEN MEASURED AT 3RD ST. SOUTHWEST CORNER

AS-BUILT ROOF LEVEL (DOTTED LINE)

40' HEIGHT LIMIT WHEN MEASURED AT 3RD ST. MID-POINT

PENTHOUSE ROOFS DO NOT EXCEED 10' MAX. HEIGHT. PARAPET EXEMPT FROM HEIGHT LIMIT

ADJACENT EXISTING APARTMENT BUILDING

LE CONTE AVENUE (EAST ELEVATION)

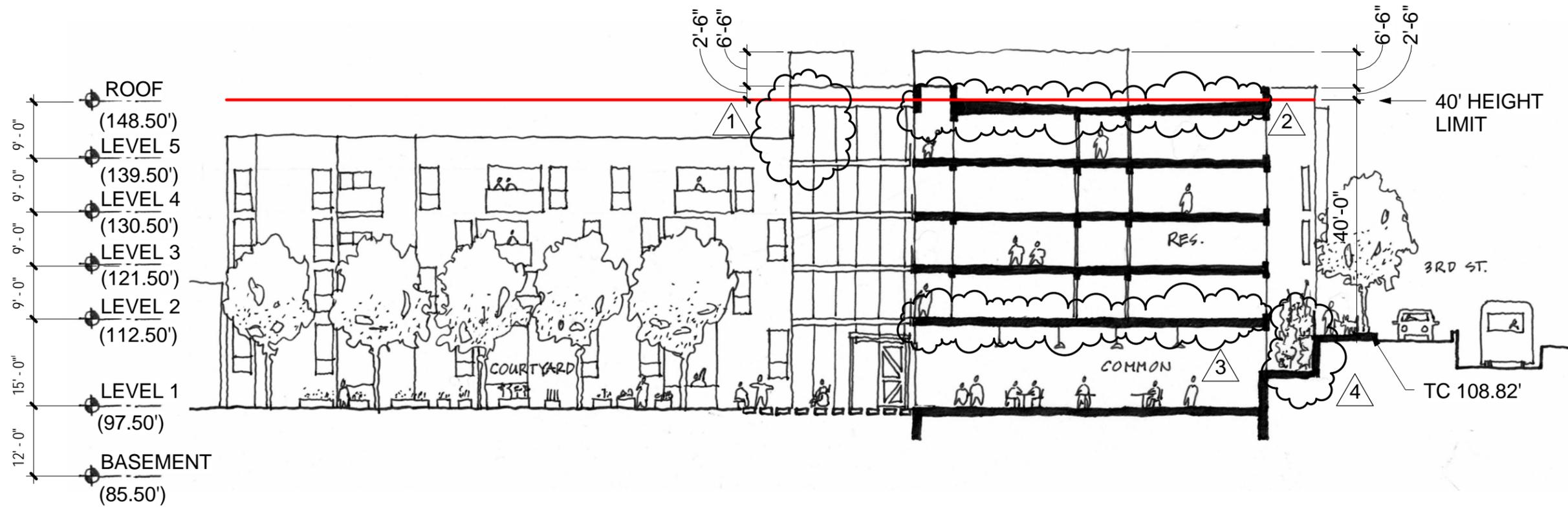


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STREET ELEVATIONS
1075 Le Conte Ave. (6600 3rd Street)

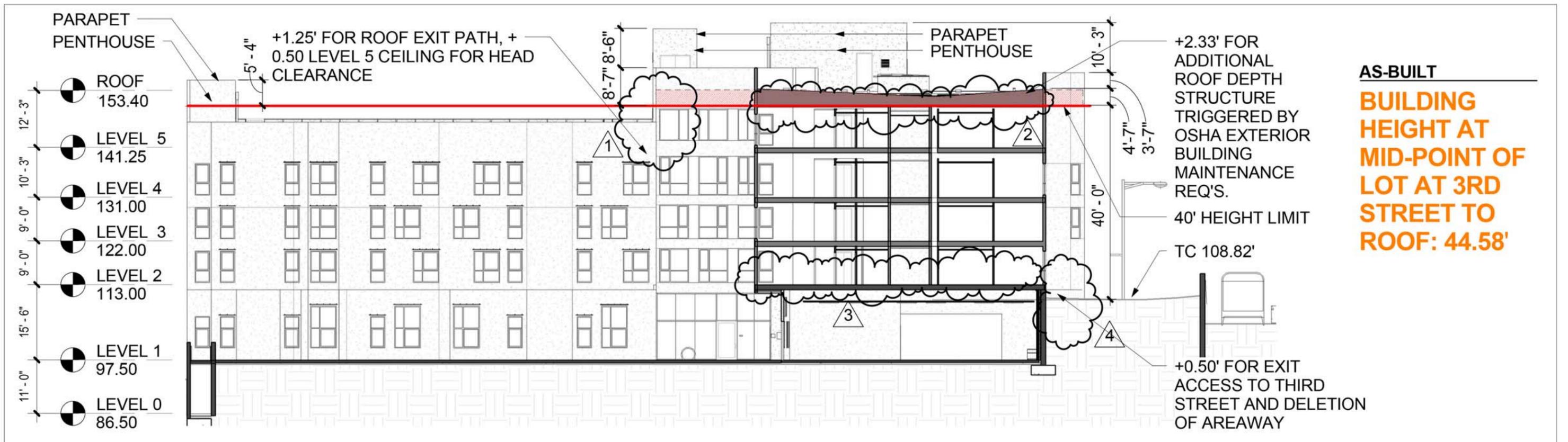
project number 20709
scale 1/20" = 1'0"
date 6/25/14
drawn by Author

D3.1

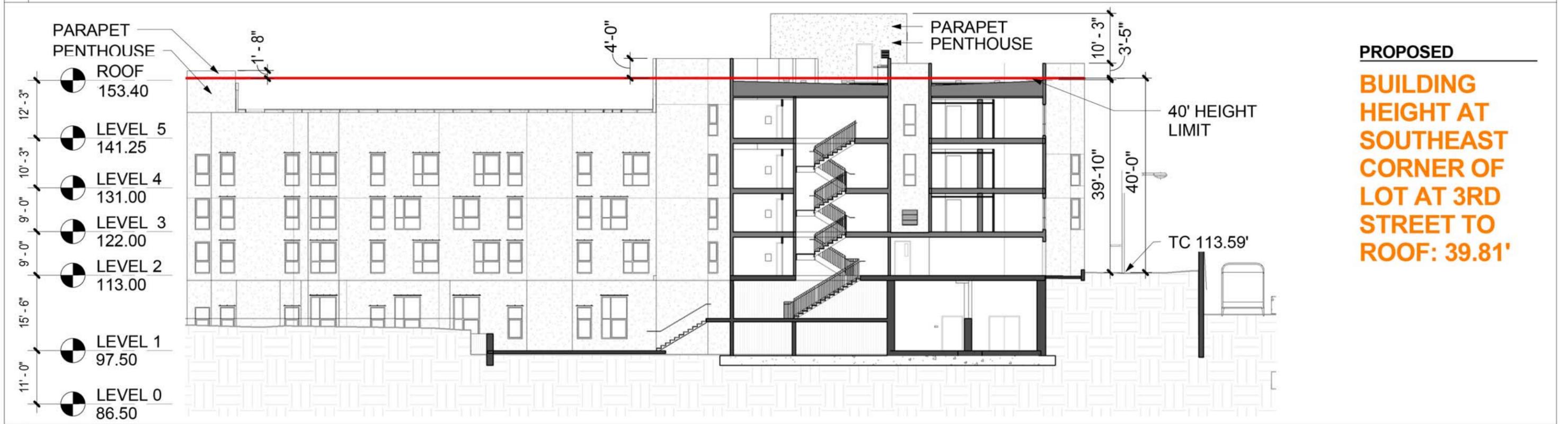


BUILDING HEIGHT AT MID-POINT OF LOT AT 3RD STREET TO ROOF: 39.68'

1 NORTH SOUTH SECTION- MID POINT OF LOT AT 3RD ST.- APPROVED CONCEPTUAL DESIGN PACKAGE



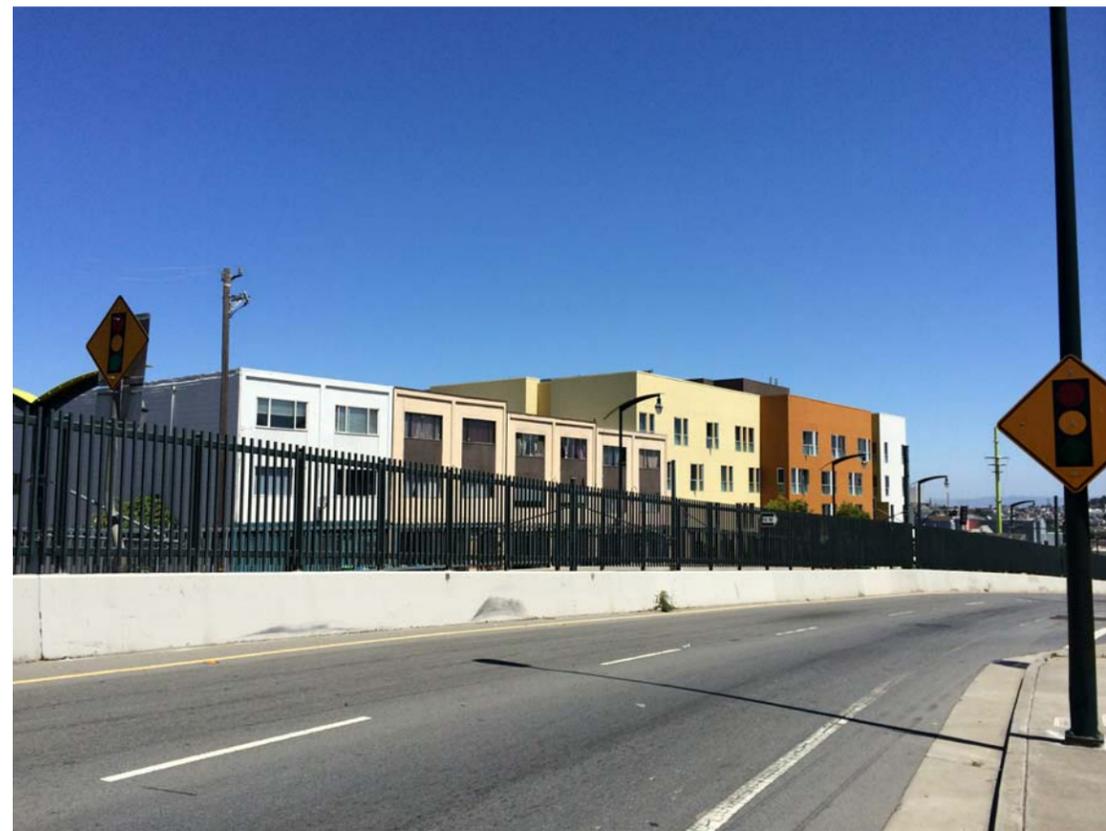
1 NORTH SOUTH SECTION- MID POINT OF LOT AT 3RD ST.- APPROVED PERMIT DRAWINGS AND AS- BUILT



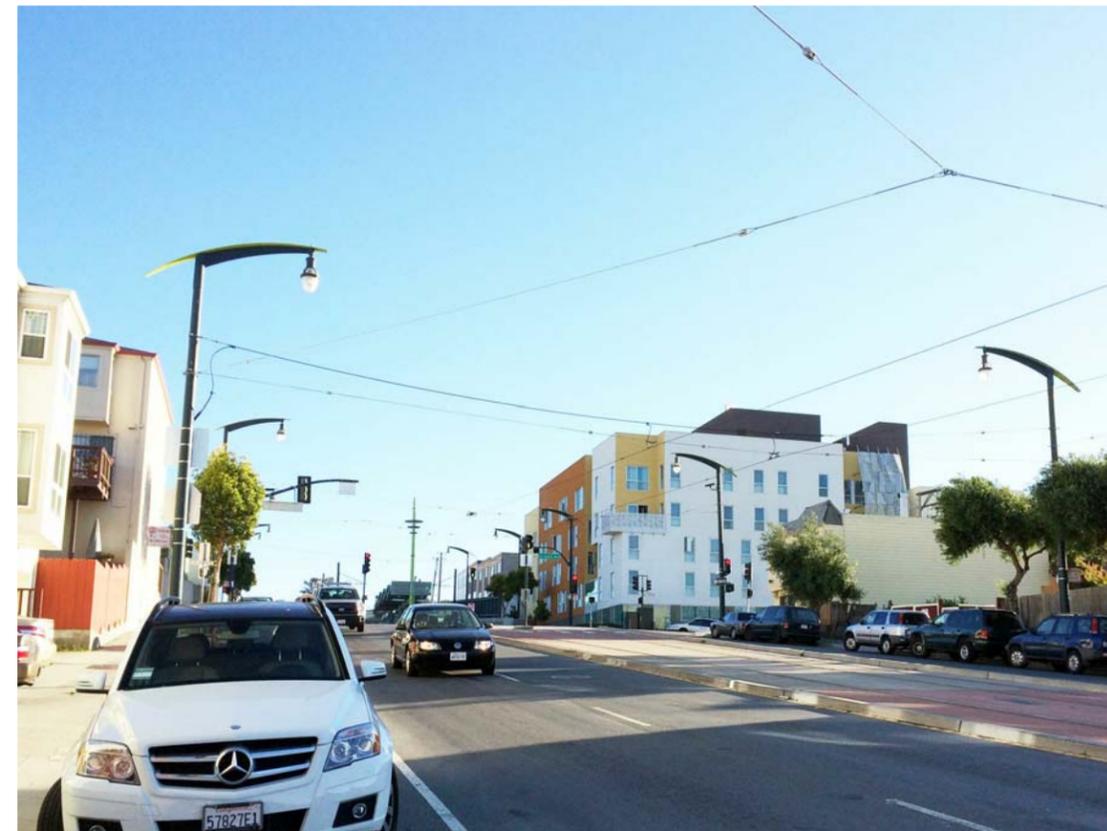
2 NORTH SOUTH SECTION- SOUTHWEST CORNER OF LOT AT 3RD ST.- APPROVED PERMIT DRAWINGS AND AS- BUILT



3RD STREET ELEVATION



3RD STREET VIEW TO EAST



3RD STREET VIEW TO WEST

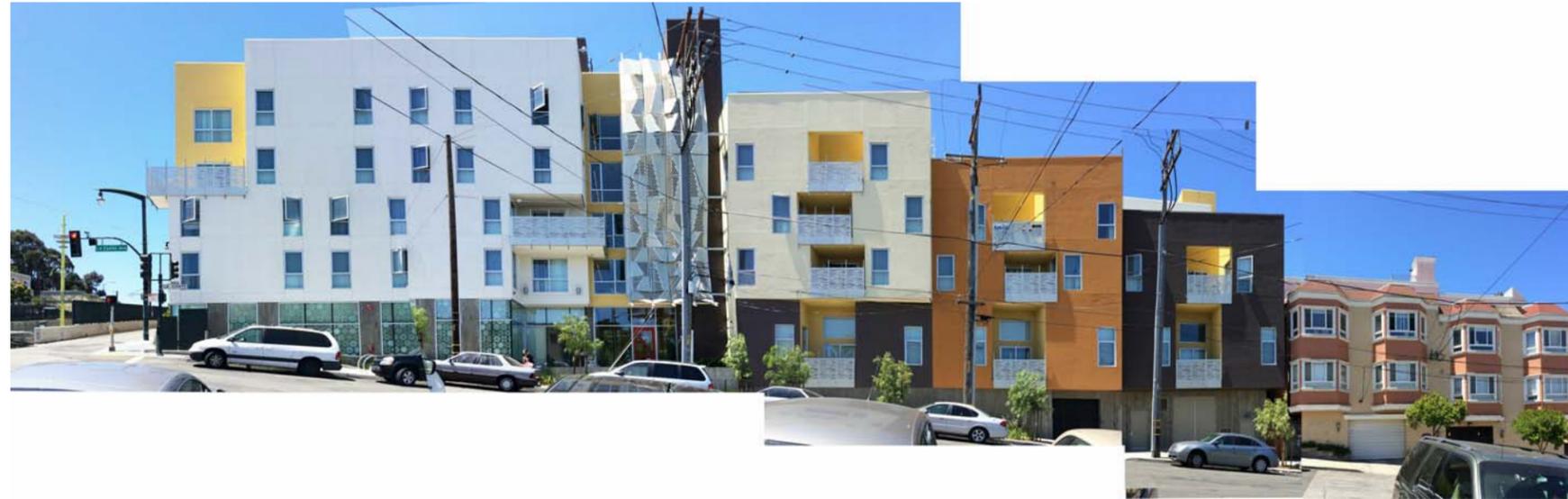


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BUILDING PHOTOS
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LE CONTE AVE. ELEVATION



LE CONTE AVE. VIEW TO NORTH



LE CONTE AVE. VIEW TO SOUTH



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