



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: MARCH 7, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: February 25, 2019
Case No.: 2016-009503DRP
Project Address: 1523 Franklin St.
Permit Application: 2016.0712.2030
Zoning: NC-3 [Neighborhood Commercial, Moderate Scale]
130-E Height and Bulk District
Block/Lot: 0665/005
Project Sponsor: Calvin Hom, JS Sullivan
2044 Fillmore, 3rd floor
San Francisco, CA 94115
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project consists of a 6-story addition to an existing 2-story commercial building to construct 7 dwelling units and a ground floor commercial space. The NC-3 Zoning District allows a maximum of 7 dwelling units by right on this parcel

SITE DESCRIPTION AND PRESENT USE

The site is a 60' x 70' corner lot with an existing 2-story, 8,400 s.f. full lot coverage commercial building built in 1920. Austin is a 35' wide East / West street. The existing building is a Category 'A' historical resource.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The existing block face of Austin consists of 2+ to 4-story buildings with some front setbacks from the street to accommodate raised stair entries. The existing mid-block open space of the combined rear yards is virtually non-existent with all of the 3 immediately adjacent 2-story buildings having full, or next to full lot coverage.

This block of Franklin is somewhat of an anomaly, comprised of low 2- and 3-story buildings set amidst generally higher buildings.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	October 22, 2018 – November 21, 2018	12.14. 2018	3.7.2019	94 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	February 15, 2019	February 15, 2019	20 days
Mailed Notice	20 days	February 15, 2019	February 15, 2019	20 days
Online Notice	20 days	February 15, 2019	February 15, 2019	20 days

PUBLIC COMMENT

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

DR REQUESTOR

Mark Lawin of 307 Austin Street, adjacent neighbor to the West of the proposed project.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

1. Potential structural damage and injury to unpermitted rear addition of DR requestors' property.
2. The proposed addition will block an existing door from the DR requestor's property to the project sponsor's roof.
3. The proposed addition will block light to the DR requestor's property along the eastern wall.
4. Dirt, debris, noise, dust, parking and vermin impacts due to, and during construction rendering the DR requestor's property uninhabitable during that period.
5. Size of building with respect to neighborhood scale.

Proposed Alternatives:

1. Revise proposed plans to accommodate light and to remedy the potential for damage to the unpermitted addition and historic building.
2. Reconsider preserving and adding commercial uses to building instead of 7 dwelling units.

See attached *Discretionary Review Applications*, dated November 20, 2018.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The sponsor has complied with the Urban Design Advisory Team (UDAT) and Preservation staff recommendations enumerated below, in relation to building massing at the rear to address issues related to scale.

See attached *Response to Discretionary Review*, dated February 22, 2019.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Sections 15303 and 15032 (Class 32 - Infill Development Projects - new construction of seven or more units or additions greater than 10,000 s.f. meeting the following criteria: (a) consistent with the general plan and zoning applicable to the site; (b) on a site of no more than 5 acres substantially surrounded by urban uses; (c) on a site with no value as habitat for endangered, rare or threatened species; (d) no significant impacts related to traffic, noise, air quality, or water quality as a result of the project; and (e) the site may be served by all required utilities and public services.].

DEPARTMENT REVIEW

The project is in a NC-3 District and subject to the Urban Design Guidelines. In consideration of the existing building's historic resource status, the Department requested the addition be differentiated from the front and side facades by setting back 14' from the Franklin façade and 6' from the Austin facade.

In light of the DR request, The Urban Design Advisory Team re-reviewed this project and confirmed that the proposal does not present any exceptional or extraordinary conditions with respect to the Urban Design Guidelines and the surrounding development patterns, and the issues raised by the DR requestor.

Specifically:

1. The structural integrity of the DR requestor's unpermitted addition is their responsibility, and construction next to buildings is extremely common throughout San Francisco. No specific deficiencies were detailed, nor proposed specific measures that would address those deficiencies outlined. The structural issues and construction ramifications are also outside the purview of the Planning Department, but reside with Department of Building Inspection.
2. As an unpermitted structure, it is also highly unlikely that the property line door was a required allowable means of egress. The Department does not typically protect such non-complying conditions. It is highly unlikely that the Department of Building Inspection would ever allow, require, or permit such a condition as a legal means of egress
3. While Department policy does not protect existing interior property line windows, the Department does typically request light wells to be matched. Staff requested the project sponsor revise the project to match the neighboring light well.
4. Construction ramifications are also outside the purview of the Planning Department, but typical to all construction in the City.
5. As a corner building greater height is encouraged emphasize the corner. The size and location of the rear yard was considered based on the existing and potential future development pattern of almost full lot coverage. The proposed addition was sculpted at the rear to provide a 10' wide transition between the lower scale buildings along Austin.

RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photographs

Section 311 Notice

CEQA Determination

DR Application

Response to DR Application dated February 22, 2019

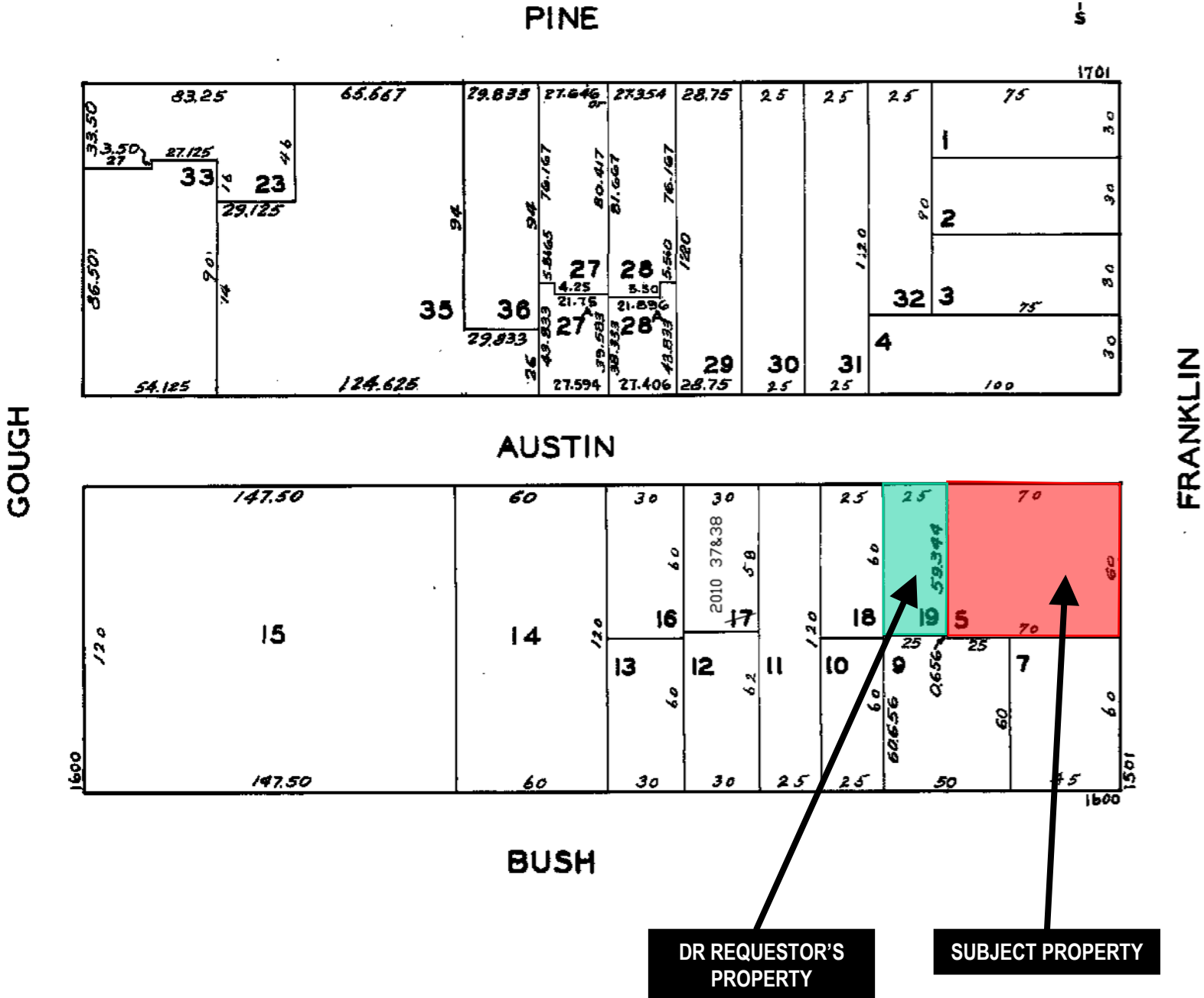
Reduced Plans

Color renderings

Geotechnical report

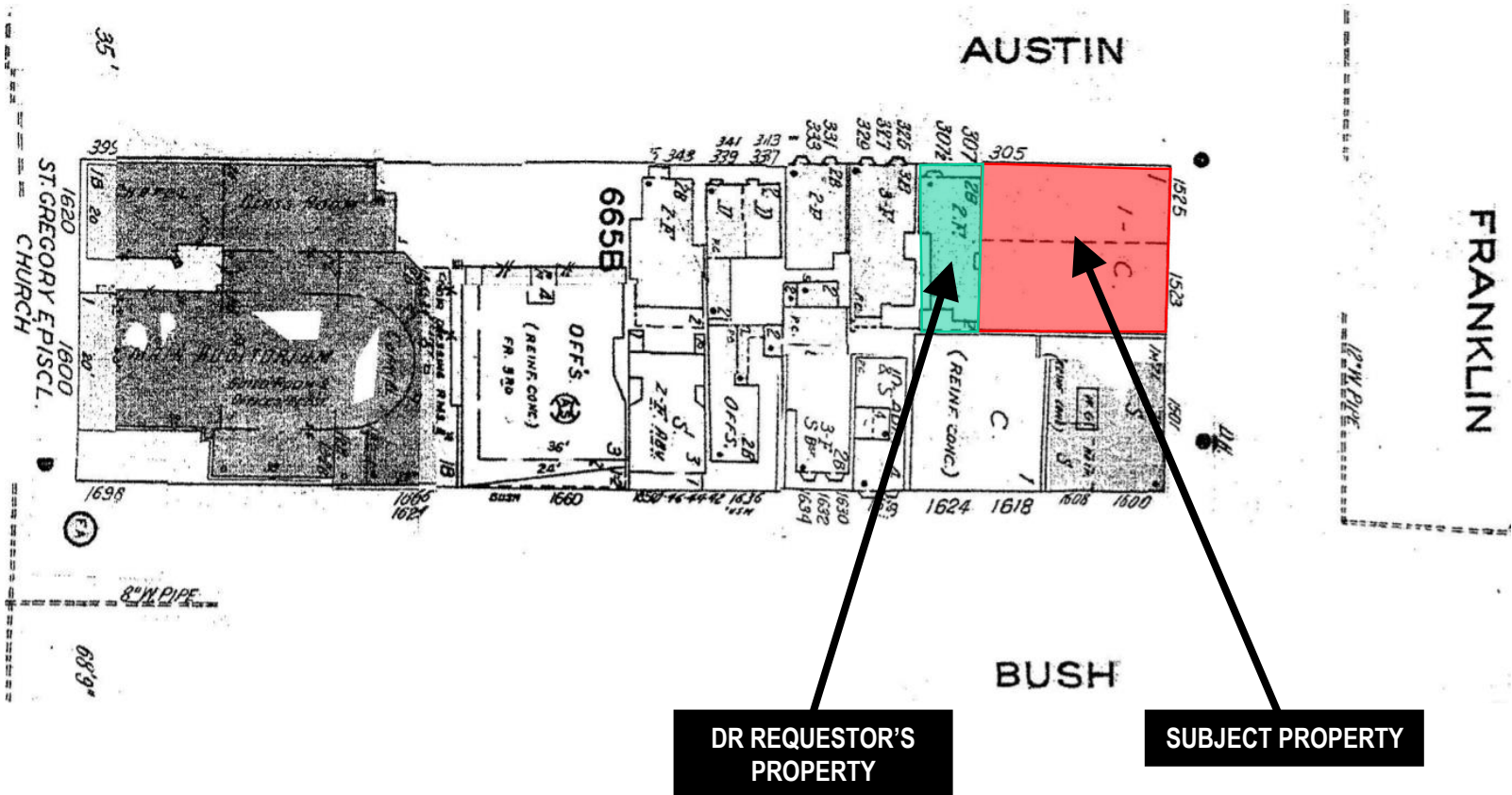
Exhibits

Parcel Map



Discretionary Review Hearing
 Case Number 2015-015129DRP
 1523 Franklin Street

Sanborn Map*

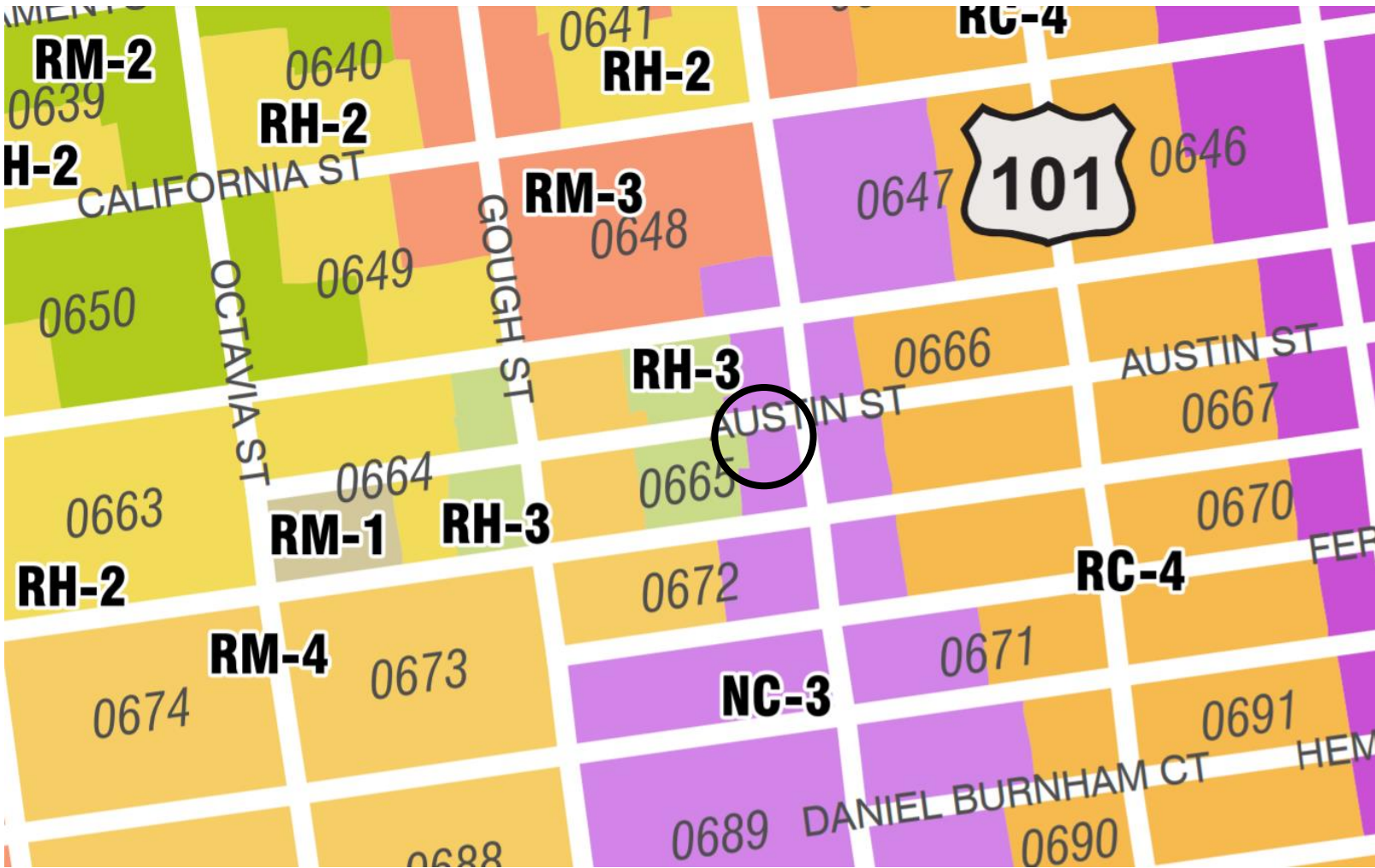


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

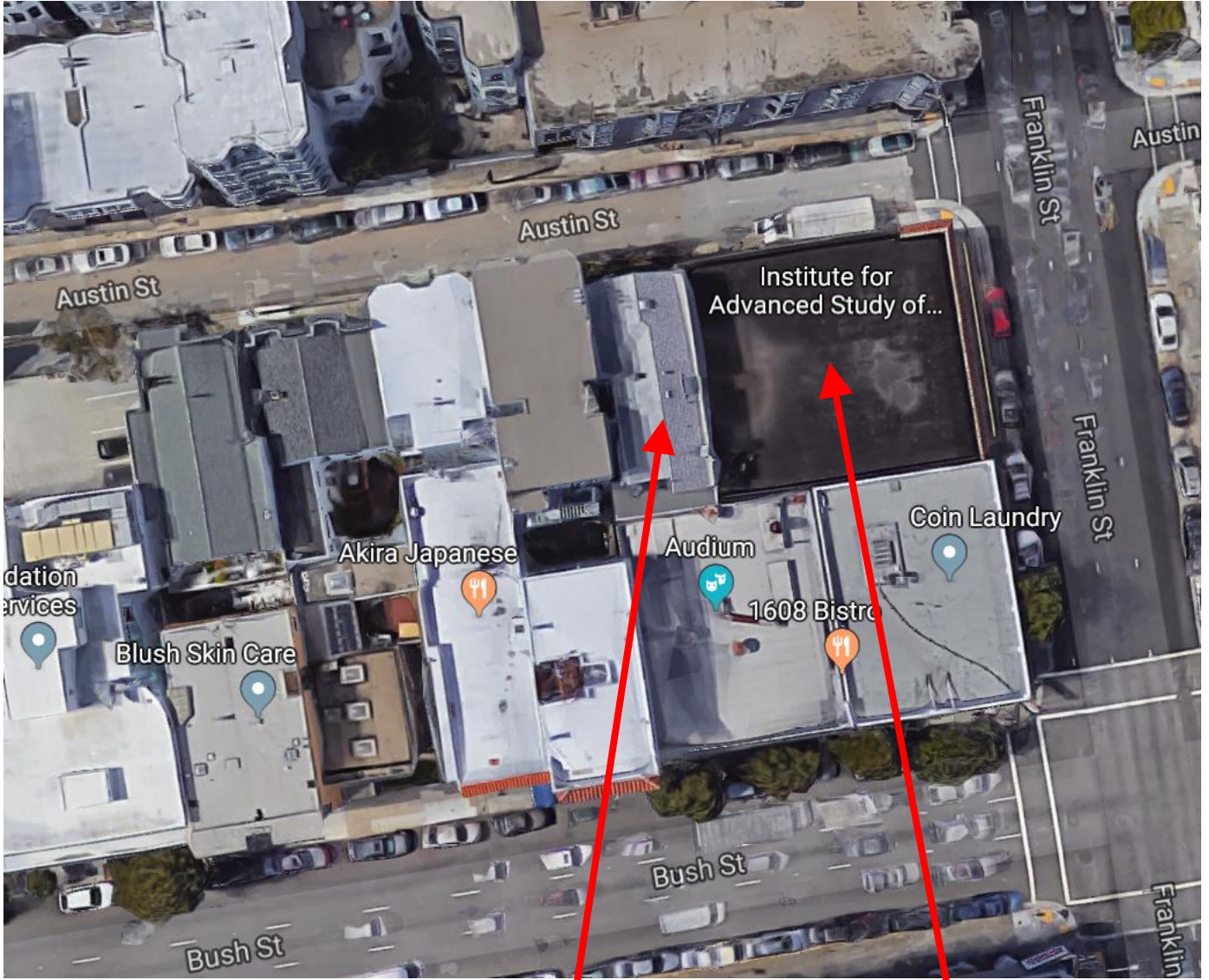


Discretionary Review Hearing
Case Number 2015-015129DRP
1523 Franklin Street

Zoning Map



Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2015-015129DRP
1523 Franklin Street

Aerial Photo



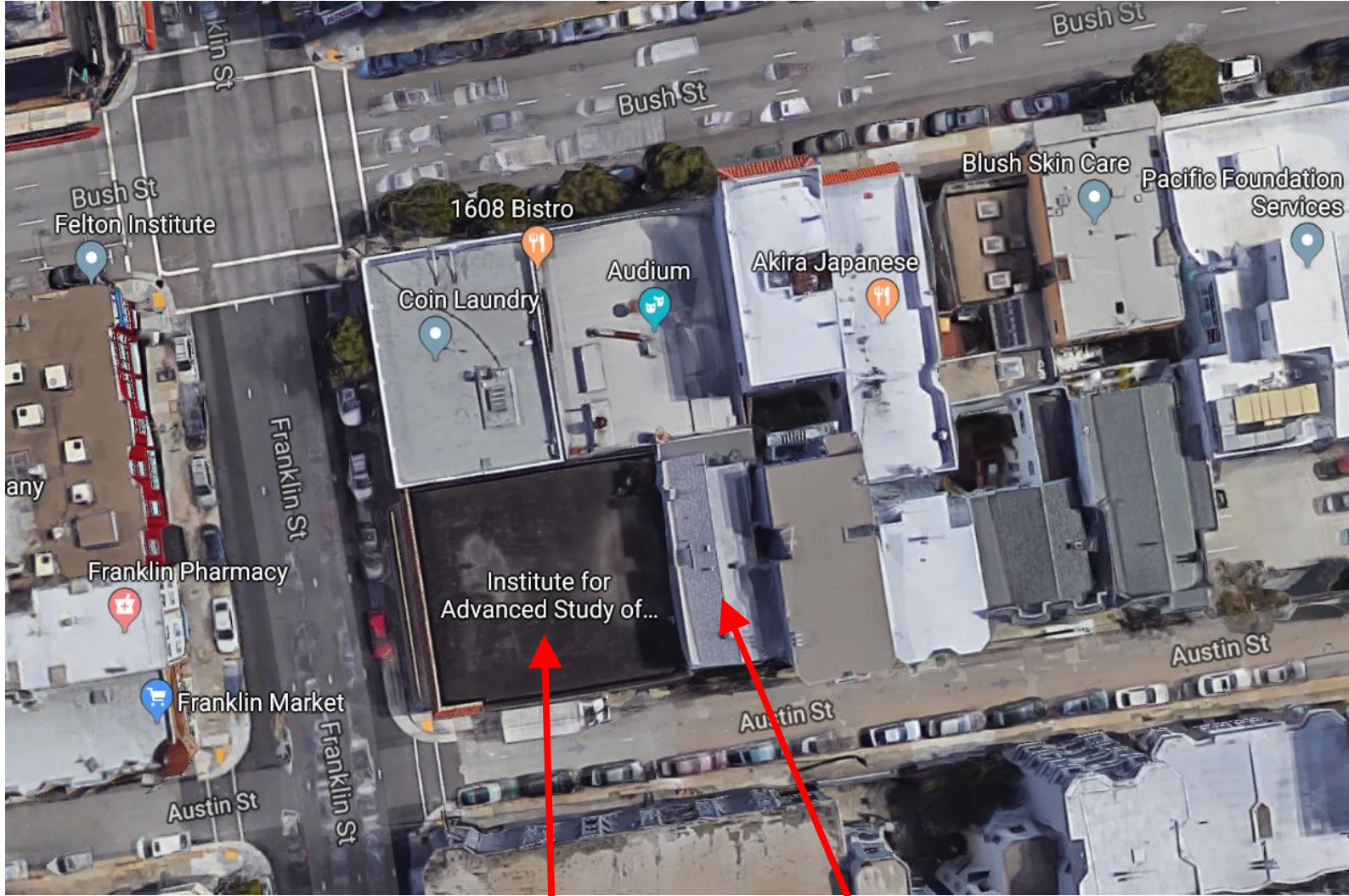
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2015-015129DRP
1523 Franklin Street

Aerial Photo



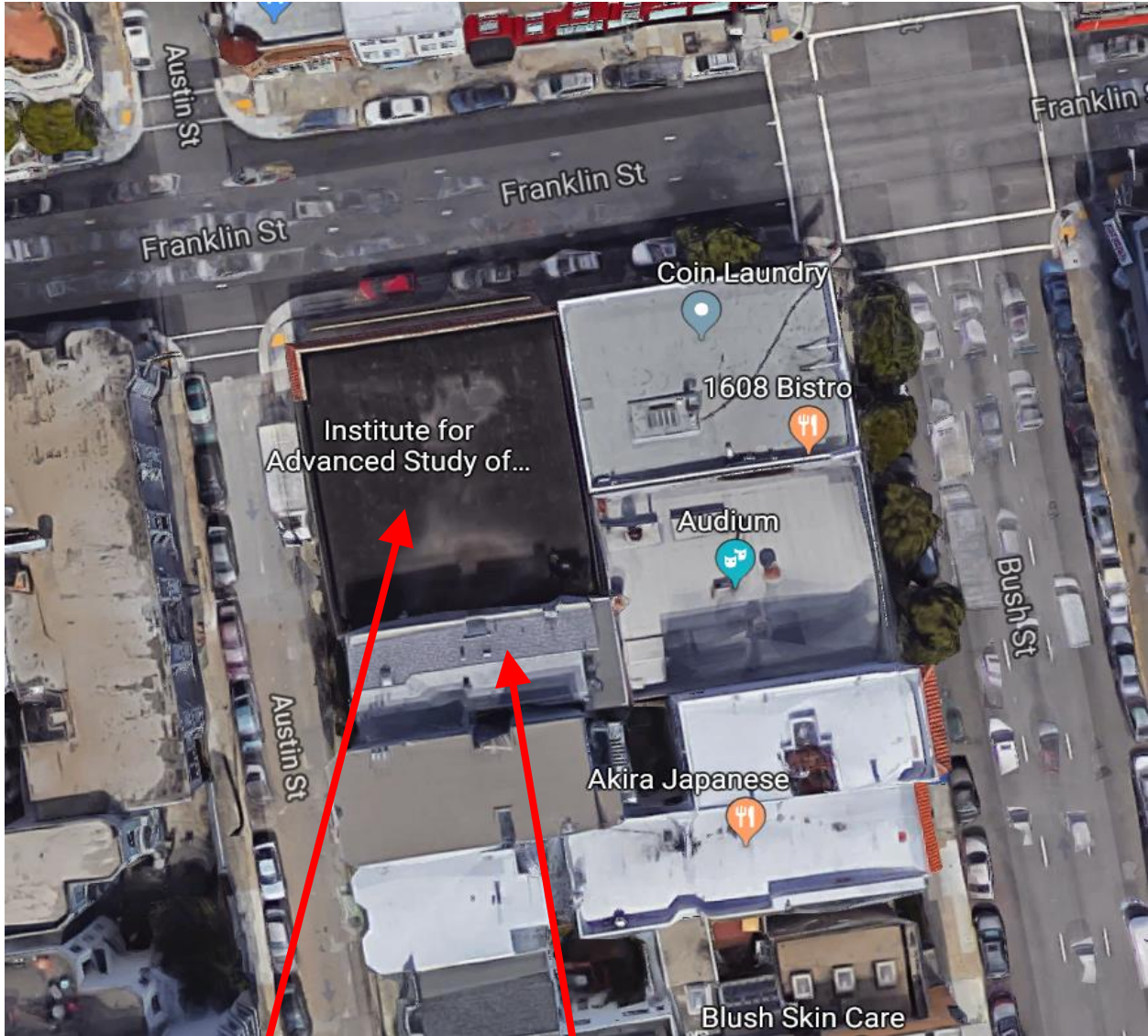
SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2015-015129DRP
1523 Franklin Street

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2015-015129DRP
1523 Franklin Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2015-015129DRP
1523 Franklin Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On **May 24, 2018**, the Applicant named below filed Building Permit Application No. **2018.05.24.0061** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	1523 Franklin Street	Applicant:	Calvin Hom
Cross Street(s):	Austin Street	Address:	2044 Fillmore Street, 3rd Floor
Block/Lot No.:	0665/005	City, State:	San Francisco, CA 94115
Zoning District(s):	NC-3 / 130-E	Telephone:	(415) 501-0952
Record No.:	2015-015129VAR	Email:	c.hom@js-sullivan.com

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 type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Commercial	Mixed-Use (Residential over Commercial)
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	70 feet	No Change
Rear Yard	None	No Change
Building Height	23 feet	89 feet
Number of Stories	2	8
Number of Dwelling Units	0	7
Number of Parking Spaces	0	6

PROJECT DESCRIPTION

The project includes the conversion of an existing two-story commercial building to an eight-story mixed use building. The project includes seven dwelling units, each occupying an entire floor, over a ground floor commercial use. The second floor, currently a commercial use, would be renovated and converted into a dwelling unit, with only the ground floor remaining as a commercial use. The project proposes no rear yard, and requires a Rear Yard Modification. Additionally, the project proposes six off-street parking spaces on the ground floor, located less than 25 feet from Austin Street, which requires a Variance. Both the Rear Yard Modification and Variance were heard by the Zoning Administrator at a duly noticed public hearing on September 26, 2018.

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.

For more information, please contact Planning Department staff:

Planner: **Matthew Dito**
 Telephone: **(415) 575-9164**
 E-mail: **matthew.dito@sfgov.org**

Notice Date: 10/22/2018
Expiration Date: 11/21/2018

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.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1523 FRANKLIN ST		0665005
Case No.		Permit No.
2015-015129ENV		201607011432
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The 4,200-square-foot project site contains a 7,815-square-foot, approximately 25-foot-tall, two-story-over-partial-basement commercial building, constructed in 1928. Proposed project (REVISED 5/11/2018) would add six new stories to the existing building and include interior and exterior alterations. Vertical addition and alterations would result in an approximately 24,458-square-foot, approximately 84-foot-tall (93-foot-tall including elevator/staircase penthouse), eight-story-over-partial-basement, mixed-use building with seven dwelling units and 649 square feet of ground-floor retail. The proposed project would also provide approximately 2,263 square feet of private open space to the residential units in the form of patios and decks at floors two through eight.</p> <p>A new 10-foot-wide curb cut on Franklin Street would provide access to a ground-floor garage with seven vehicle parking spaces and seven class 1 bicycle parking spaces. The residential and commercial units would be accessed via Franklin Street. Three class 2 bicycle parking spaces would be provided along Franklin Street. Six new street trees would be introduced along Franklin (three trees) and Austin streets (three trees).</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input checked="" type="checkbox"/>	<p>Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input checked="" type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</p>
<input type="checkbox"/>	<p>Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.</p>
<p>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</p>	
<p>Comments and Planner Signature (optional): Jennifer M McKellar Potential wind and shadow impacts also assessed.</p>	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Refer to HRER Part II (March 2018) for compatibility and Standards analysis.
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated 10/21/2016 (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Jennifer M McKellar
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	07/03/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
1523 FRANKLIN ST		0665/005
Case No.	Previous Building Permit No.	New Building Permit No.
2015-015129PRJ	201607011432	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date: September 20, 2016
Case No.: 2015-015129ENV
Project Address: 1523-1525 Franklin Street
Zoning: NC-3 (Neighborhood Commercial, Moderate Scale)
130-E Height and Bulk District
Block/Lot: 0665/005
Date of Review: September 20, 2016 (Part I)
Staff Contact: Stephanie Cisneros (Preservation Planner)
(415) 575-9186
stephanie.cisneros@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

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 1523 Franklin Street, is located on a rectangular shaped lot that totals 59 feet by 69 feet, on the southwest corner of Franklin and Austin Streets, in the Western Addition neighborhood. The subject property is located within a NC-3 (Neighborhood Commercial, Moderate Scale), and a 130-E Height and Bulk District.

The subject property contains a two-story over basement, unreinforced masonry commercial building constructed in 1928 by San Francisco-based architect Mel I. Schwartz in a utilitarian architectural style. The building has a rectangular plan that covers the entire parcel and a flat roof with a parapet clad in terracotta tile. The ground floor commercial storefront and the building entrance, which consists of metal and glass storefront system, face Franklin Street. Based on the Historic Resource Evaluation (HRE) report for the subject property prepared by LSA (May 2016), the building was originally constructed as a single-unit auto glass repair shop but was divided into two units by 1950. The property had multiple owners prior to construction of the subject building.

Known exterior alterations to the original building elements constructed in 1928 include removal of damaged framing and replacement with masonry (1941); removal of plate glass façade and installation of garage doors (1957); installation of front door (1961); remodel of glass sliding doors on façade (1963); addition of tubular steel canvas canopy on façade (1964); removal of a portion of parapet (1997); and removal and infill of skylights (2003). Visual inspection also reveals alterations to fenestration along the primary façade over the years, window replacements, addition of non-original cladding, enclosure of a secondary entrance on Austin Street, and painting over of original casement windows. The subject property has not undergone any significant changes to its footprint.

Pre-Existing Historic Rating / Survey

1523-1525 Franklin Street was included in the 1977-1978 Downtown Survey conducted by San Francisco Architectural Heritage with a "C" rating, or "building with contextual importance." This property was also included in the 1990 Unreinforced Masonry Structure Survey but was not given a rating.

The subject property is not currently listed in any local, state or national historical register. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA).

Neighborhood Context and Description

The project site is located in the Western Addition neighborhood, specifically within the Van Ness Automotive Special Use District, which is generally considered to be bordered by Pacific Avenue to the north, Market Street to the south, Gough Street to the west and Van Ness Avenue to the east. The surrounding neighborhood consists of large mixed-use properties that range from two-story automotive garages to twelve-story mixed-used and residential properties with commercial storefronts along the ground level.

1523 Franklin Street is located on a commercial block that reflects the general character of the surrounding neighborhood with a mix of Victorian, utilitarian, and modern-styled buildings that range from 2- to 3-stories and are characterized by residential-over-commercial/retail uses.

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." 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.

To assist in the evaluation of the property associated with the proposed project, the Project Sponsor has submitted a consultant report:

- LSA, *Historic Resource Evaluation of 1523-1525 Franklin Street* (May 2016).

The LSA Historic Resource Evaluation (LSA HRE) provides background information on the property on the project site, including owner and occupant history. LSA found that this property did not appear eligible for any level of significance. The Department concurs with the Criterion 2 and Criterion 3 analyses but disagrees with regard to Criterion 1. Therefore, the eligibility of this property under Criterion 2 (People) and Criterion 3 (Architecture) will not be re-evaluated.

The Planning Department concurs, in part, with the findings by LSA in DPR forms prepared for 1523-1525 Franklin Street.

Below is a brief description of the historical significance per the criteria for inclusion on the California Register for the property that constitutes the proposed project. This summary is based upon the *Citywide Historic Context Statement for LGBTQ History in San Francisco (Citywide LGBTQ HCS)*, information found in the GLBT Historical Society Archives, and Department analysis.

Based on the available information, Preservation staff finds that the subject building appears eligible for inclusion on the California Register individually under Criterion 1.

Individual	Historic District/Context
<p>Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:</p> <p>Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Period of Significance: ca. 1976</p>	<p>Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:</p> <p>Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Period of Significance: n/a <input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor</p>

Based on the information provided in the Historic Resource Evaluation prepared by LSA (dated May 2016), and information found in the Planning Department files and in the GLBT Historical Society Archives (visited on July 21, 2016), Preservation staff find that the subject property is individually eligible for listing in the California Register under Criterion 1 for its association with building LGBTQ communities in San Francisco from the 1960s through the 1990s. The period of significance is 1976, and reflects the year when the Institute for Advanced Study of Human Sexuality was founded.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event criterion, the building cannot merely be associated with historic events or trends, but must have a specific association to be considered significant. Based on information found in the Citywide LGBTQ HCS, in the GLBT Historical Society Archives, and through research, Preservation staff finds that the subject property is individually eligible under Criterion 1 for its association with building LGBTQ communities in San Francisco from the 1960s through the 1990s, and more specifically with the founding of the Institute for Advanced Study of Human Sexuality, the first institution to grant advanced degrees in sexology in San Francisco.¹

¹Sides, Josh, *Erotic City: Sexual Revolutions and the Making of Modern San Francisco* (Oxford: University Press, 2009), page 120.

The Institute for Advanced Study of Human Sexuality (IASHS) was founded in 1976 in this building as the first educational institution to provide an advanced academic foundation for studying human sexuality in San Francisco.² The intent of the founding of the IASHS was to bring to light more in-depth conversations, research, and tools that would benefit professionals whose careers revolved around helping people and providing services in fields related to sexuality such as medicine, psychology, psychiatry and education. The IASHS was founded under the premise that human sexuality would be studied and discussed on a more open and well-rounded level so that these professionals would be able to better connect with, communicate with, and serve both heterosexual and homosexual clients.³

History of the Institute for Advanced Study of Human Sexuality

In 1962, a group of members of the United Methodist Church, United Church of Christ, United Presbyterian Church, American Baptist Church, and Southern Presbyterian Church gathered to discuss current issues surrounding early adulthood and homelessness among youth and to propose a study to develop a strategy to approach these issues. The strategy for tackling these issues among inner city youth began with the development of a study that would take place in four cities throughout the country. The study identified specific issues for youth and contributing factors to these issues with an ultimate goal of using theology and religious understanding to help resolve them.⁴

Ted McIlvenna, a United Methodist minister with a background in sociology, was chosen to oversee the San Francisco branch of this study. He focused his task in the Tenderloin, where he determined that a majority of the homeless youth were gay and recognized a severe lack of services resources being offered to them. Through this project, McIlvenna became greatly involved in and committed to helping gay youth become accepted and fairly treated and served members of society.⁵ The conclusions of the San Francisco study led to a wider conversation on human sexuality, and how homosexuality cannot be understood if the history of human sexuality is not first discussed in an open setting.

Various consultations and meetings throughout the United States and abroad took place soon after the conclusion of this study that brought together representatives from a number of political, educational, religious, and professional backgrounds whose careers revolved around helping or offering services to people. These discussions focused on what professionals in fields that are intended to help or provide services to others were lacking in their knowledge and understanding of human sexuality. From these

² The *Citywide Historic Context Statement for LGBTQ History in San Francisco* (October 2015) states that the Institute “was the first institute of higher education in the U.S. to grant advanced degrees in sexology” (page 246). However, LSA has provided preliminary information that reveals there were other educational institutions nationwide offering similar degrees in a similar field around the same time as IASHS such as Widener University (est. 1976, originally developed as part of University of Pennsylvania). Staff conducted some research to verify whether there were graduate schools that preceded the Institute for Advanced Study of Human Sexuality. Staff preliminarily found that the programs at Widener University (1976) and New York University (est. late1970s/early1980s) were closest in timeframe to that of IASHS. While further research is needed to verify if there are others that may precede IASHS on a national scale, this Historic Resource Evaluation Response focuses on the Institute’s eligibility as the first institute in San Francisco to offer graduate-level degrees in sexology and human sexuality.

³ Prior to the founding of IASHS, the topic of sexology (human sexuality) was discussed and taught in a conservative manner, touching on basic ideas and ideologies, yet leaving out controversial topics and issues that were crucial to understanding human sexuality at this time in LGBTQ history.

⁴ Carter, David, *Stonewall: The Riots that Sparked the Gay Revolution* (New York: St. Martin’s Griffin, 2004), 104-107.

⁵ *Ibid.*

discussions, the idea emerged that there needed to be a center specifically created to train and teach professionals about human sexuality and to relate this understanding to homosexuality.⁶

In spring of 1967, the Institute for Sex Research (later named the Kinsey Institute⁷) in Bloomington, Indiana, hosted a meeting of representatives from the 1962 collaboration of religious bodies, the National Institute of Mental Health, the Glide Foundation, and four other funding organizations and foundations. This meeting led to the formation of the National Sex Forum (NSF), an effort to understand what was missing in the comprehension of human sexuality on a much deeper level and how to address this lack in a creative, educational and meaningful way. The intent was to utilize the platform of the NSF as a way to advance the academic field of sexology. The NSF, which would be sponsored by the United Methodist Church and run out of Glide Memorial Church in San Francisco, was a direct reaction to the lack of formal education available to professionals working in fields such as psychology, medicine, and psychiatry that would help them better understand and interact with the people they work with. The National Sex Forum formally began as part of the Glide Urban Center in San Francisco in October of 1968.⁸

Following the initiation of the NSF in 1968, the forum's collaborators and organizers worked to develop programs and trainings in the field of human sexuality that would address the topics and issues that proved to be where professionals generally lacked understanding or knowledge in sexuality. The concerns of the NSF brought together a group of twelve people, whose backgrounds and professional fields ranged from religious clergy, medicine, psychiatry, psychology and sex therapy, who devoted the next five years to studying sexology and various specialties and topics within the field.⁹ Of these initial twelve individuals, nine were able to complete their research and compile the information they gathered about their particular topic within the field in order to build a strong foundational academia that would become the Institute for Advanced Study of Human Sexuality (IASHS). Six of these nine individuals went on to become the original faculty of IASHS.¹⁰ These six individuals – Ted McIlvenna, Herb Vandervoort, Laird Sutton, Marguerite Rubenstein, Loretta Haroian, and Phyllis Lyon – developed various courses and specialties that would become the groundwork upon which IASHS would be founded, leading to its official establishment in June of 1976 at the subject property.¹¹ At the time of its founding, IASHS was one of a few institutions nationwide offering graduate level degrees in human sexuality education, the others being University of Pennsylvania (whose program would later break away to become Widener

⁶ McIlvenna, Ted, "Institute for Advanced Study of Human Sexuality," in *Human Sexuality: An Encyclopedia*, ed. Vern L. Bullough and Bonnie Bullough (New York: Garland Publishing, Inc., 1994), 310-312.

⁷ The Kinsey Institute is a research facility in Indiana that was established in 1947 originally as the Institute for Sex Research. This Institute was involved with researching human sexual behavior in order to promote a greater understanding of human sexuality and relationships through research, outreach, education, and historical preservation. "Explore Kinsey," Kinsey Institute website <https://www.kinseyinstitute.org/about/index.php> (visited 8/22/2016).

⁸ Irvine, Janice M., *Disorders of Desire: Sexuality and Gender in Modern American Sexology*, (Philadelphia: Temple University Press, 2005), 84-85.

⁹ From 1968 to 1973, this sexological study team, along with the National Sex Forum, worked with a number of professionals from the University of Minnesota Medical School's and the University of California Medical School's sexuality training programs to develop a clear understanding of what was lacking in professional understanding of human sexuality. McIlvenna, Ted, "Institute for Advanced Study of Human Sexuality," in *Human Sexuality: An Encyclopedia*, ed. Vern L. Bullough and Bonnie Bullough (New York: Garland Publishing, Inc., 1994), 310-312.

¹⁰ By 1975, the National Sex Forum was sponsorship was transferred from Glide Memorial to the Exodus Trust, a non-profit organization focused on providing education, information and conducting research on AIDS and in the field of sexuality.

¹¹ The school was established as a free-standing, private, non-sectarian institution to allow the institute to be flexible with topics and to not be under the control of an outside board of directors, who might otherwise be limiting.

University) and New York University.¹² As noted in *Sex Education in the Eighties: The Challenge of Healthy Sexual Education*, Harvey Gochros describes, "One of the newest and largest programs concerned with advanced education for health practitioners is the Institute for Advanced Study of Human Sexuality...This program and that at New York University are among the few in which human sexuality and sex education are seen as legitimate, autonomous areas of academic and professional study worthy of attention for students pursuing an advanced degree."¹³

Contributions of the Institute

The founding of the IASHS was initiated as a unified effort to educate people about human sexuality's past, present and future. The purpose and intent of the IASHS was to provide a strong educational foundation upon which professionals would be able to expand their knowledge and understanding of human sexuality and, as a result, homosexuality. The IASHS would contribute to the broader ongoing discussions of sexuality so that it would become a widely understood field necessary for professionals working in fields that are directly associated with helping or offering services to others. IASHS was founded on a non-traditional approach to discussing and teaching the field of human sexuality and sexology. The Institute worked toward a more well-rounded understanding of human sexuality that touched on topics that were considered to be controversial for the time, but that gave way to a more open collective knowledge of sexuality. Some fields of human sexuality that have benefitted from the education, research and work of students and faculty of the IASHS include, but are not limited to:

- Sex Education
- Sexual Medicine
- Clinical Sexology
- AIDS/STI Prevention
- Sex Counseling & Sex Therapy
- Sexual Identity

Graduates of IASHS utilized their advanced degrees in ways that have benefitted many fields such as education, medicine, and psychology among others. They have gone on to become clinical sexologists, sex therapists, authors of academic papers, journals and case studies, and founders of organizations that have focused on various aspects of human sexuality and sexology relevant to the understanding of how sexuality has evolved and is continuously evolving in order to help and serve others.

Academic and Professional Degrees offered by IASHS are:

- Doctor of Education
- Doctor of Philosophy
- Doctor of Human Sexuality
- Master of Human Sexuality
- Master of Public Health in Human Sexuality

¹² Calderwood, Deryck, "Educating the Educators," in *Sex Education in the Eighties: The Challenge of Healthy Sexual Evolution*, ed. Lorna Brown, (New York: Plenum Press, 1981), 193.

¹³ Gochros, Harvey L., "Sex Education for the Allied Professionals," in *Sex Education in the Eighties: The Challenge of Healthy Sexual Evolution*, ed. Lorna Brown, (New York: Plenum Press, 1981), 222.

In the greater context of LGBTQ activism occurring during the 1960s and 1970s in San Francisco, the research, work and academics of the IASHS helped to build strong LGBTQ communities in San Francisco through education and advocacy for understanding of sexuality and sexual identity.¹⁴ The founding of the IASHS is within the theme of Building LGBTQ Communities (1960s to 1990s) in the *Citywide Historic Context Statement for LGBTQ History in San Francisco* as it was the first graduate-level educational institute to offer advanced degrees in human sexuality and sexology in San Francisco. IASHS developed an educational understanding and discussion of human sexuality that went beyond the more conservative approaches to the topic at the time. The school offered courses and degrees that were considered to be controversial yet were pertinent to the understanding of sexual identity evolution and revolutions that were occurring during this time.

It is therefore determined that the subject property is individually eligible for listing in the California Register under Criterion 1 for its association with the IASHS, the first institute in San Francisco to offer graduate level degrees in the fields of sexology and human sexuality. Its unique beginnings, its founding faculty, and its subject matter, though subjected to scrutiny and criticism, have created a substantial place in LGBTQ history and education.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Staff concurs with the LSA HRE finding that the subject property does not appear eligible for listing on the California Register under Criterion 2. Although the Institute was founded by some important members and activists of the LGBTQ community—Ted McIlvenna, Maggi Rubenstein and Phyllis Lyon—the subject property is not associated with their most important activism and work.

Therefore the subject property is not eligible for listing in the California Register under Criterion 2. See LSA report for additional historic context.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Staff concurs with the LSA HRE finding that the subject property does not appear eligible for listing on the California Register under Criterion 3. The building was originally constructed in a utilitarian design in 1928 and was designed by San Francisco-based architect Mel I. Schwartz. Schwartz worked in the early-to-mid 20th century, with his most productive years being 1919 to 1923. 1523 Franklin Street was one of the last buildings he designed. Since its construction, the building has been significantly altered such that it does not display high artistic value nor does it appear to represent the work of a master as Mel I. Schwartz was not a prominent architect among the architectural community.

Therefore the subject property is not individually eligible for listing in the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources and is subject to separate

¹⁴ For more history and context on LGBTQ activism and education in San Francisco, please refer to the *Citywide Historic Context Statement for LGBTQ History in San Francisco*.

study. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 1523-1525 Franklin Street is not eligible for listing in the California Register under Criterion 4.

Criterion G: A property has achieved significance within the past 50 years if it is of exceptional importance.

1523 Franklin Street retains its overall integrity of location, association, design, workmanship, setting, feeling, and materials and conveys its historical significance as San Francisco's first educational institute to offer graduate-level and advanced degrees in the field of human sexuality/sexology (IASHS). The period of significance for 1523 Franklin Street is the founding year of the Institute for Advanced Study of Human Sexuality, 1976, which makes its character-defining features associated with a period that is less than 50 years old. As such, 1523 Franklin Street's historical associations must be of "exceptional importance" to the City of San Francisco, State of California, western region of the United States, or the nation to be eligible for listing in the NRHP.

1523 Franklin Street is exceptionally important under Criterion A for its role as the founding location of the first educational institute to offer advanced degrees in the field of sexology and human sexuality in San Francisco. The founding of IASHS brought about advanced academic discussion of human sexuality that fostered a more well-rounded understanding of sexuality's ever-evolving nature. During the time in which IASHS was founded, professionals discussed the field of sexology and human sexuality in a conservative fashion due to a lack of understanding of how sexuality has evolved and was continuing to evolve. The educational groundwork of IASHS was meant to break down the barriers preventing a fuller societal understanding of sexuality. The Institute explored areas of sexuality that had been previously thought to be controversial or avoided areas that needed to be talked about and understood in order to better address the continuing evolution of sexuality and to understand how to more effectively address the LGBT community and their social, health and cultural needs, couples sex therapy, AIDS and STI prevention, and sexual medicine.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance (1976) noted in Step A:

Location:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

The *Citywide Historic Context Statement (HCS) for LGBTQ History in San Francisco* provides guidance in the evaluation of integrity for LGBTQ-associated resources, noting that the focus should not be on aesthetic values or physical characteristics. As noted in the LGBTQ HCS,

...very few sites important to LGBTQ history in San Francisco will express their historic associations solely through their physical fabric, so integrity of design, workmanship, and materials are not generally critical when evaluating a property. Instead, the important aspects of integrity for most LGBTQ resources are location, feeling, and association.¹⁵

Although the subject property at 1523-1525 Franklin Street has had some alterations since its construction to accommodate the needs of various tenants during its lifespan, most of these alterations were storefront alterations to the Franklin Street façade and included installation and de-installation of various signs throughout the years, window and door alterations, and alterations to the brick parapet.¹⁶ As such, these alterations do not deter from level of integrity maintained from the period of significance (1976). Since 1976, there have been only three minor alterations – removal of portion of brick parapet (1997), seismic retrofit (2003) and remove and infill skylights (2003) – which have not compromised the overall levels of integrity of Location, Association, Design, Workmanship, Setting, Feeling and Materials.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Character-defining features of 1523-1525 Franklin Street include:

- Massing and scale
- Red clay tile parapet
- Brick masonry surrounding the storefront system along Franklin Street
- Brick masonry along Austin Street façade
- Fenestration design and articulation along Austin Street façade with a combination of wood and steel sash windows
- Location on the corner of Franklin Street and Austin Street

CEQA Historic Resource Determination

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

¹⁵ Graves and Watson, page 349.

¹⁶ It should be noted that the LSA HRE did not conduct an assessment of integrity because they did not find the building to be eligible for listing in the California Register.

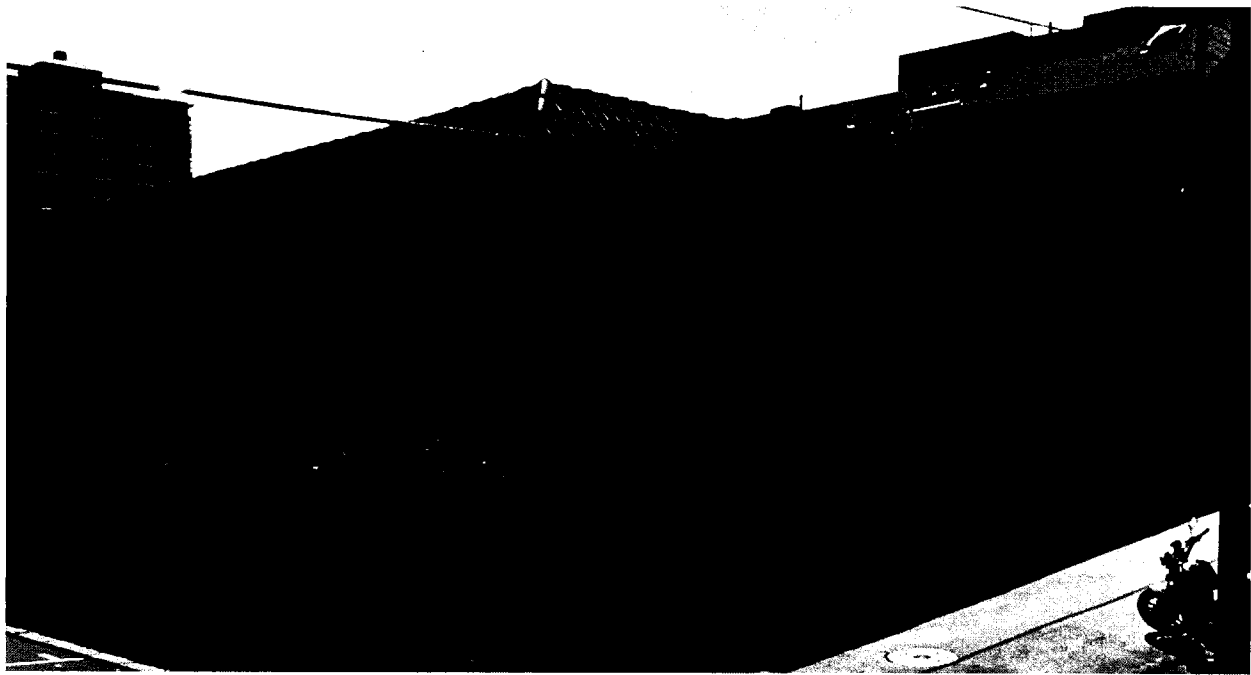
No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 10-21-16

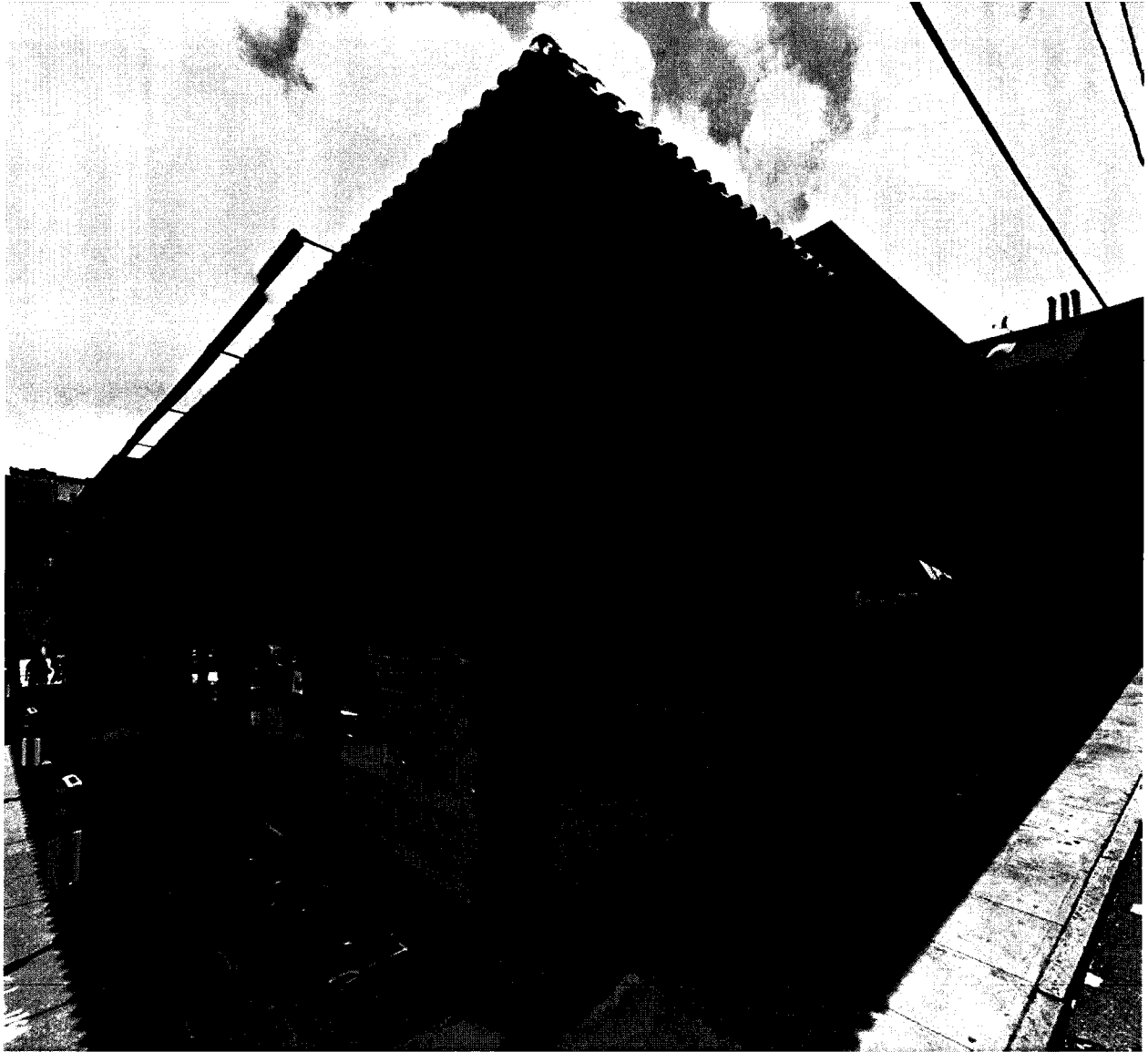
cc:



1523-1525 Franklin Street, view SW of Franklin Street & Austin Street façades (Google Maps)



1523-1525 Franklin Street, view W of Franklin Street façade (Google Maps)



1523-1525 Franklin Street, view SW of Franklin Street & Austin Street façades (Google Maps)



San Francisco Planning

PLANNING APPLICATION RECORD NUMBER

2015-015129DRP

BPA 201805240061

RECEIVED

NOV 20 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

Property Owner's Information

Name: Mark Lawin
Address: 307 Austin St. SF, CA 94109
Email Address: marklawin@yahoo.com
Telephone: 415-720-9584

Applicant Information (if applicable)

Name: _____ Same as above
Company/Organization: _____
Address: _____ Email Address: _____
Telephone: _____

Please Select Billing Contact: Owner Applicant Other (see below for details)
Name: Mark Lawin Email: marklawin@yahoo.com Phone: 415-720-9584

Please Select Primary Project Contact: Owner Applicant Billing

Property Information

Project Address: 1523 Franklin St. Block/Lot(s): 0665/005
Plan Area: NC-3/130-E

Project Description:

Please provide a narrative project description that summarizes the project and its purpose.

This project includes the conversion of an existing two-story commercial building to an eight-story mixed use building. This project includes seven dwelling units, each occupying an entire floor, over a ground floor commercial use. The second floor, currently a commercial use, would be renovated and converted into a dwelling unit, with only the ground floor remaining as commercial use. The project proposes no rear yard, and requires a Rear Yard Modification. Additionally, the project proposes six off-street parking spaces on the ground floor, located less than 25 feet from Austin Street, which requires a Variance. Both the Rear Yard Modification and Variance were heard by the Zoning Administration at a duly noticed public hearing on September 26, 2018.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would consult as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Project Details:

- Change of Use New Construction Demolition Facade Alterations ROW Improvements
 Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other _____

Estimated Construction Cost: \$5 million

n/a

- Residential:** Special Needs Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
 Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

n/a

- Non-Residential:** Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
 Financial Service Massage Establishment Other: _____

Related Building Permits Applications

Building Permit Applications No(s): 2018.05.24.0061

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	✓	
Did you discuss the project with the Planning Department permit review planner?	✓	
Did you participate in outside mediation on this case? (including Community Boards)		✓

CHANGES MADE TO THE PROJECT AS A RESULT OF MEDIATION

If you have discussed the project with the applicant, planning staff or gone through mediation, please attach a summary of the result, including any changes that were made to the proposed project.

The owner, Mark Lawin, had multiple discussions with the permit applicant Calvin Hom, and detailed the unique nature of his home in relation to this proposed project, as well as the community impact to the neighborhood. Mr. Hom made no changes to the building design based on Mark's concerns.

Mark also attempted on numerous times to contact communityboards.org, left multiple messages as well as filling out two online intake request forms, and he received zero communication.

DISCRETIONARY REVIEW REQUEST

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

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

Please see attached document for Question 1.

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

Unreasonable impact from this project will include structural damage to 307 Austin St (a historic home), potential loss of life if the unsecured non-permitted addition to 307 Austin collapses due to this construction project (this 2-unit home is occupied by 4-6 SF residents at all times of day), and potential loss of all water, electric, gas, and laundry services to 307 Austin if this addition collapses. The neighborhood would experience loss of potential tenants, and parking.

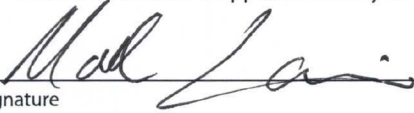
-
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Please see attachment for Question 3.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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



Signature

Owner

Relationship to Project
(i.e. Owner, Architect, etc.)

415-720-9584

Phone

Mark Lawin


Name (Printed)

marklawin@yahoo.com

Email

APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.



Signature

11/15/2018

Date

Mark Lawin

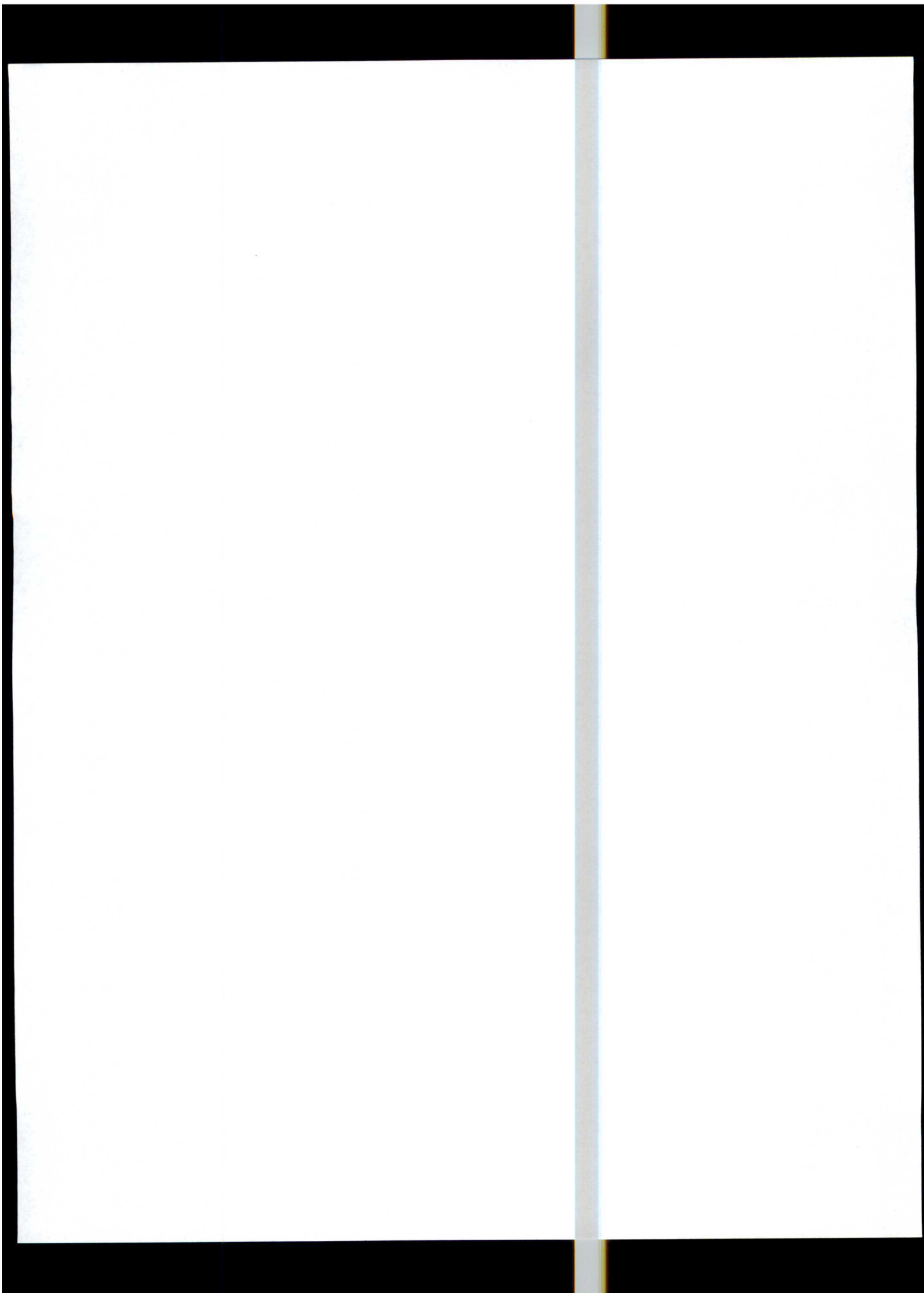
Name (Printed)

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



1523 Franklin St. Proposed Project
Mark Lawin

QUESTION 1

Concern #1 – Structural Damage to Historic 307 Austin St.

Mr. Lawin's property was built in the 1890's (title deed says 1906 due to the SF earthquake) and 1523 Franklin St was built sometime afterwards; the result being both properties are practically touching (and have been for 80+ years), causing structural concerns for Mr Lawin's historic home.

Concern #2 – Non-Permitted Addition's Impact

Around 1950, the owner of 307 Austin built a non-permitted addition to the back of the home (on the plans shown as Lot 019 Rear Yard). This completely enclosed addition does not show in any city plans. This is an unsecured addition without full structural walls, potentially posing hazardous conditions due to next-door construction.

Currently, 1523 Franklin St has an exposed wall that acts as the eastern back rear wall for the first floor dwelling (Unit A) at 307 Austin St. This enclosed living space at Unit A currently houses all electric, water, gas, and laundry for that unit. Upstairs, this non-permitted addition houses the water, gas, and laundry for that dwelling. In addition to housing all utilities, this non-permitted addition acts as a vital part of these 1,000 square foot dwellings (adding 150-200 sqft of usable living space per unit). If this unsecured part of the property is damaged during this proposed construction, this will effectively make the home uninhabitable.

Concern #3 – Emergency Safety

In addition, there is a door/egress that was built as the mandatory secondary emergency exit on the second floor of 307 Austin on to 1523 Franklin St's roof. This door was built as part of the addition. If this is removed, the only way to exit this home in an emergency is through the front door, down a long flight of stairs.

Concern #4 – Lack of Light

The proposed project in its latest iteration completely blocks all access to natural light coming from the east. The east side of the home is the only side to get full light today. Mr. Lawin worked his entire life to save enough money to buy 307 Austin St and feels that losing all natural light will impact the enjoyment and quality of life in this home indefinitely.

After reading San Francisco's General Plan, we believe that some fundamental guideline principles outlined are not being adhered to. Per the San Francisco General Plan Guidelines:

Policy 3.6 – Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction

“When buildings reach extreme bulk, by exceeding the prevailing height and prevailing horizontal dimensions of existing buildings in the area, especially at prominent and exposed locations, they can overwhelm other buildings, open spaces and the natural land forms, block views and disrupt the city’s character. Such extremes in bulk should be avoided by establishment of maximum horizontal dimensions for new construction above the prevailing height of development in each area of the city.”

Given that the proximity of Mr. Lawin’s home (one of the smallest structures on the street) will be completely dwarfed by this new construction, his home will suffer the most from this new project.

Concern #5 - Health Concerns

Due to the proximity of this project, Mr. Lawin is concerned about aggravated noise, shaking of the building, lack of parking during construction, vermin/rats being forced from 1523 Franklin into 307 Austin, excessive dust and dirt ruining the façade of 307 Austin, and increased mental and physical stress for months, if not years. The home will be unlivable from approximately 7a to 7p, 7 days a week, 365 days a year.

Concern #6 – Community Impact

Mr. Lawin strongly urges the commission to reconsider this project based upon its nature. The city is in a housing crisis, and he questions adding an 89-foot, 8-story building for only 7 luxury units, effectively disrupting the neighborhood skylines.

Policy 3.8 – Discourage accumulation and development of large properties, unless such development is carefully designed with respect to its impact upon the surrounding area and upon the city.

Two large, multi-story apartment and condo units have been built in the last 5 years within one block of 1523 Franklin St. This has severely disrupted the tranquility and accessibility of this neighborhood.

The noise, pollution, lack of parking, and general chaos that will impact everyone in this neighborhood for an indefinite period does not seem to add up for only 7 new units. This also impacts the historic nature and community feeling of the neighborhood.

In considering this application for 1523 Franklin St, we ask that the commissioners find non-compliance with San Francisco’s Residential Design Guidelines in the Urban Design portion of San Francisco’s General Plan.

QUESTION 3

Mr. Lawin wants JS-Sullivan to update building plans to allot and remedy for non-permitted addition consideration of the at 307 Austin St property, potential structural damage to historic 307 Austin St, as well as allowing for more natural light to reach 307 Austin St. As referenced above this additional is unsecured and enclosed addition to 307 Austin in in jeopardy of damage that could result in the loss of life if this project is to continue as planned.

Reconsider proposed 7-units for an 8-story building; the negative effects on the neighborhood quality of life far surpasses providing new housing for a limited number of wealthy individuals. As referenced in the city General Plan this project does not fit or uphold the unique buildings and structures in place on small one way alley in San Francisco. We encourage the commission to keep this building commercial in nature and add additional commercial services to a community that is in transition.

Thank you for your consideration in these matters.

Mark Lawin

REUBEN, JUNIUS & ROSE, LLP

February 22, 2019

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

**Re: 1523 Franklin Street
Brief in Support of the Project
Planning Department Case No. 2015-015129DRP
Hearing Date: March 7, 2019
Our File No.: 3446.63**

Dear President Melgar and Commissioners:

Our office is working with JS Sullivan Development (“**Project Sponsor**”), owner of the property located at 1523 Franklin Street (“**Property**”). The Project proposes six new three-bedroom and one four-bedroom residential units suitable for families at very modest floor areas (ranging from 1,864 sq. ft. to 3,307 sq. ft.) in an 8-story building that preserves the existing two-story historic structure, at a highly underutilized opportunity site location (“**Project**”). The Property is located in the Upper Polk District between Bush and Pine Streets, at the corner of Austin Street, a mid-block alley.

The six-floor vertical addition has been thoughtfully designed. The articulation of the massing and fenestration of the street-facing facades relate to the existing historic structure through their organization, rhythm and proportion, providing a recognizable relationship between the new and historic components, while avoiding mimicry. The height is consistent with the evolving building heights of this district. Setbacks in the rear establish a mid-block open space, and a sun access plane along Austin Street. Project renderings are attached as EXHIBIT A, and drawings are attached as EXHIBIT B.

The Discretionary Review (“**DR**”) requester owns the 2-unit residential building located adjacent to the Property at 307 Austin Street. The DR requester’s opposition is based on a variety of unfounded fears about construction impacts that will be fully and professionally addressed by the Project Sponsor, a very experienced developer in San Francisco. The Project Sponsor has communicated extensively with the DR requester to address his concerns, and continues to, including a meeting with Planning Department staff. Though not shown on the existing drawings, the Project Sponsor is willing to provide a matching light well for the DR requester, thus preserving his access to light and air.

For these reasons, we submit that no exceptional or extraordinary circumstances have been established that would justify the exercise of discretionary review and modification of the Project. Staff also recommends approval of the Project as proposed.

A. PROJECT BACKGROUND

1. The Proposed Project

The proposed Project adds 6 stories to an existing 2-story building. The new structure will provides 7 off-street parking spaces, approximately 649 sq. ft. of ground floor commercial space fronting Franklin Street, and 7 residential units above, averaging 2,190 sq. ft. in size. The zoning allows a maximum of 7 units. The building will reach a height of 83'-7" approximately 47' below the height limit (130'). Usable open space will be provided as private patios and balconies at floors two through eight.

To preserve the character of the existing building, a front setback along Franklin Street was established at 13'-6" from the frontage. Additionally, a 6'-0" setback along Austin Street was established at the third story to distinguish the new construction from the existing.

A modified open space was created at the southwest corner of the lot at the second story and above – a 25% setback in the north/south direction and in the east/west direction aligns with the rear building wall and lot line of the neighbor to the south. This establishes a mid-block open space pattern.

The new construction is additionally set back at a point 60'-0" from the corner along Austin Street per Planning Code section 262.1 to create a sun access plane. At this feature, the building steps back along a 45 degree plane from the third story and above.

The Project Sponsor considered the density bonus programs for this site. However, it became apparent this was not possible. Additional floors would result in the project becoming a High-Rise, and would require life-safety components. The lot size is approximately 4,200 sq. ft. It would be physically impossible to accommodate the life-safety requirements in such a small footprint.

2. Historic Resources

Preservation staff has determined that the Property is individually eligible for listing in the California Register for its association with building LGBTQ communities in San Francisco from the 1960s through the 1990s. The period of significance is 1976, and reflects the year when the Institute for Advanced Study of Human Sexuality was founded at the Property. The DR requestor's building at 307 Austin Street also is an identified historic resource.

The Project includes a partial restoration of the existing building as well as the vertical addition, set back from the facades. Preservation staff has evaluated the massing and design, and

determined that the Project complies with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, and will not cause a significant unavoidable impact to the Property or to the DR requester's property at 307 Austin Street.

3. Rear Yard Modification and Variance

The Project meets the criteria of Planning Code Section 134(e)(1) to qualify for a rear yard modification, and is seeking a variance from Section 144 because the parking is located less than 25 feet from Austin Street. The Zoning Administrator considered the rear yard modification and variance at a public hearing on September 26, 2018, and took the matter under submission.

B. THE STANDARD FOR DISCRETIONARY REVIEW HAS NOT BEEN MET

Discretionary review is a “special power of the Commission, outside of the normal building permit approval process. It is supposed to be used only when there are exceptional and extraordinary circumstances associated with the proposed project.”¹ The discretionary review authority is based on Sec. 26(a) of the Business & Tax Regulations Code, and moreover, pursuant to the City Attorney's advice, it is a “sensitive discretion ... which must be exercised with the utmost restraint.” Exceptional or extraordinary circumstances have been defined as complex topography, irregular lot configuration, unusual context, or other circumstances not addressed in the design standards.

The DR power provides the Planning Commission with the authority to modify a project that is otherwise Code compliant, and while the Commission has latitude in hearing DR cases, the DR power can be exercised only in situations that contain exceptional or extraordinary circumstances.

As described below, the DR requester has failed to establish any exceptional or extraordinary circumstances that are necessary for the Planning Commission to exercise its DR power, and thus the request for DR should be denied.

1. Potential Structural Impact and the DR Requester's Unpermitted Addition

The DR requester expresses concerns about potential structural damage to his home and the unpermitted addition at the rear. The concerns are unfounded. The Project Sponsor has been building and developing in San Francisco for over 40 years. In the past 6 years, they have completed or are constructing 8 projects of a similar size as the Project and with similar site constraints.

The Project Sponsor practices safe construction practices and standards and would not allow for damage to neighboring properties, including properly shoring and/or underpinning along adjacent properties to ensure their stability, and that of the public right of way. This is a common construction practice.

¹ Planning Department publication for the Application Packet for Discretionary Review.

The DR requester also expresses concern about an unpermitted door along the property line that he believes is a second means of egress for the dwelling unit, onto the roof of the existing building at the Property. (Please see photos attached as EXHIBIT C.) But this door cannot be used as an emergency exit door because a property cannot lawfully exit onto the roof of another property.

2. Light and Air Impacts

The DR requester's building has an existing property line widow that will be covered by the Project. (EXHIBIT C.) Property line windows are unprotected under the Building Code. As to the DR requester's light well, the Project Sponsor is willing to provide a matching light well. (EXHIBIT C.) The Project in no other way impacts the DR requester's access to light and air as there is no rear yard or other windows facing the Property.

3. Health and Parking Concerns

We appreciate the DR requester's concerns about construction impacts (noise, parking, dust, etc.). The Project Sponsor will take all necessary measures to mitigate these impacts, as they have with their many other projects in the City, and in accordance with City requirements. These include controlling dust by watering during demolition and excavation, and using netting to capture airborne dust during construction. We will also have traffic control and will work closely with neighbors concerning the construction schedule and parking impacts.

C. CONCLUSION

We submit that no exceptional or extraordinary circumstances have been identified in this case that would justify the Planning Commission's exercise of discretionary review. In an urban environment, any new development will have certain impacts on neighbors; this Project has been carefully designed to minimize such impacts. The Project brings much-needed residential units with desirable floor areas and bedroom counts, in a thoughtfully designed building that preserves the existing historic resource at the Property. For these reasons, we respectfully request the Planning Commission deny the DR request and approve the Project as proposed.

Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

Thomas Tunny

Enclosures

Planning Commission

February 22, 2019

Page 5

cc: Vice President Joel Koppel
Commissioner Rodney Fong
Commissioner Rich Hillis
Commissioner Milicent Johnson
Commissioner Kathrin Moore
Commissioner Dennis Richards
Jonas Ionin, Commission Secretary
David Winslow, Planning Department
JS Sullivan Development

EXHIBIT A

Renderings

1523 FRANKLIN STREET

PLANNING REVIEW



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A2.08	ROOF
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A3.01	ELEVATIONS
A3.02	ELEVATIONS
A4.00	SECTION
A6.01	3D PERSPECTIVE

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428 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94103
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mail@rg-architecture.com



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OWNER
303 Austin Street, LLC
2044 Fillmore Street, 3rd Floor
San Francisco, CA 94115

PROJECT NAME
1523 Franklin Street
San Francisco, CA 94109

BLOCK/LOT
0665/005

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COVER SHEET

G0.00



307 Austin Street

GENERAL NOTES

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428 SOUTH VAN NESS AVENUE
 SAN FRANCISCO, CA 94103
 415.649.6202
 mail@rg-architecture.com



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RENDERING

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mail@rg-architecture.com



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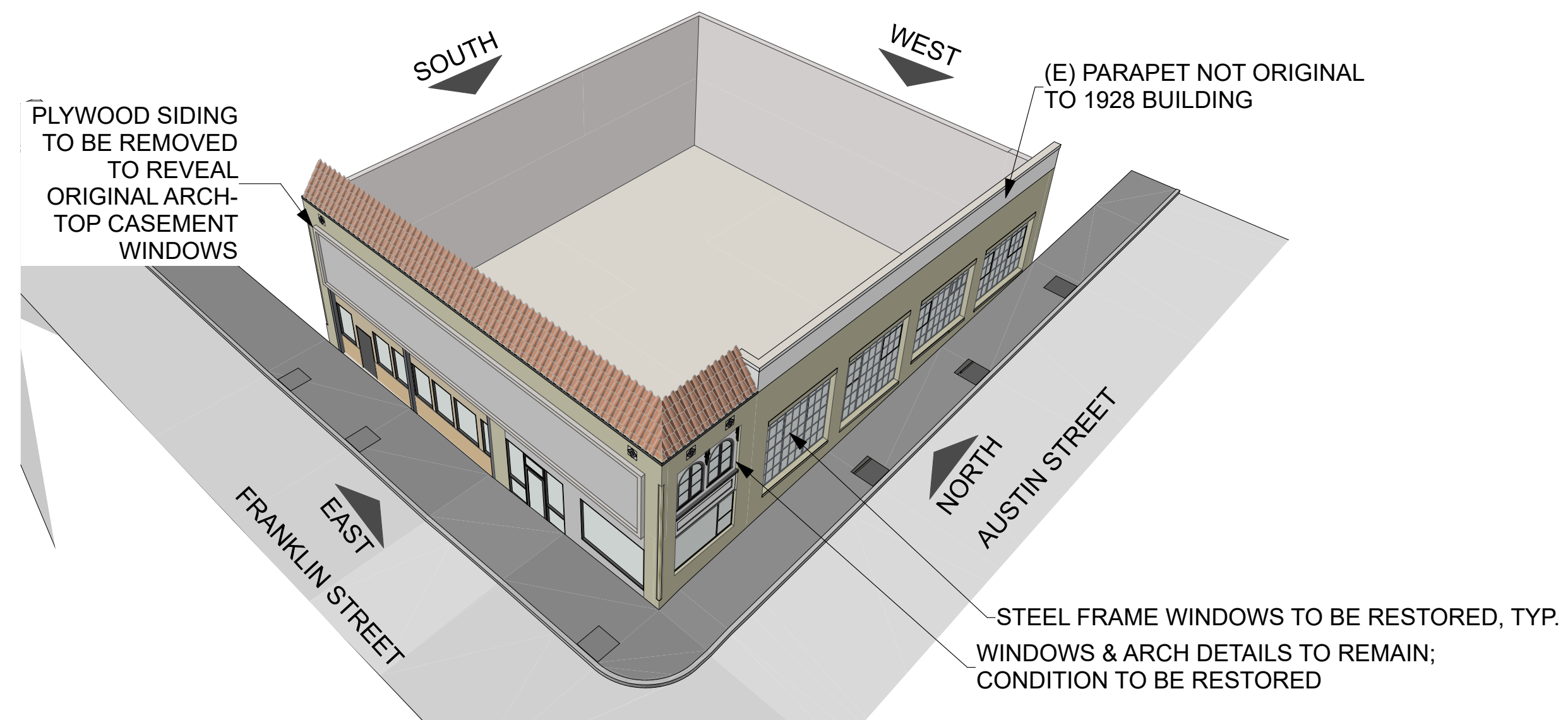
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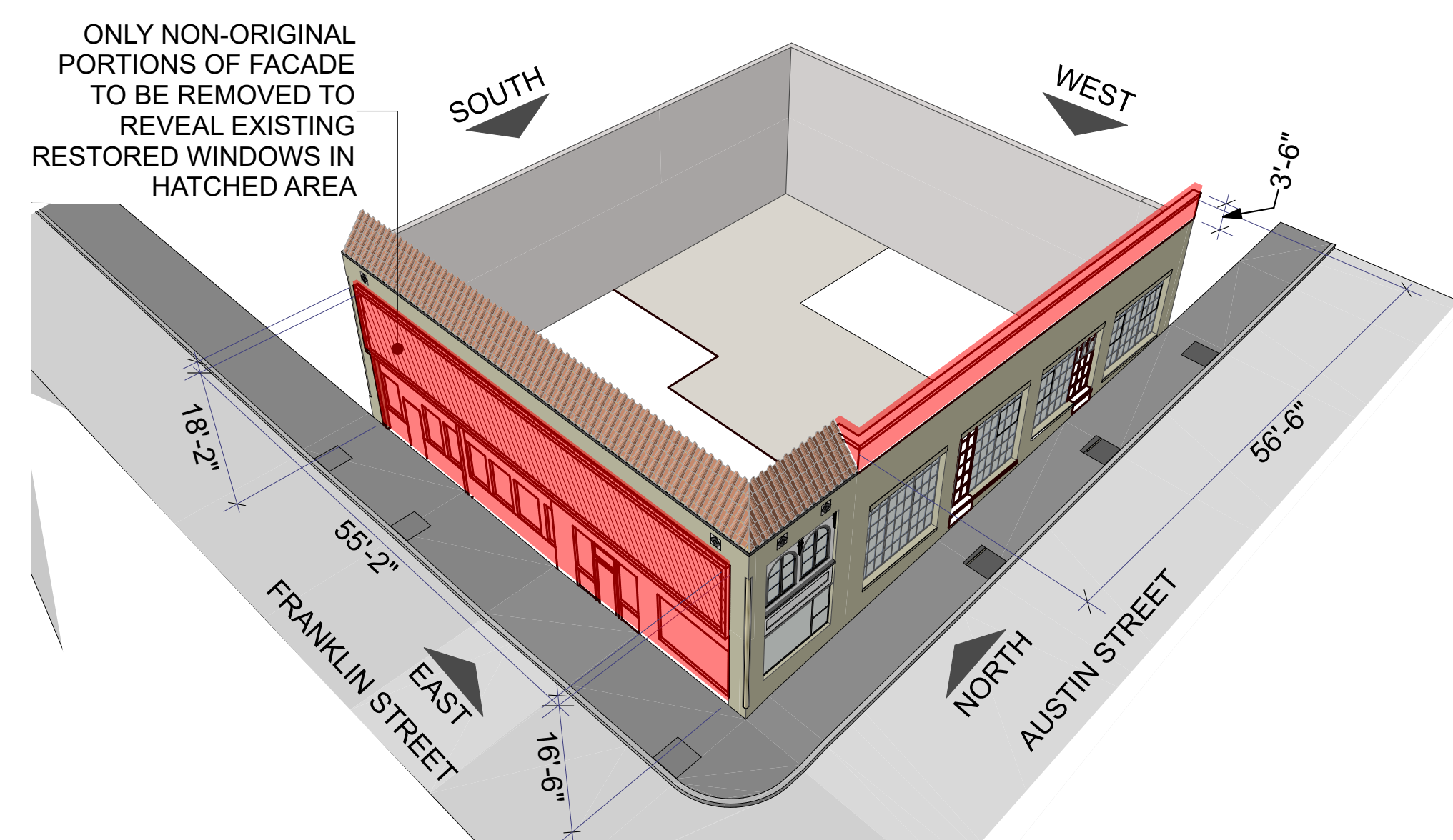
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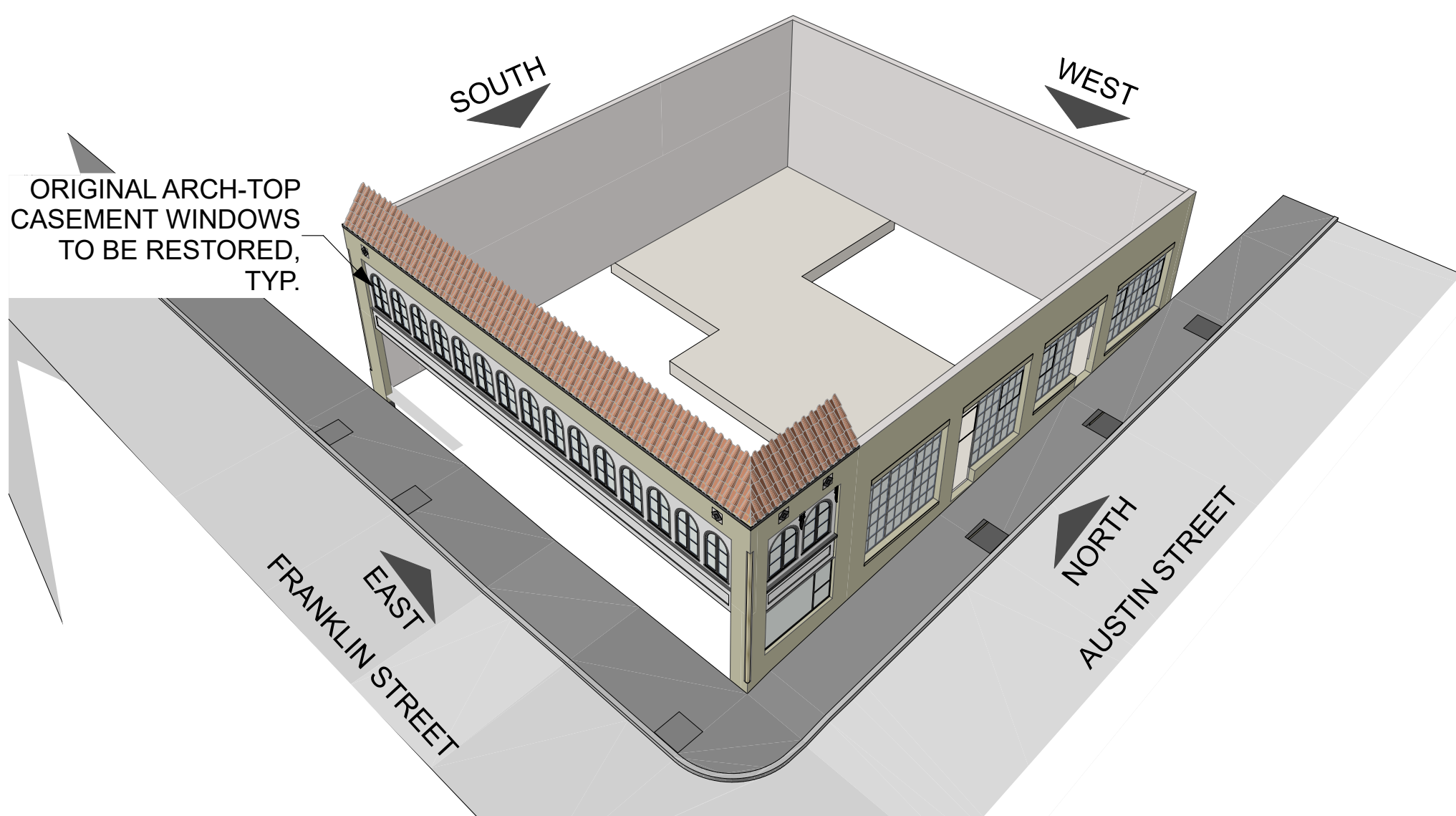
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DEMO DIAGRAM - EXISTING
NOT TO SCALE 2



DEMO DIAGRAM - AREA TO BE DEMOLISHED
NOT TO SCALE 3



DEMO DIAGRAM - PRESERVED BUILDING ELEMENTS
NOT TO SCALE 4

EXTERIOR WALL AREAS			
ELEMENTS	AREA	AREA REMOVED	% REMOVED
EAST (FRANKLIN)	1470 SF	956 SF	65%
NORTH (AUSTIN)	1387 SF	196 SF	14%
WEST	1278 SF	0 SF	0%
SOUTH	1526 SF	0 SF	0%
TOTAL	5661 SF	1152 SF	20%

EXTERIOR WALLS FACING PUBLIC STREETS			
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TOTAL	2857 SF	1152 SF	40%

NOTE APPROX. 50% OF THIS AREA REMOVED TO REVEAL ORIGINAL FAÇADE

Demo Calculations - Franklin 1



Corner Existing 2



CORNER VIEW 1



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3D PERSPECTIVE

EXHIBIT B
Project Plans

1523 FRANKLIN STREET

PLANNING REVIEW



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A4.00	SECTION
A6.01	3D PERSPECTIVE

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428 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94103
415.649.6202
mail@rg-architecture.com



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T 415.206.1678
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COVER SHEET

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VIEW FROM FRANKLIN ST. AND BUSH ST.

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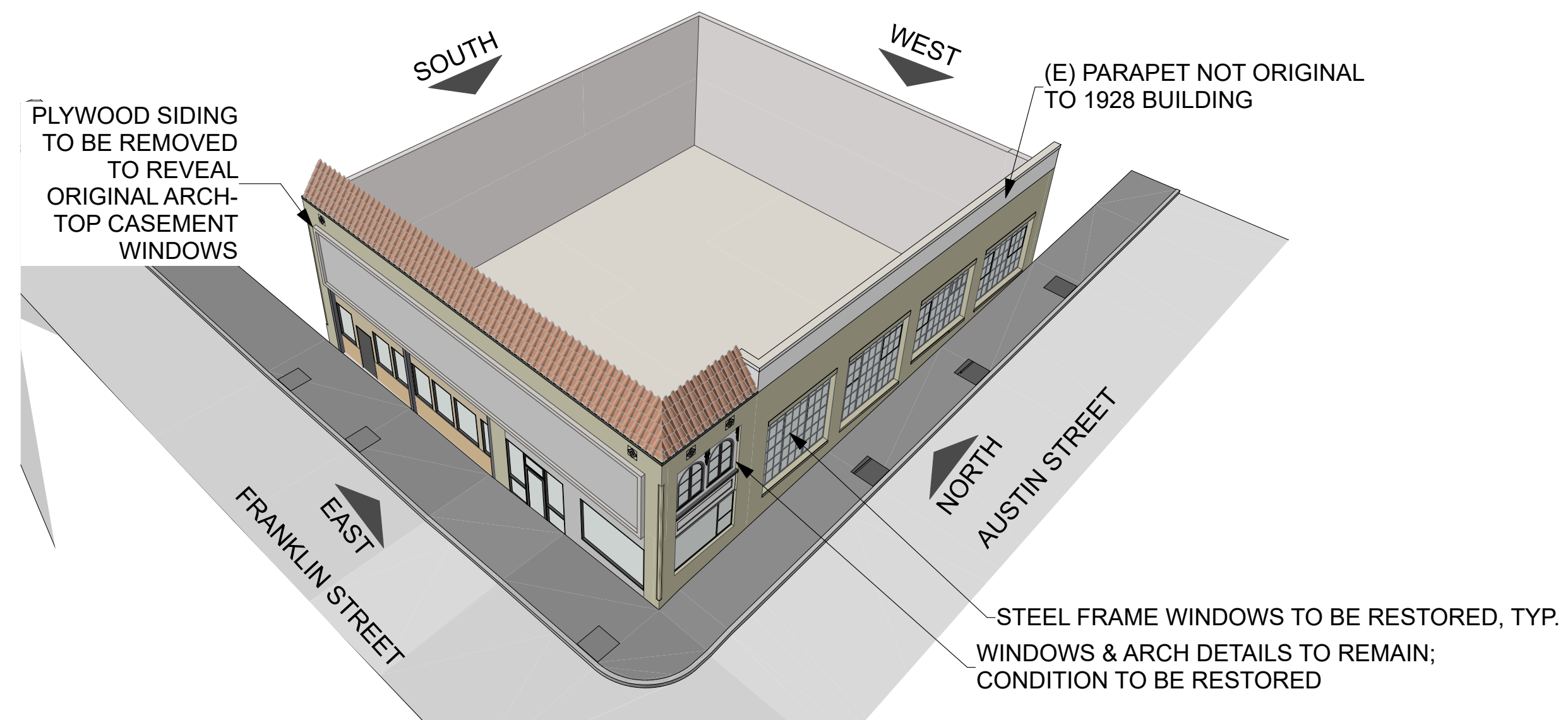
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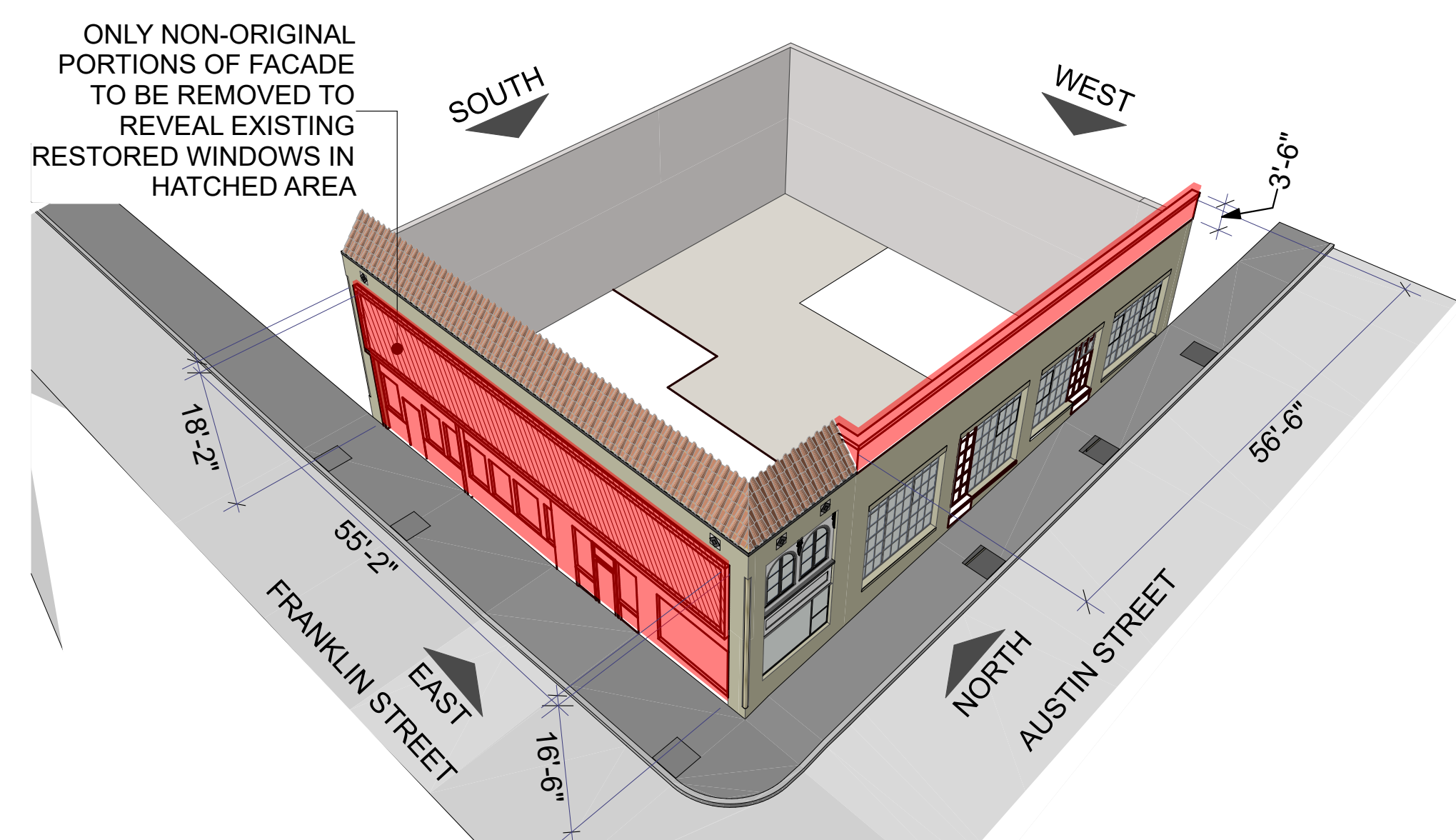
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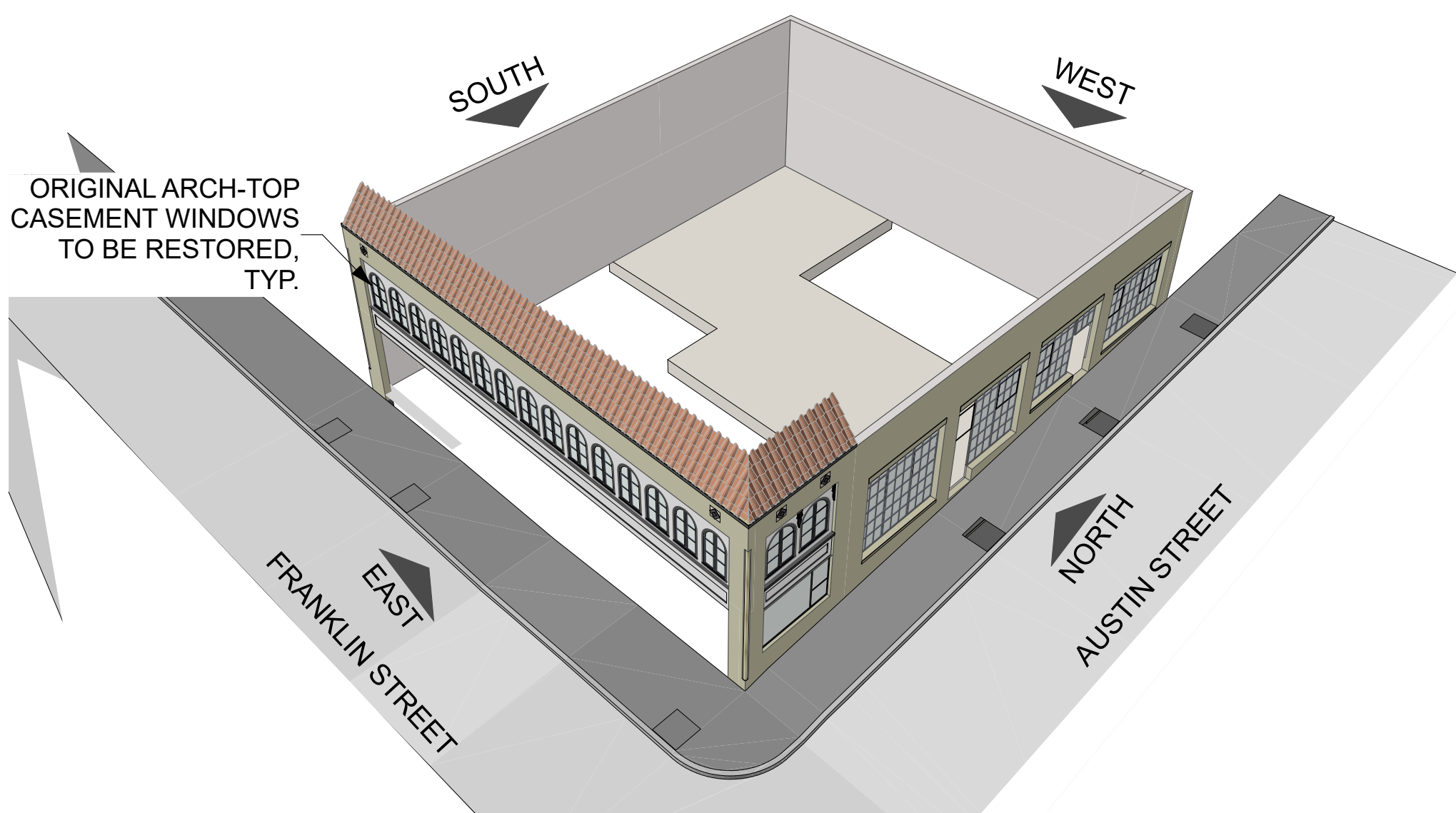
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Demo Calculations - Franklin 1



Corner Existing 2



CORNER VIEW 1



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OWNER

303 Austin Street, LLC
2044 Fillmore Street, 3rd Floor
San Francisco, CA 94115

PROJECT NAME

1523 Franklin Street
San Francisco, CA 94109

BLOCK/LOT
0665/005

SCALE

AS NOTED

DRAWN BY

TG, EP

CHECKED BY

RG

PROJECT NO.

201613

DATE OF PUBLICATION

5/11/18

PRESERVATION
DIAGRAM & CALCS

GO.04

Green Building: Site Permit Submittal

BASIC INFORMATION:

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

Project Name 1523 FRANKLIN STREET	Block/Lot 0665 / 005	Address 1523 FRANKLIN STREET
Gross Project Area 24,458 SF	Primary Occupancy RESIDENTIAL	8
Design Professional/Applicant: Sign & Date 303 AUSTIN STREET, LLC		

Instructions:

under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

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

AND

(b) number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

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

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	●
W Projects that include ≥ comply with the SFPUC W 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.)	●
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)	●
Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes

*New Residential High-Rise" column. New residential with 3 or fewer

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

LEED PROJECTS

	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
Type of Project Proposed (Indicate at right)						
Overall Requirements:						
(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		
(n/r indicates a measure is not required)						
Construction Waste Management - 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
Energy Use Comply with California Title-24 Part 6 (2013) and meet LEED minimum energy performance (LEED EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR 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	●	Meet LEED prerequisite	●			Meet LEED prerequisite
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	●	●	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SS4.2.	●			●		See San Francisco Planning Code 155
Designated parking: Mark 8% of total parking stalls for	●			●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	● (addition only)	n/r
Air Filtration: Provide at least MERV occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior	●		See CBC 1207	●	● (envelope alteration & addition only)	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000 ³
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. ³		
Type of Project Proposed (Check box if applicable)		
Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SS4.2).	●	●
Provide stall marking for spaces.	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor W Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 01350, 3. NSF/ANSI 140 at the Gold level, 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●
in the 2009 Collaborative the Resilient Floor	●	●
Covering Institute (RFCI) FloorScore program.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party	●	● (envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management - Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR total electricity use (LEED EA6).	●	n/r



REVISIONS

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05/11/18		NOPDR #2 RESPONSE

ISSUE

05/11/18 NOPDR #2 RESPONSE

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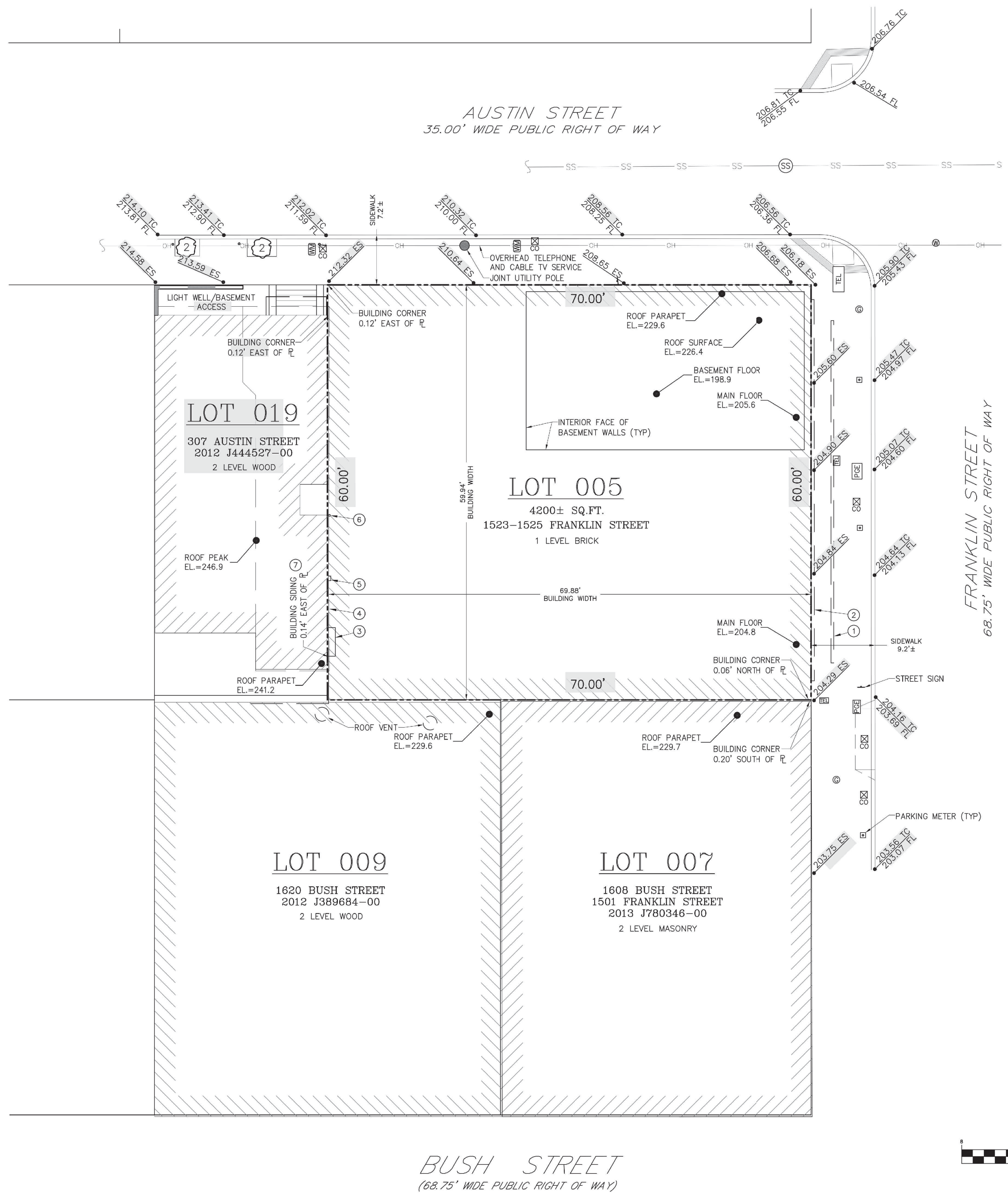
PROJECT NAME
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San Francisco, CA 94109

BLOCK/LOT
0665/005

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GREENPOINT CHECKLIST

G0.05



- POSSIBLE ENCROACHMENTS:**
- A LINEAR LIGHT ASSEMBLY MOUNTED TO THE FACE OF THE 1-STORY BRICK BUILDING ON LOT 005 ENCLOSES ONTO THE RIGHT-OF-WAY BY 3.3' AT AN ELEVATION OF 224.1'.
 - AN ARCHITECTURAL FEATURE ON THE FACE OF THE 1-STORY BRICK BUILDING ON LOT 005 ENCLOSES ONTO THE RIGHT-OF-WAY BY 0.5' AT AN ELEVATION OF 214.4'-223.9'.
 - A BAY WINDOW MOUNTED TO THE FACE OF THE 2-STORY WOOD FRAME BUILDING ON LOT 019 ENCLOSES ONTO LOT 005 BY 1.1' AT AN ELEVATION OF 230.9'-235.5'.
 - TRIM ON THE ROOF PARAPET ON THE 2-STORY WOOD FRAME BUILDING ON LOT 019 ENCLOSES ONTO LOT 005 BY 0.3' AT AN ELEVATION OF 241.2'.
 - A VENT ASSEMBLY ON THE FACE OF THE 2-STORY WOOD FRAME BUILDING ON LOT 019 ENCLOSES ONTO LOT 005 BY 0.5' AT AN ELEVATION OF 238.1'.
 - A VERTICAL PIPE ON THE FACE OF THE 2-STORY WOOD FRAME BUILDING ON LOT 019 ENCLOSES ONTO LOT 005 BY 0.4'.
 - THE SIDING OF THE BUILDING ON 019 ENCLOSES APPROXIMATELY 0.14' ON TO LOT 005.

- GENERAL NOTES:**
- ALL ANGLES ARE NINETY DEGREES UNLESS OTHERWISE NOTED.
 - ALL DISTANCES ARE IN TENTHS AND HUNDREDTHS OF FEET.
 - ELEVATIONS ARE BASED UPON THE CITY AND COUNTY OF SAN FRANCISCO "NEW" DATUM. BENCHMARK #11815 LOCATED AT THE SOUTHWEST CORNER OF VAN NESS AVENUE AND BUSH STREET, ELEVATION = 181.519.

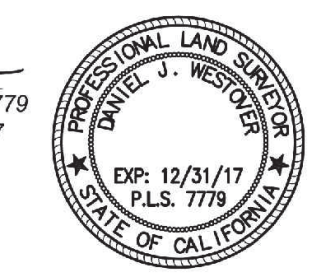
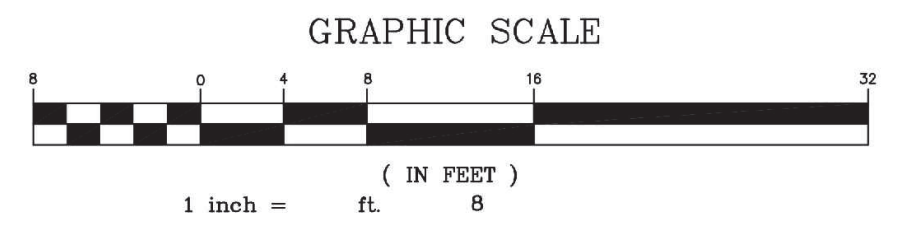
UTILITY NOTE:
 UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM OBSERVED SURFACE EVIDENCE, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. IT IS RECOMMENDED TO HAVE ALL UNDERGROUND UTILITIES ACCURATELY LOCATED PRIOR TO ANY EXCAVATION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION OF UNDERGROUND OR HIDDEN UTILITIES.

LEGEND

---	PROPERTY LINE
⊠	PARKING METER
⊠	WATER METER
⊠	PGE BOX
⊠	TELEPHONE BOX
⊠	CABLE TV BOX
⊠	WATER VALVE AND SIZE
⊠	GAS VALVE
⊠	SEWER CLEANOUT
⊠	STREET SIGN
⊠	SEWER MANHOLE
⊠	BUILDING FOOTPRINT
GD	GRADE
ES	EXISTING SURFACE
TC	TOP OF CURB
FL	FLOWLINE

SURVEYOR'S STATEMENT:
 This map was prepared by me or under my direction and is based upon a field survey at the request of JS Sullivan Development, LLC in January 2016.

BY: *Daniel J. Westover*
 DANIEL J. WESTOVER, L.S. 7779
 LICENSE EXPIRES: 12/31/2017
 DATE: 5/26/16



336 CLAREMONT BLVD. STE 2
 SAN FRANCISCO, CA 94127
 (415) 242-5400
 www.westoversurveying.com

WS
 Westover
 Surveying

NO.	DATE	COMMENTS	JOB NO.
1			16005

DRAWN BY: SCH
 CHECKED BY: LW
 DATE: 01/29/2016
 SCALE: 1"=8'

SITE SURVEY
 1523-1525 FRANKLIN STREET
 LOTS 005 OF ASSASSIN'S SUICIDE 0665
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

SHEET
 1 of 1



REVISIONS

NO.	DATE	ISSUE
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05/11/18		NOPDR #2 RESPONSE

ISSUE
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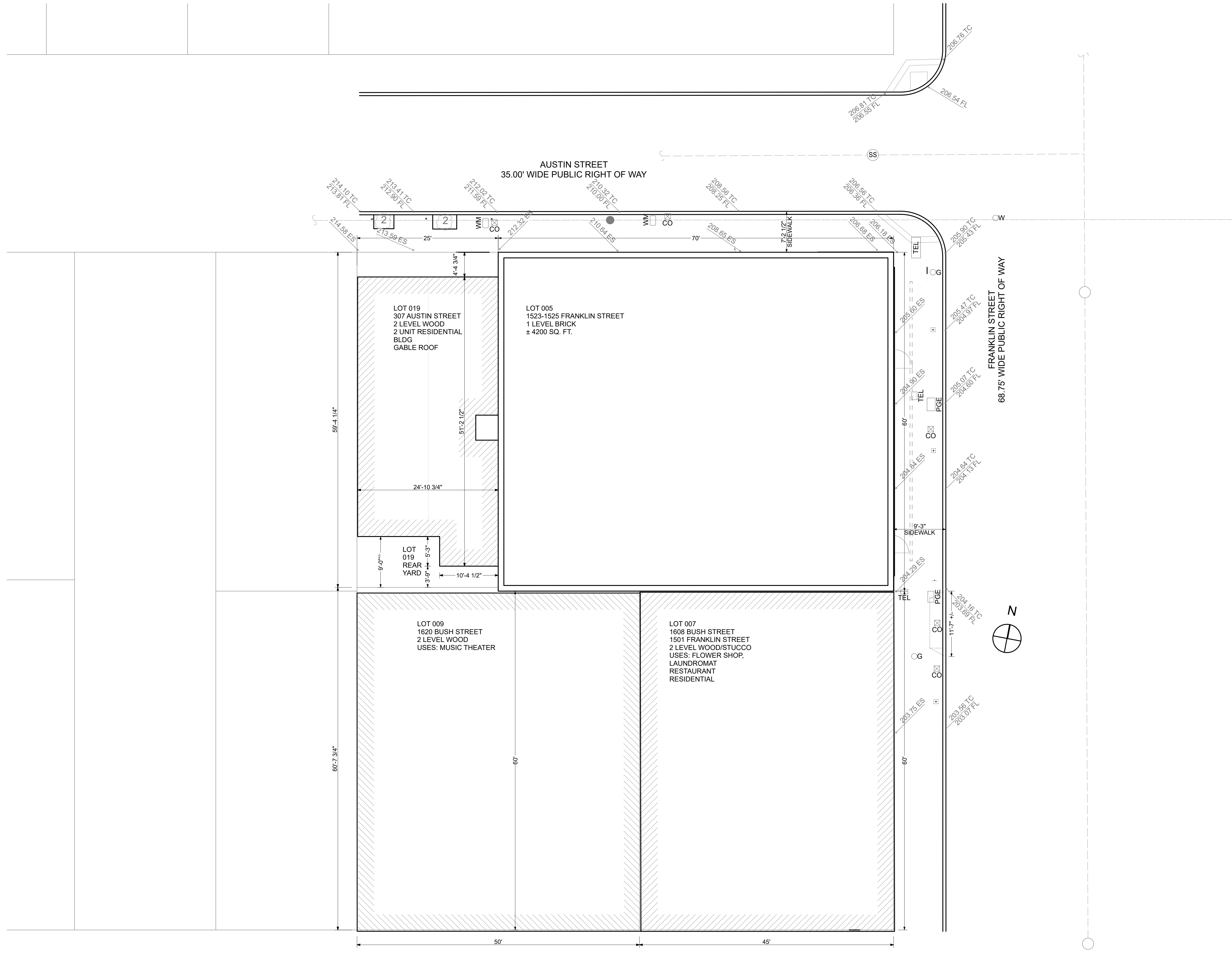
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SITE SURVEY

G0.06



GENERAL NOTES

SHEET NOTES

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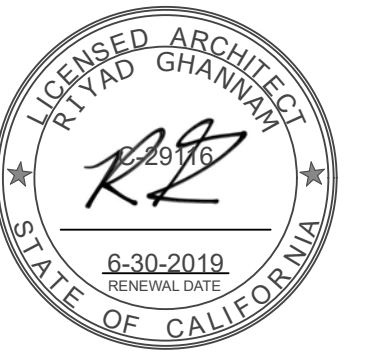
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(E) SITE PLAN

A0.05

BUSH STREET
(68.75' WIDE PUBLIC RIGHT OF WAY)





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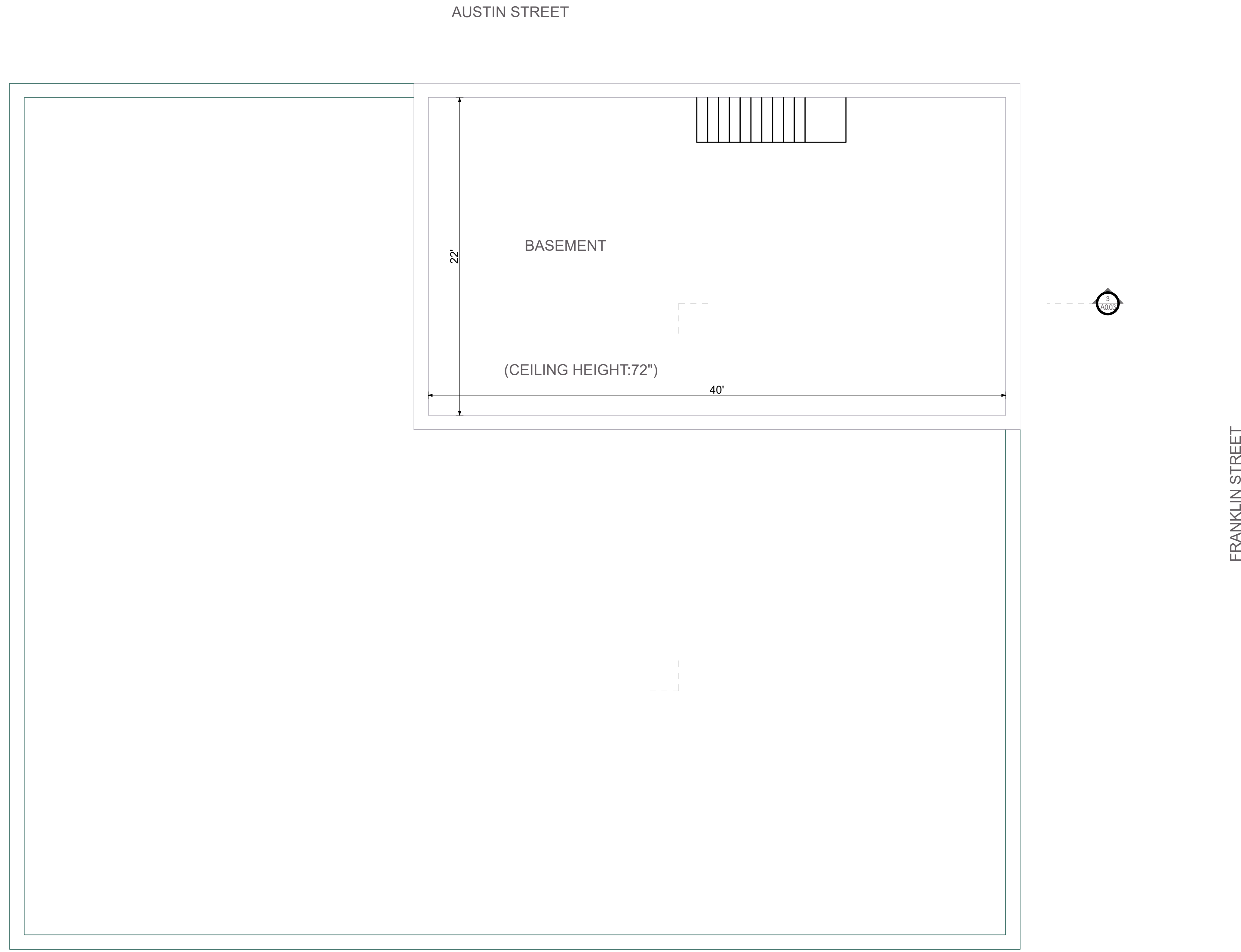
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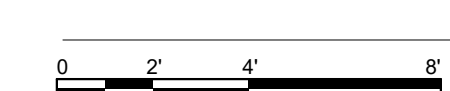
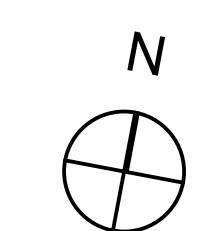
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(E) BASEMENT

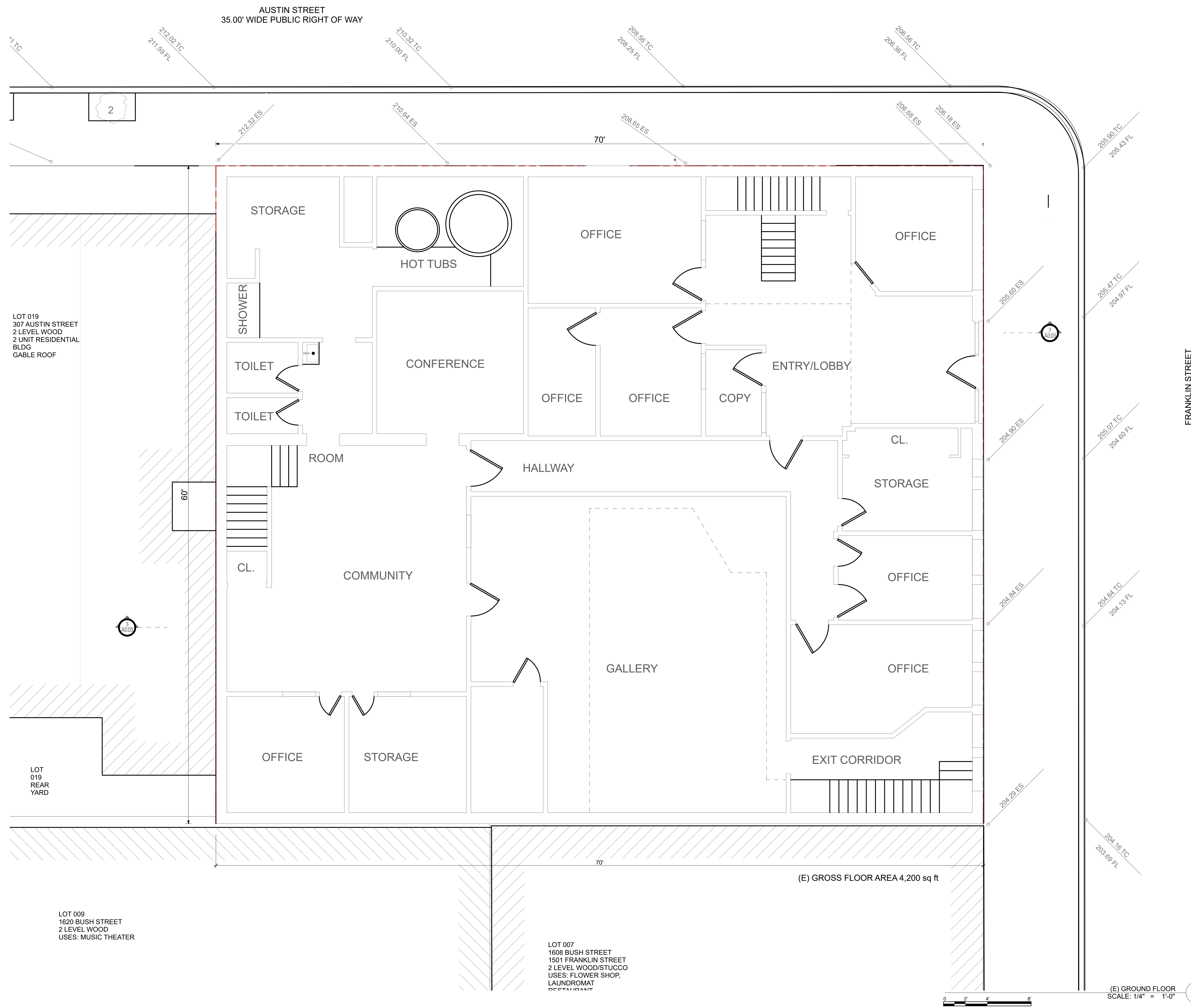
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(E) GROSS FLOOR AREA 1,008 sq ft



(E) GROUND FLOOR
SCALE: 1/4" = 1'-0"



GENERAL NOTES

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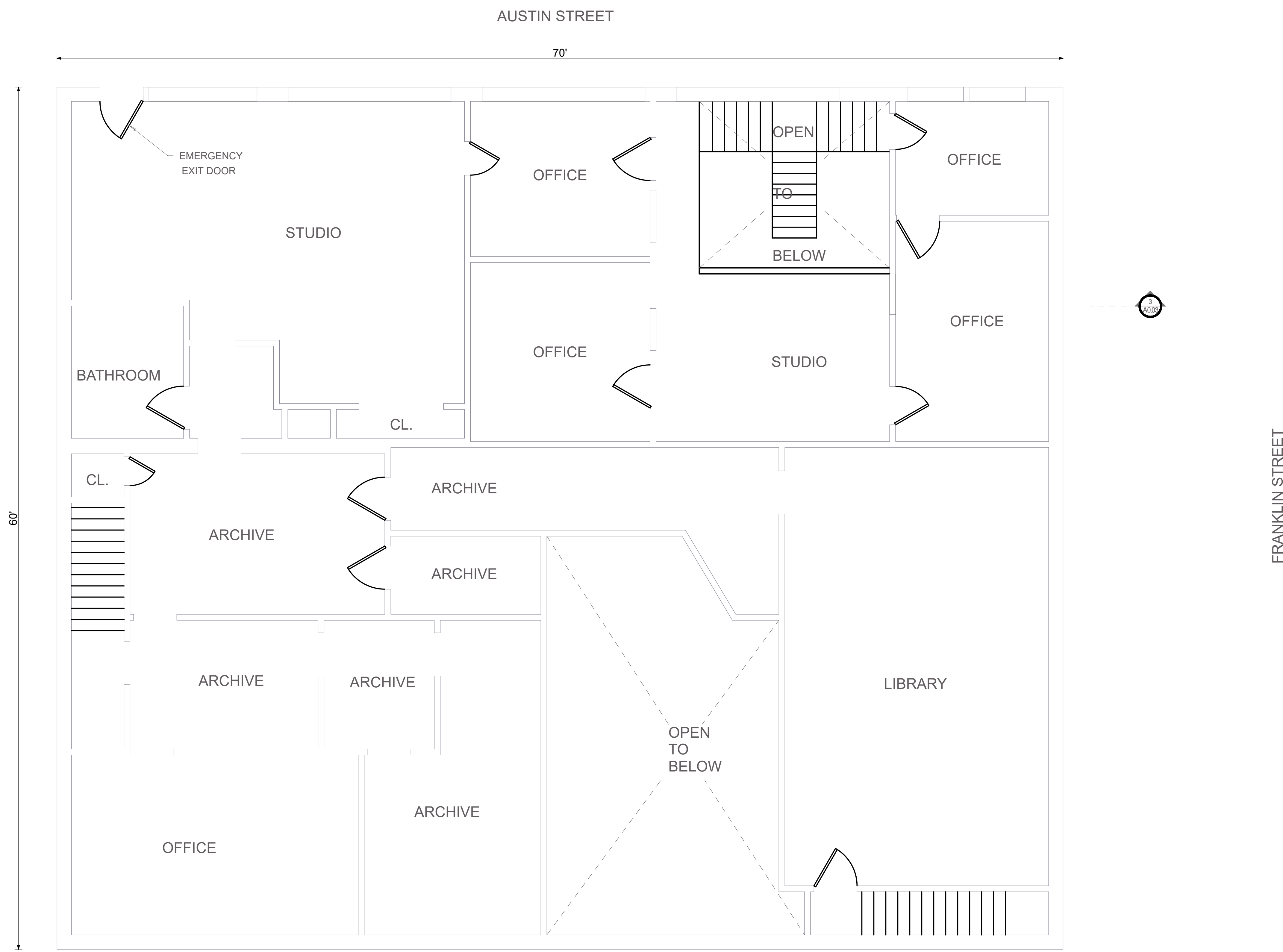
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(E) GROUND FLOOR

A0.01

(E) GROUND FLOOR
SCALE: 1/4" = 1'-0"



(E) GROSS FLOOR AREA 4,200 sq ft

(E) 2ND FLOOR
SCALE: 1/4" = 1'-0"

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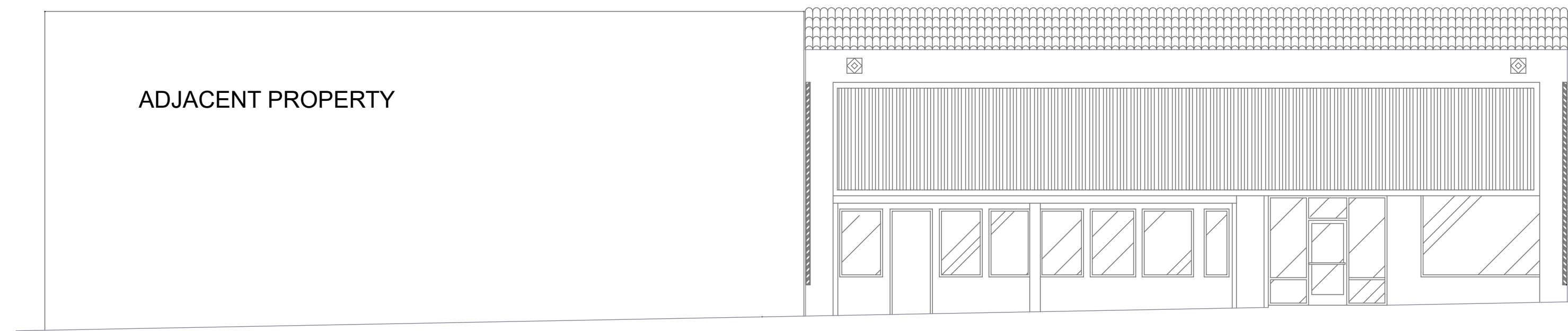
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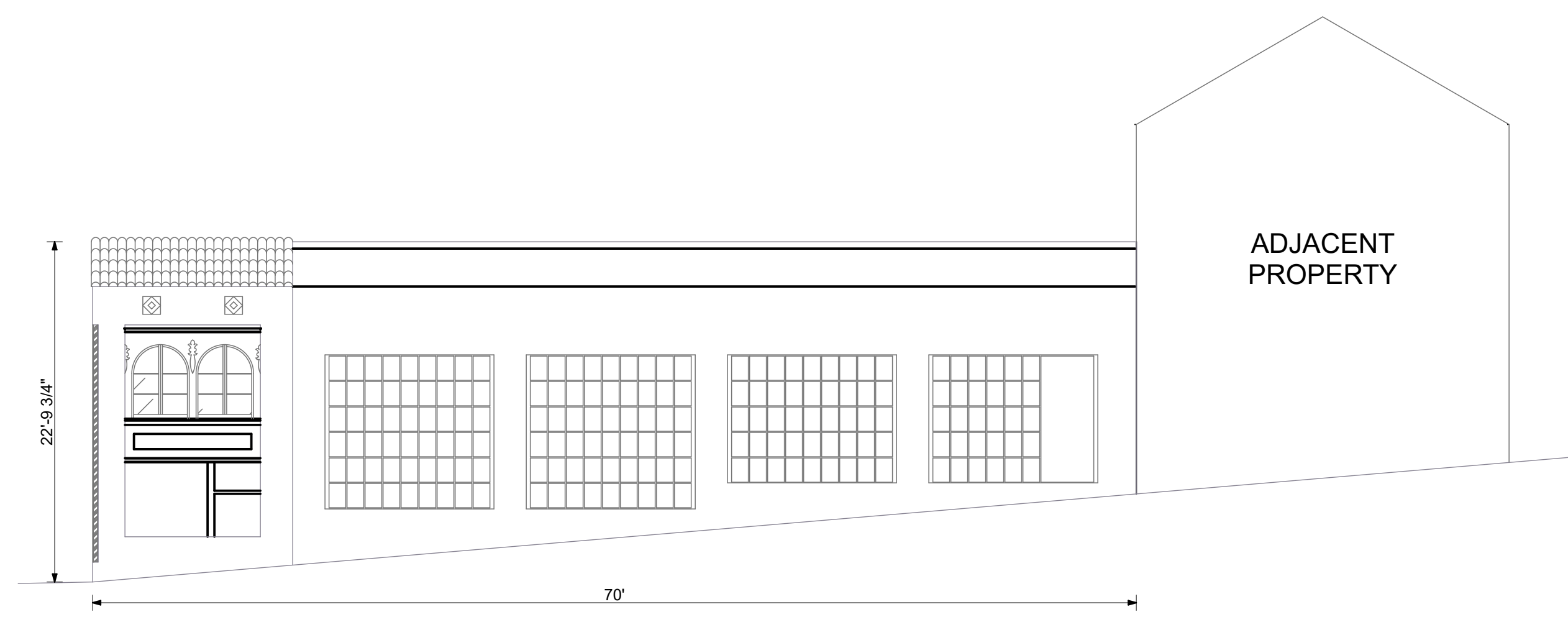
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(E) 2ND FLOOR

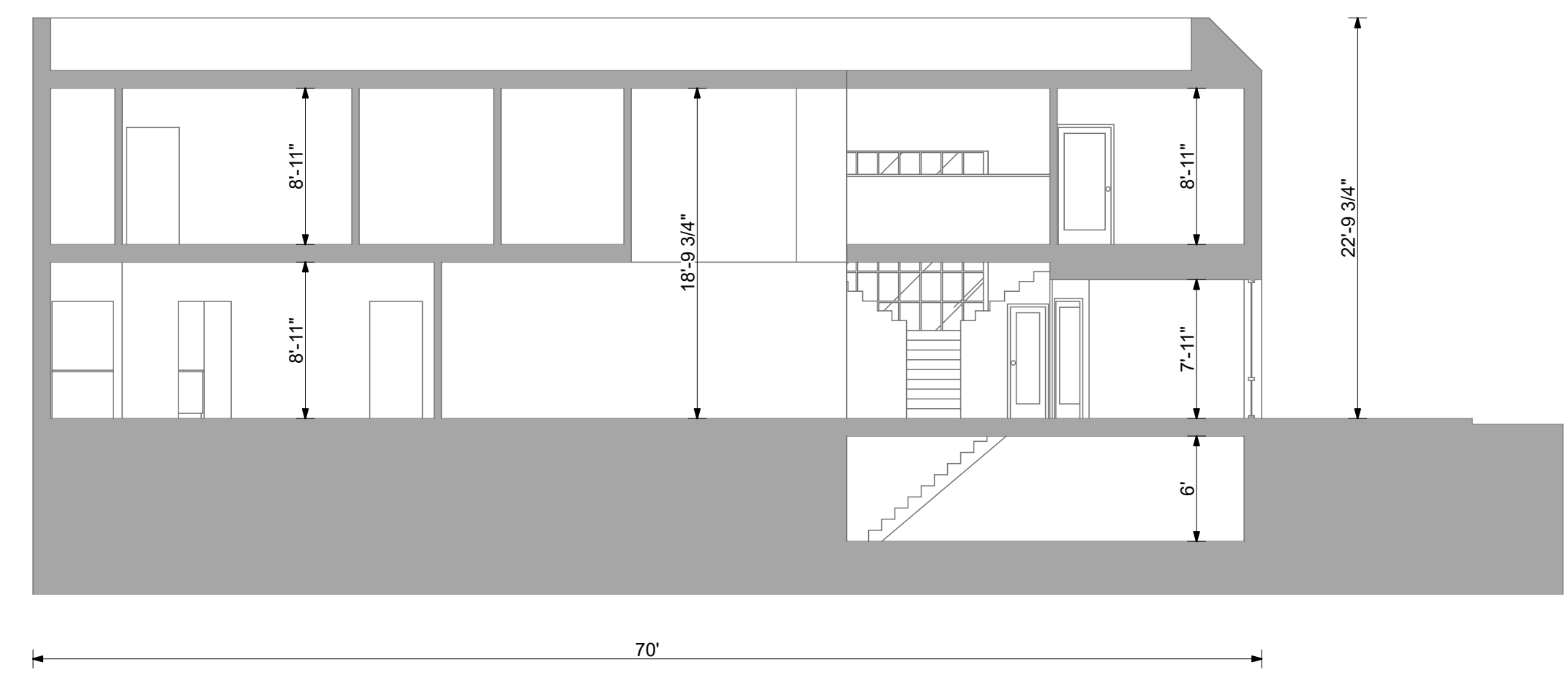
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(E) EAST ELEVATION
SCALE: 1/8" = 1'-0" 1



(E) NORTH ELEVATION
SCALE: 1/8" = 1'-0" 2



(E) SECTION
SCALE: 1/8" = 1'-0" 3

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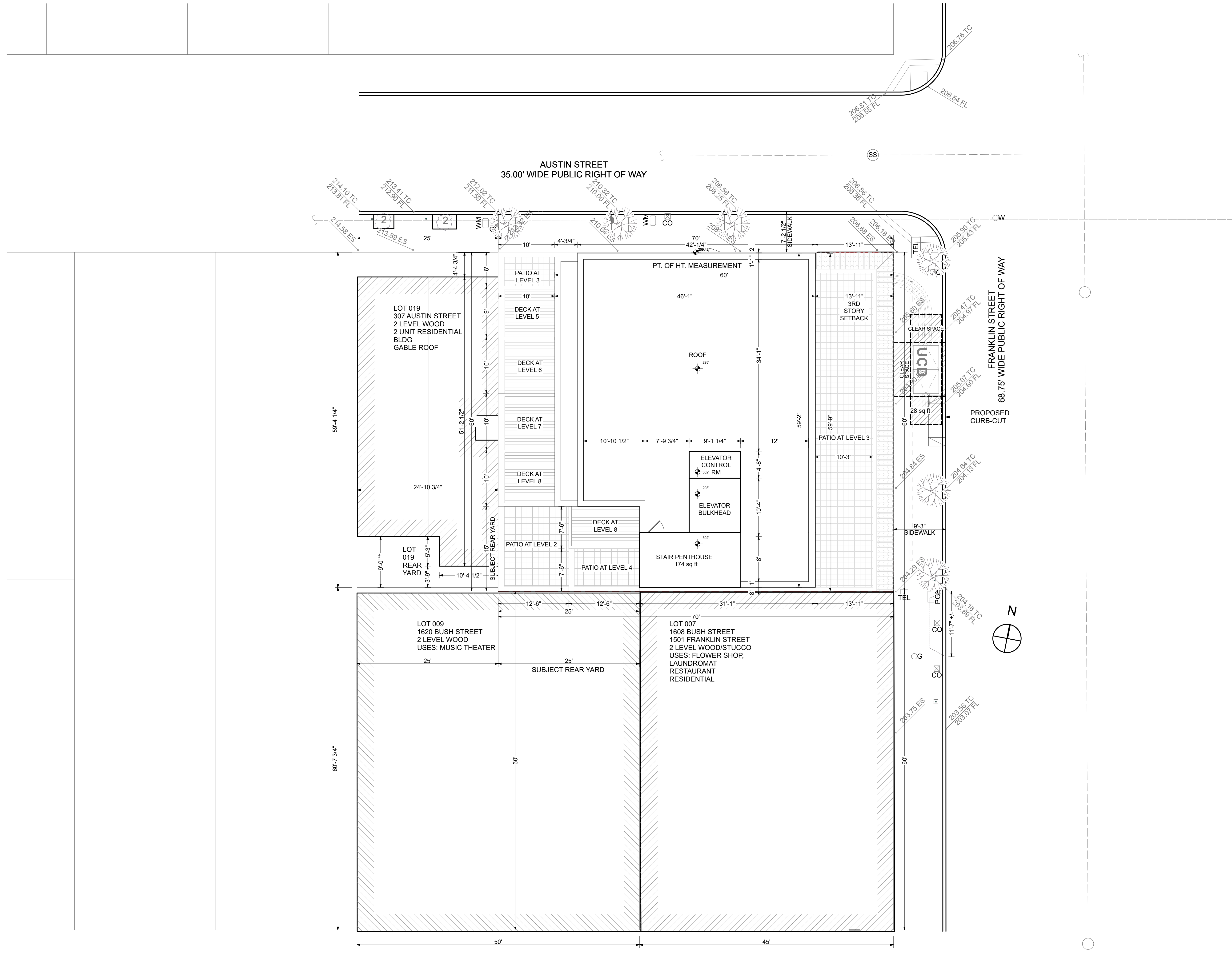
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(E) ELEVATIONS

A0.03



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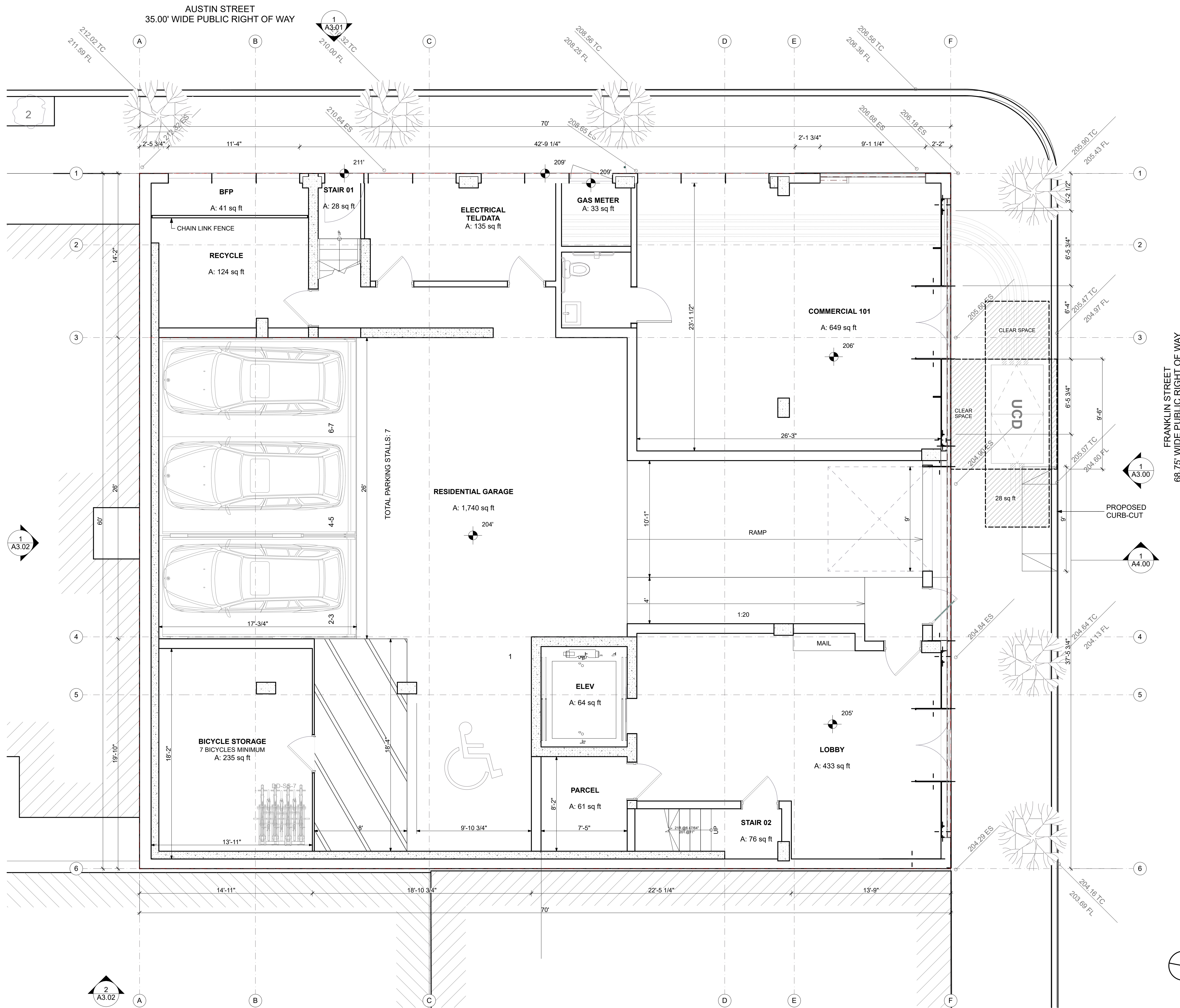
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PROPOSED SITE PLAN

A1.1

BUSH STREET
(68.75' WIDE PUBLIC RIGHT OF WAY)



FRANKLIN STREET
68.75' WIDE PUBLIC RIGHT OF WAY

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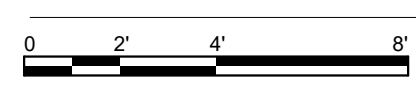
5/11/18

GROUND FLOOR

A2.00

GROUND FLOOR
SCALE: 1/4" = 1'-0"

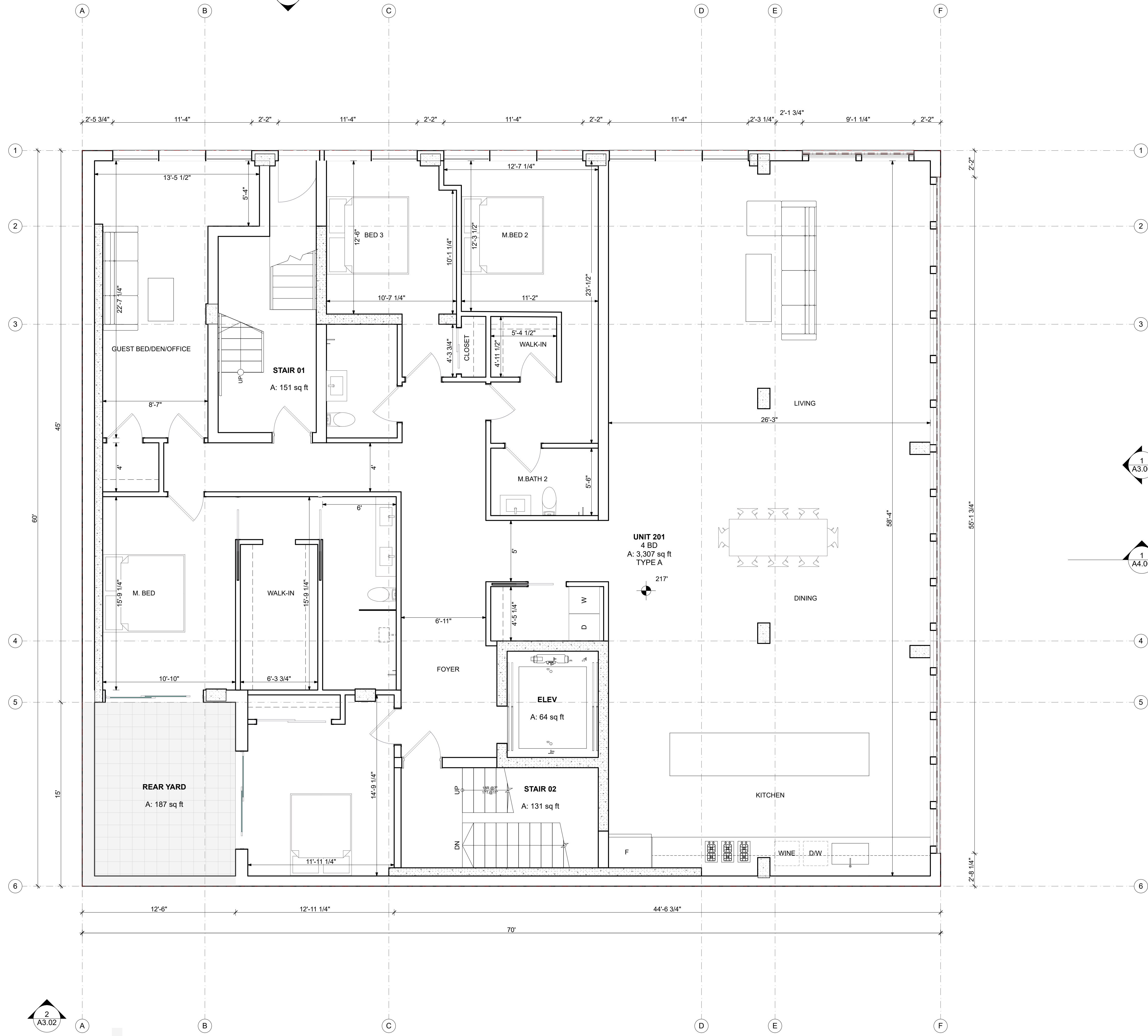
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2
A3.02

1
A3.02

AUSTIN STREET
35.00' WIDE PUBLIC RIGHT OF WAY



UNIT 201
4 BD
A: 3,307 sq ft
TYPE A

FRANKLIN STREET
68.75' WIDE PUBLIC RIGHT OF WAY



LEVEL 2
SCALE: 1/4" = 1'-0"

GENERAL NOTES

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ISSUE

05/11/18 NOPDR #2 RESPONSE

OWNER

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2044 Fillmore Street, 3rd Floor
San Francisco, CA 94115

PROJECT NAME

1523 Franklin Street
San Francisco, CA 94109

BLOCK/LOT

0665/005

SCALE

AS NOTED

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PROJECT NO.

201613

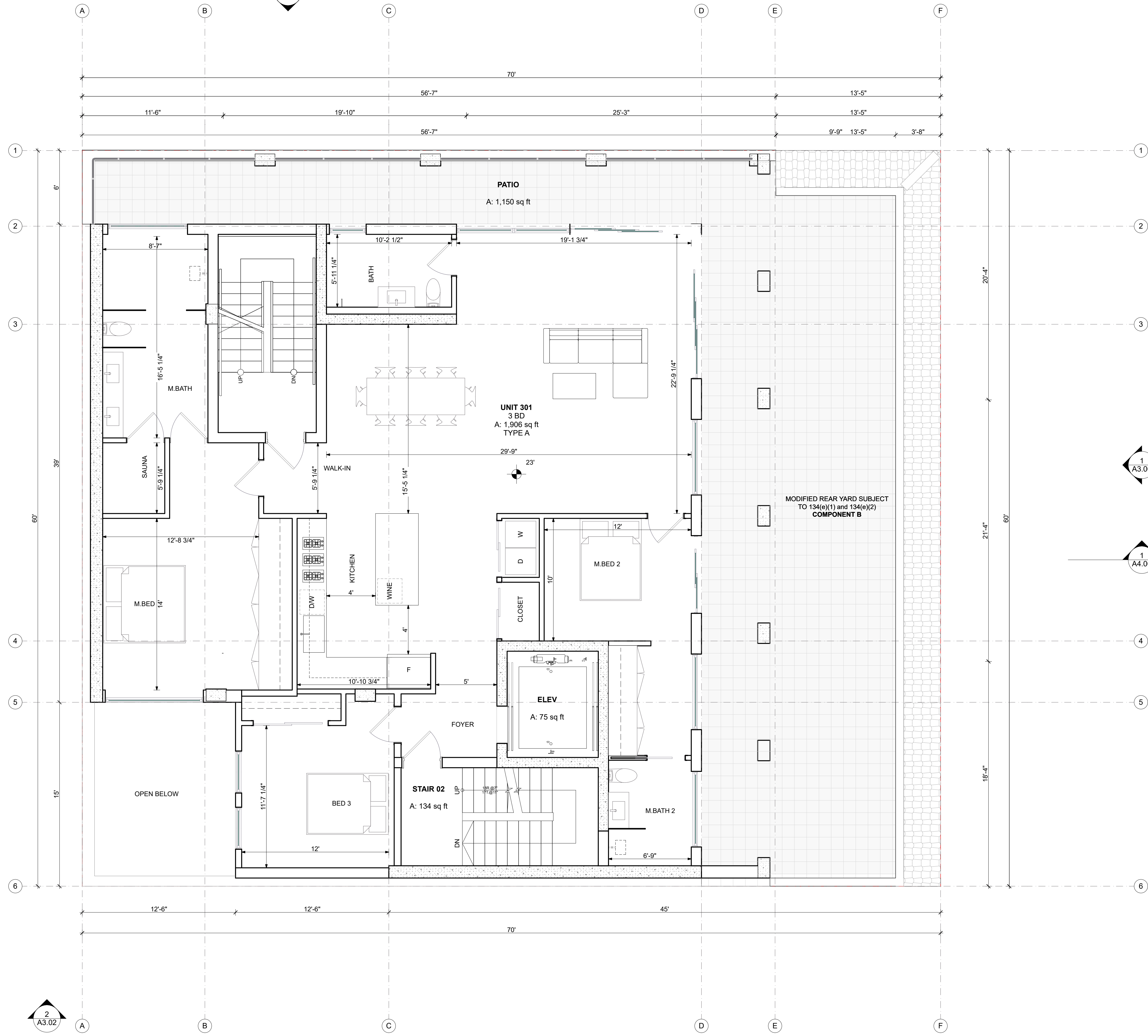
DATE OF PUBLICATION

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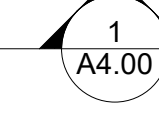
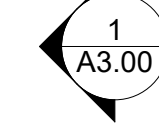
2ND FLOOR

A2.01

AUSTIN STREET
35.00' WIDE PUBLIC RIGHT OF WAY



FRANKLIN STREET
68.75' WIDE PUBLIC RIGHT OF WAY



GENERAL NOTES

SHEET NOTES

KEY

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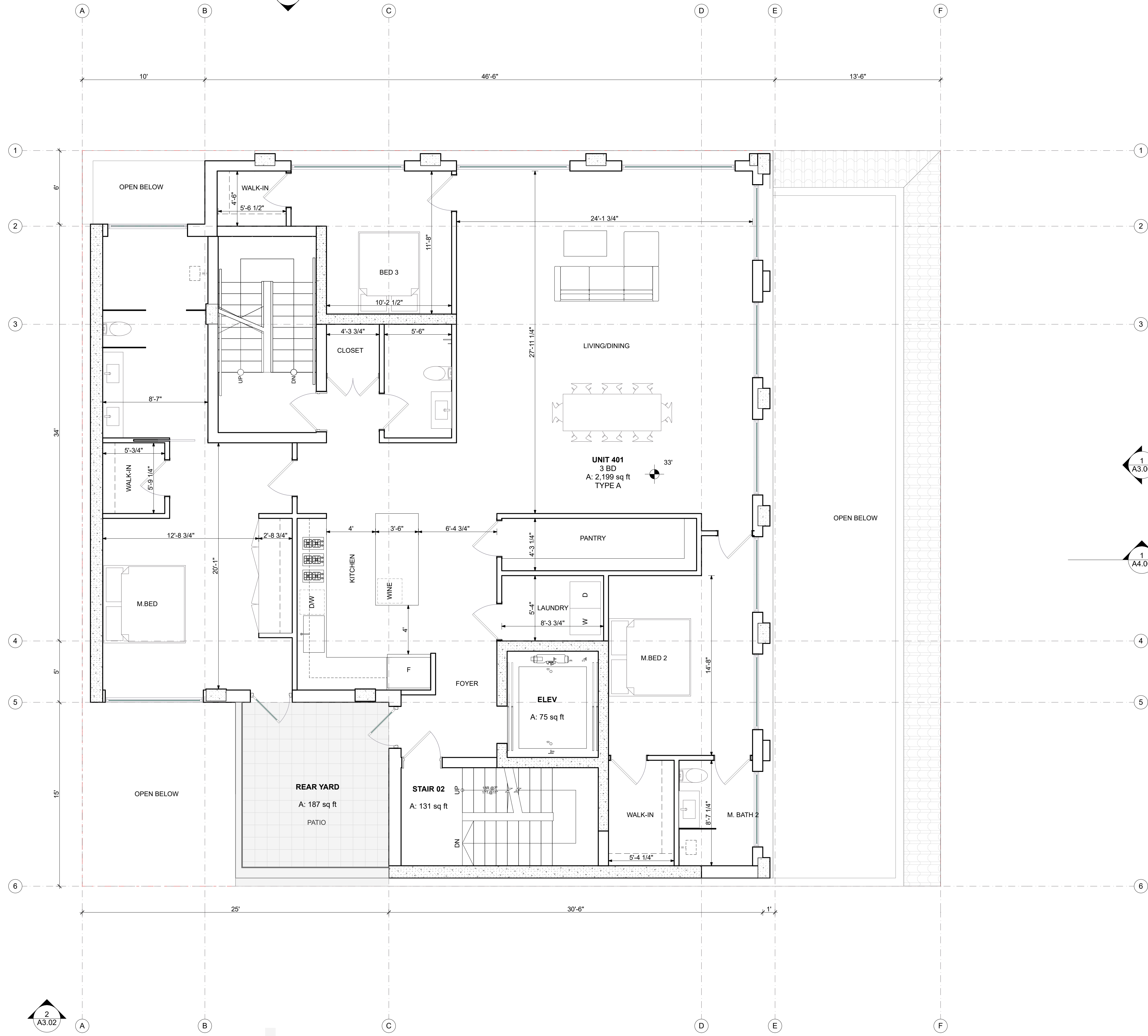
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3RD FLOOR

A2.02

AUSTIN STREET
35.00' WIDE PUBLIC RIGHT OF WAY



UNIT 401
3 BD
A: 2,199 sq ft
TYPE A

FRANKLIN STREET
68.75' WIDE PUBLIC RIGHT OF WAY



LEVEL 4
SCALE: 1/4" = 1'-0"

GENERAL NOTES

SHEET NOTES

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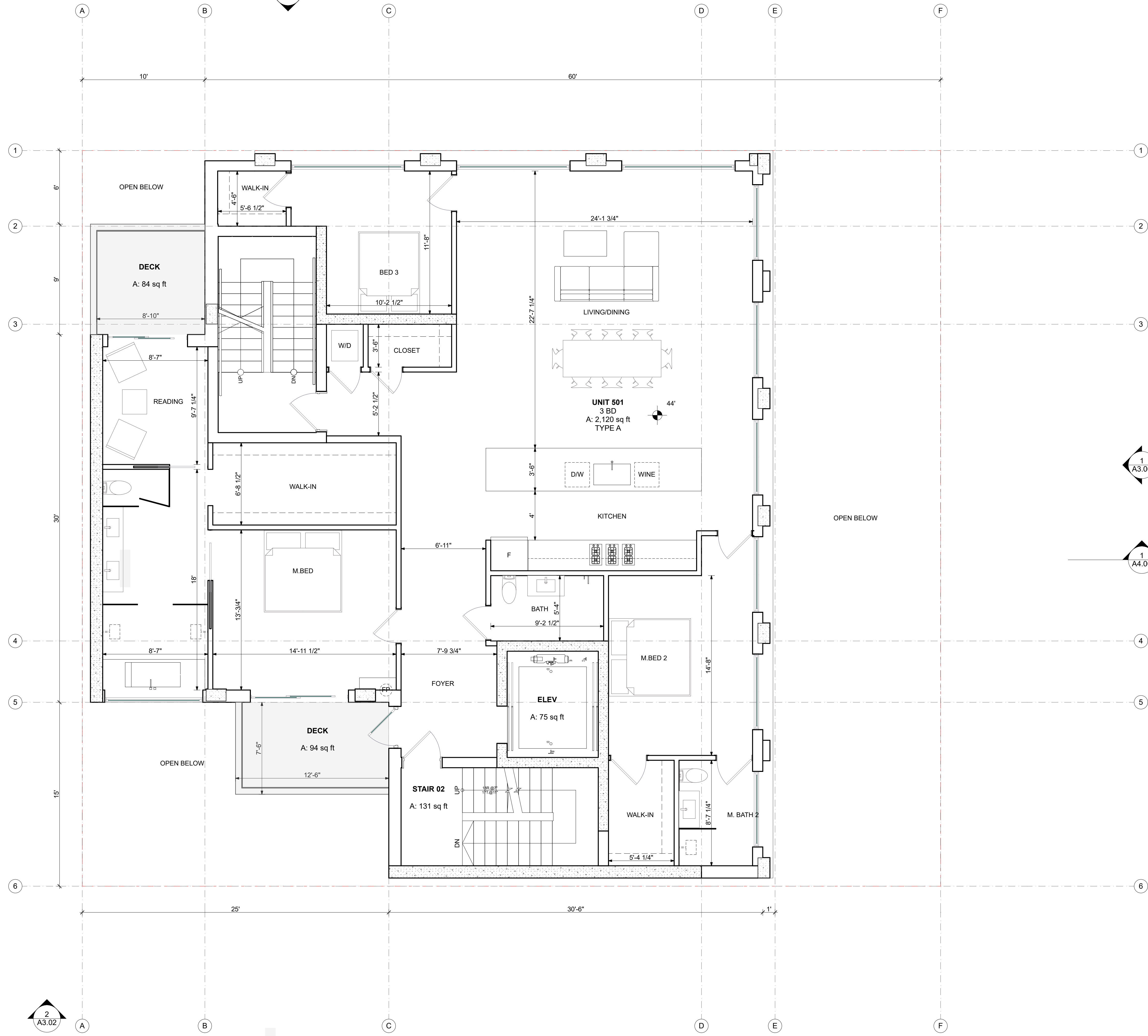
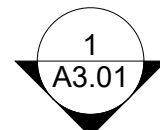
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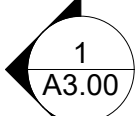
4TH FLOOR

A2.03

AUSTIN STREET
35.00' WIDE PUBLIC RIGHT OF WAY



FRANKLIN STREET
68.75' WIDE PUBLIC RIGHT OF WAY



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BLOCK/LOT

0665/005

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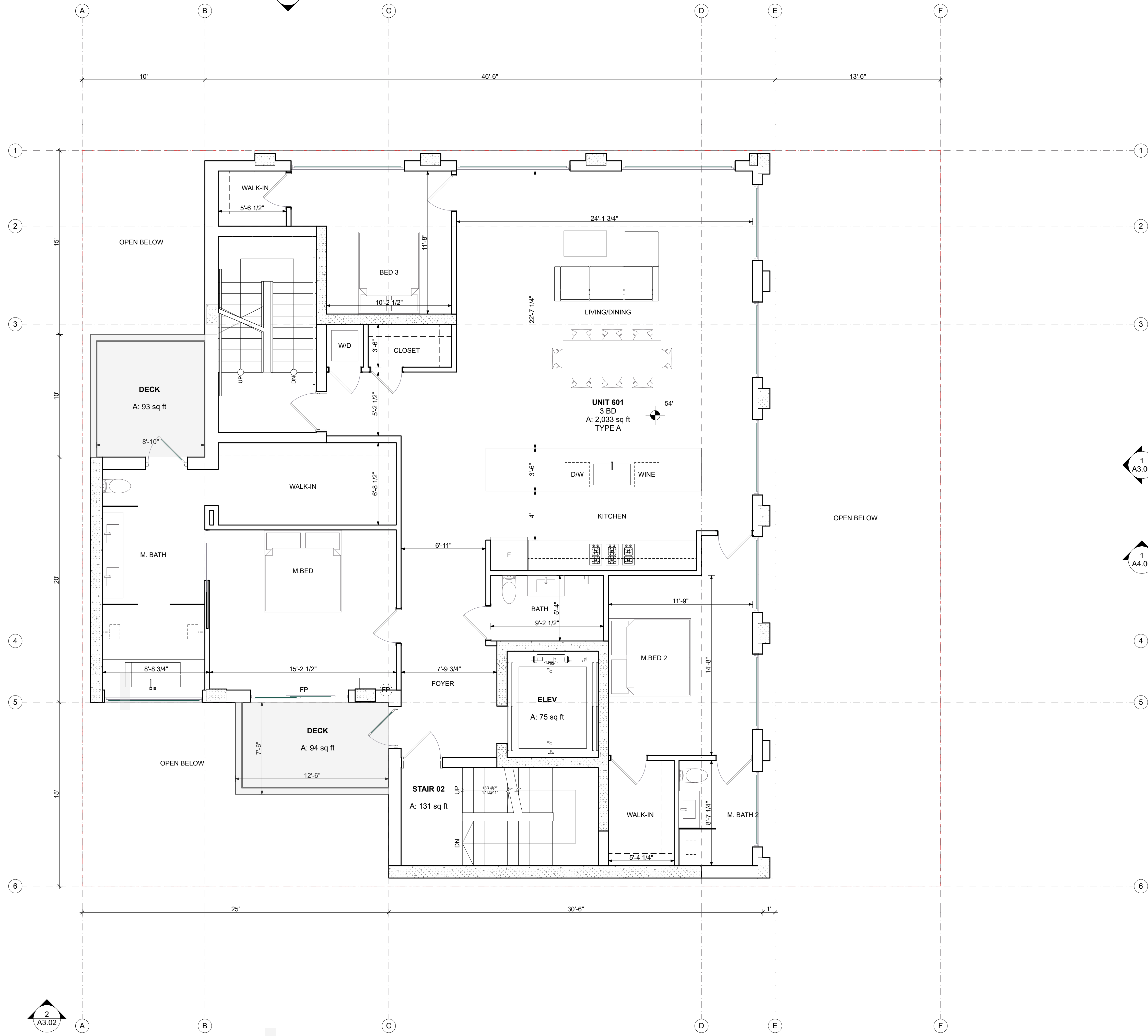
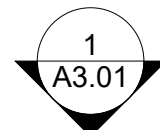
5/11/18

5TH FLOOR

A2.04



AUSTIN STREET
35.00' WIDE PUBLIC RIGHT OF WAY



FRANKLIN STREET
68.75' WIDE PUBLIC RIGHT OF WAY

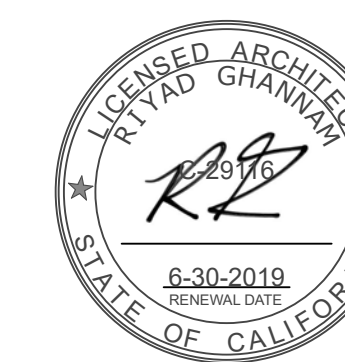
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6TH FLOOR

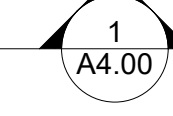
A2.05



AUSTIN STREET
35.00' WIDE PUBLIC RIGHT OF WAY



FRANKLIN STREET
68.75' WIDE PUBLIC RIGHT OF WAY



LEVEL 7
SCALE: 1/4" = 1'-0"

GENERAL NOTES

SHEET NOTES

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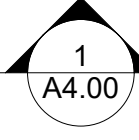
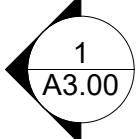
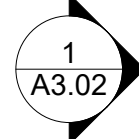
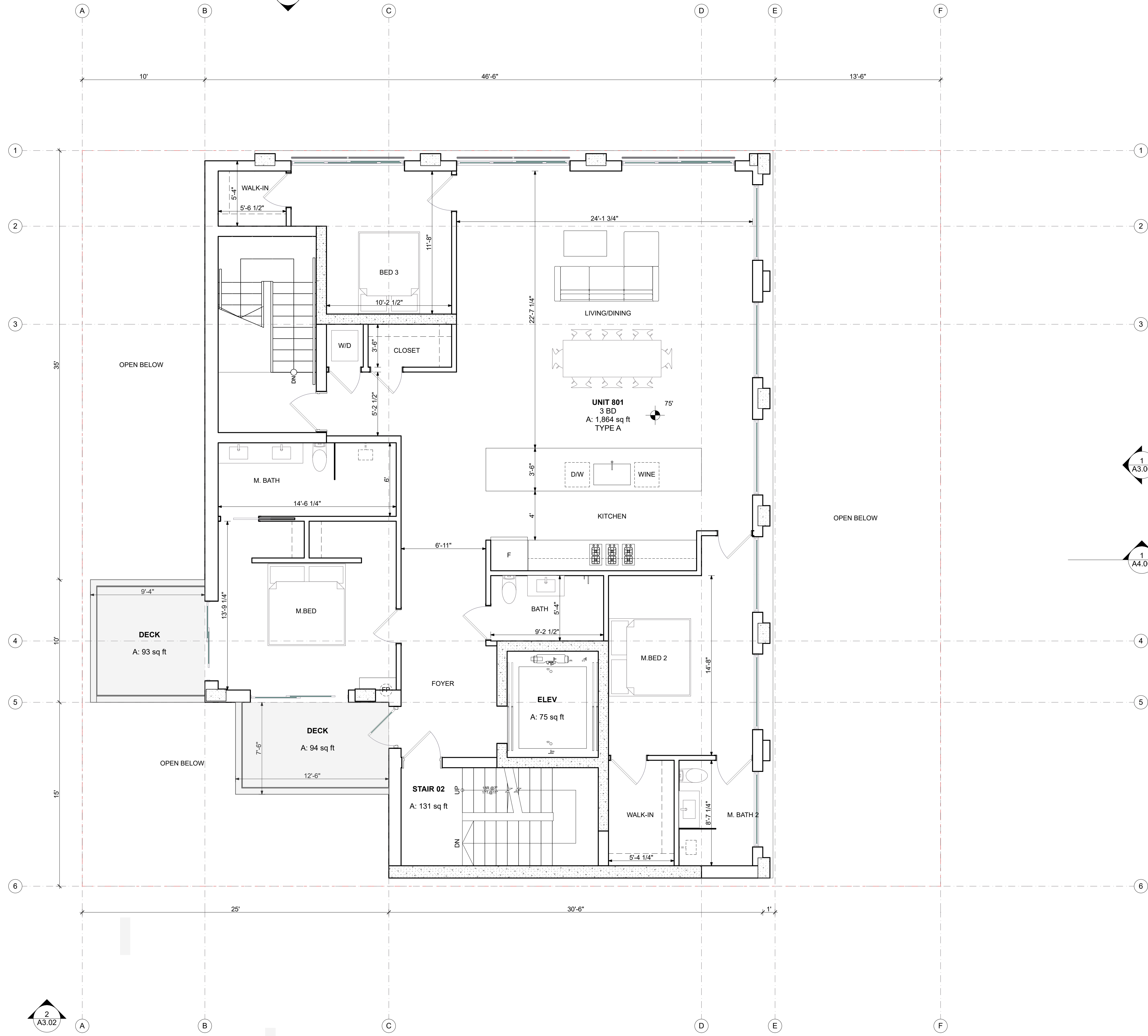
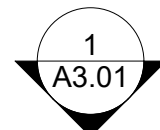
BLOCK/LOT
0665/005

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7TH FLOOR

A2.06

AUSTIN STREET
35.00' WIDE PUBLIC RIGHT OF WAY



FRANKLIN STREET
68.75' WIDE PUBLIC RIGHT OF WAY



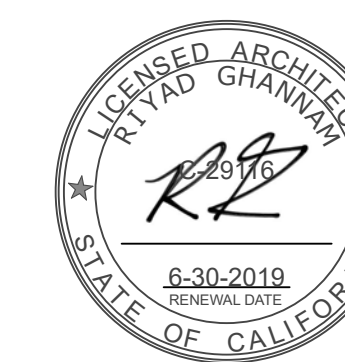
GENERAL NOTES

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BLOCK/LOT

0665/005

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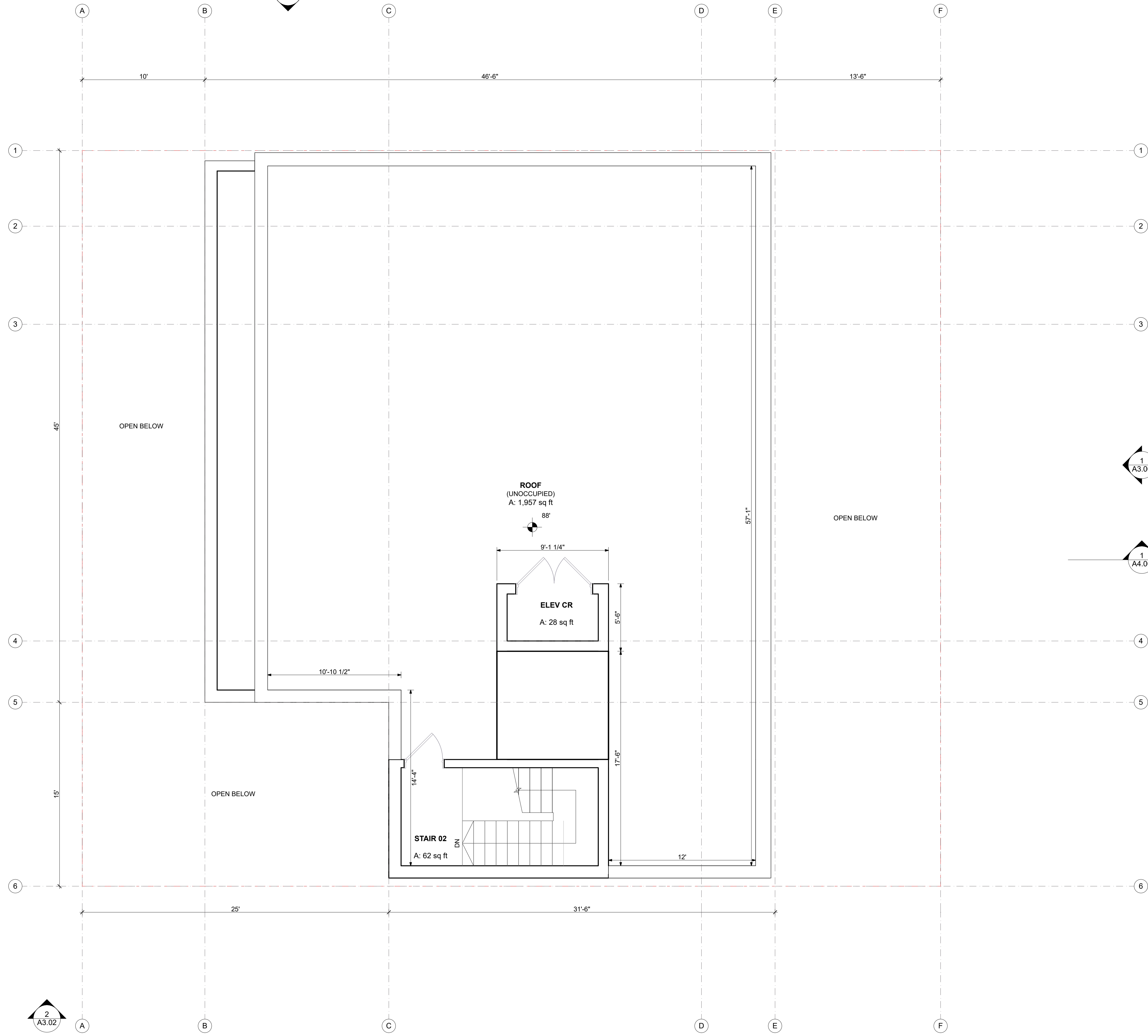
5/11/18

8TH FLOOR

A2.07



AUSTIN STREET
35.00' WIDE PUBLIC RIGHT OF WAY



FRANKLIN STREET
68.75' WIDE PUBLIC RIGHT OF WAY

GENERAL NOTES

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ROOF

A2.08



1



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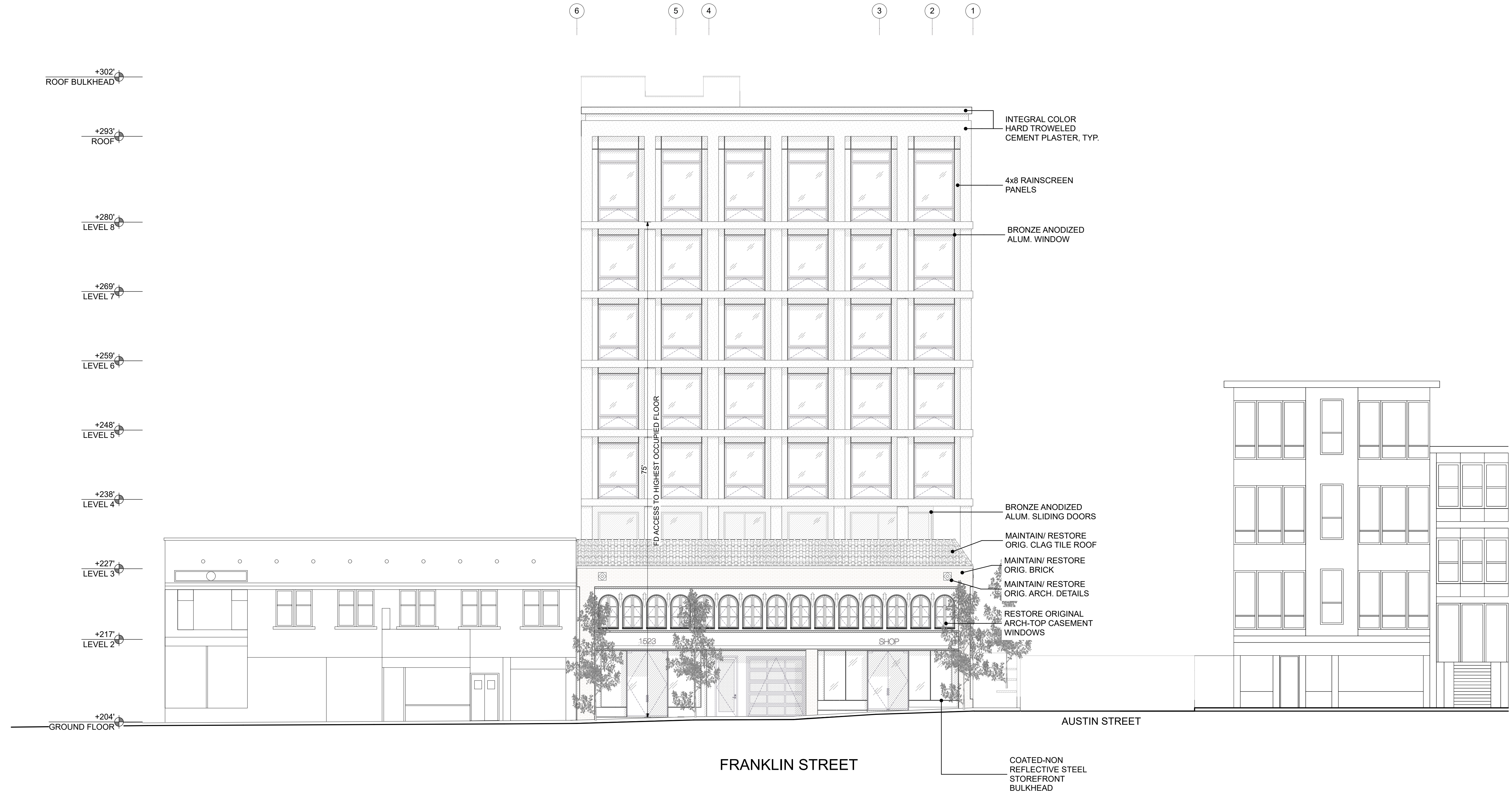
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BLOCK/LOT
0665/005

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ELEVATIONS

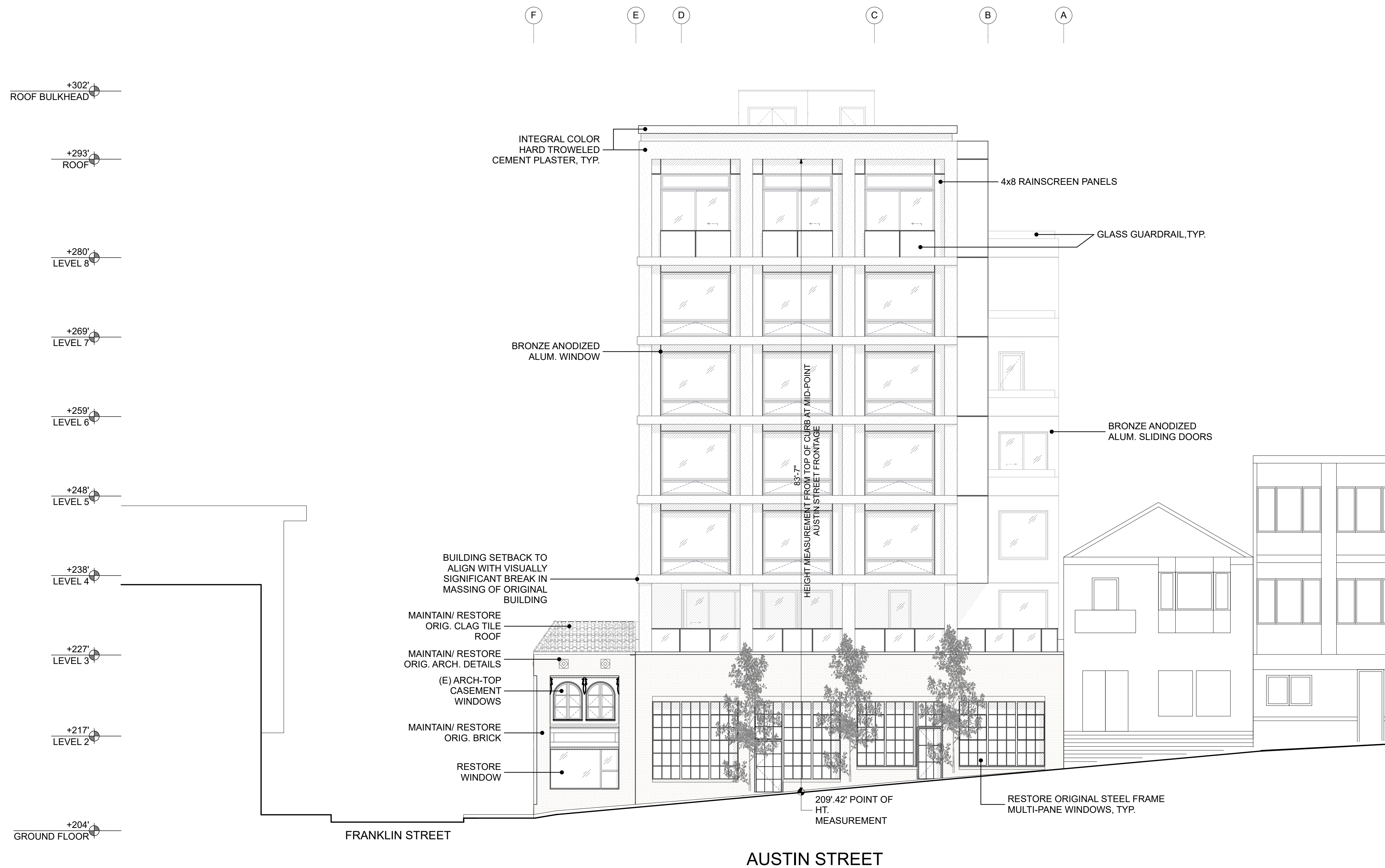
A3.00



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



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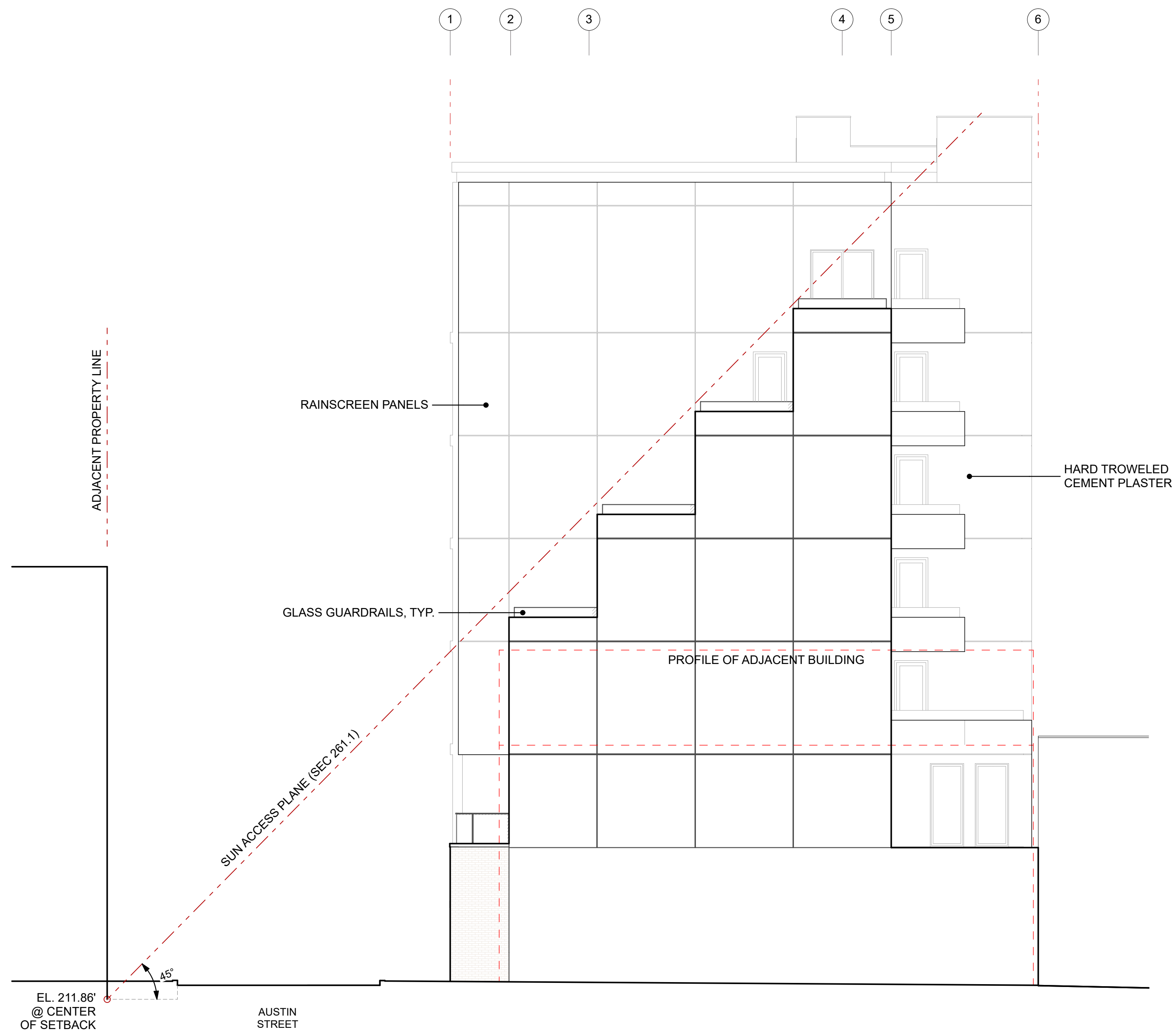
BLOCK/LOT
0665/005

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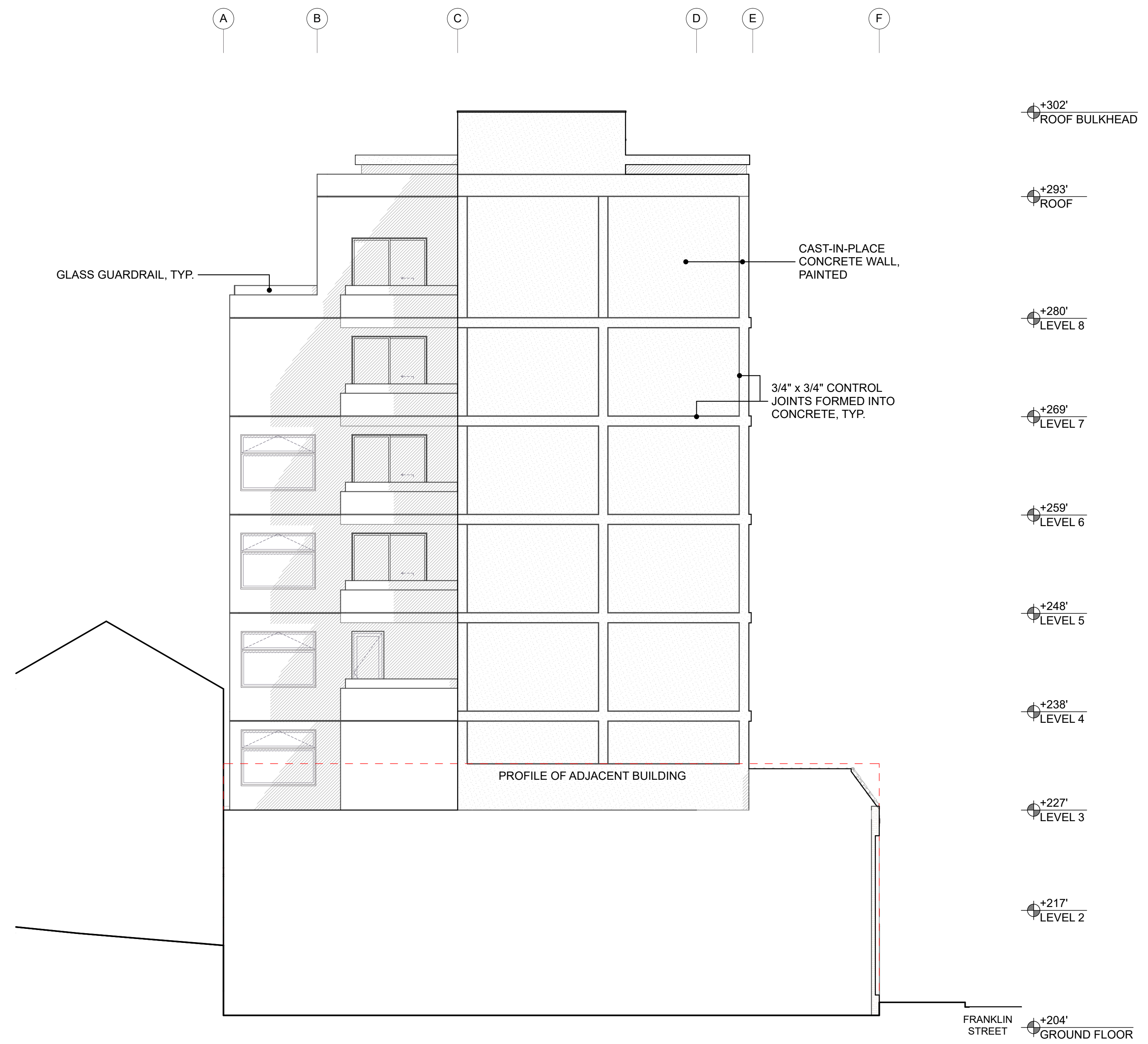
ELEVATIONS



A3.01



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



SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 2

- +302' ROOF BULKHEAD
- +293' ROOF
- +280' LEVEL 8
- +269' LEVEL 7
- +259' LEVEL 6
- +248' LEVEL 5
- +238' LEVEL 4
- +227' LEVEL 3
- +217' LEVEL 2
- +204' GROUND FLOOR

REVISIONS

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ELEVATIONS



SHEET NOTES

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SECTION

A4.00

KEY

A B C D E F

1 2 3 4 5 6

+302' ROOF BULKHEAD
+293' ROOF
+280' LEVEL 8
+269' LEVEL 7
+259' LEVEL 6
+248' LEVEL 5
+238' LEVEL 4
+227' LEVEL 3
+217' LEVEL 2
+204' GROUND FLOOR

ADJACENT PROPERTY LINE

SUN ACCESS PLANE (SEC 281.1)
45°

EL. 211.86' @ CENTER OF SETBACK

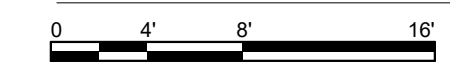
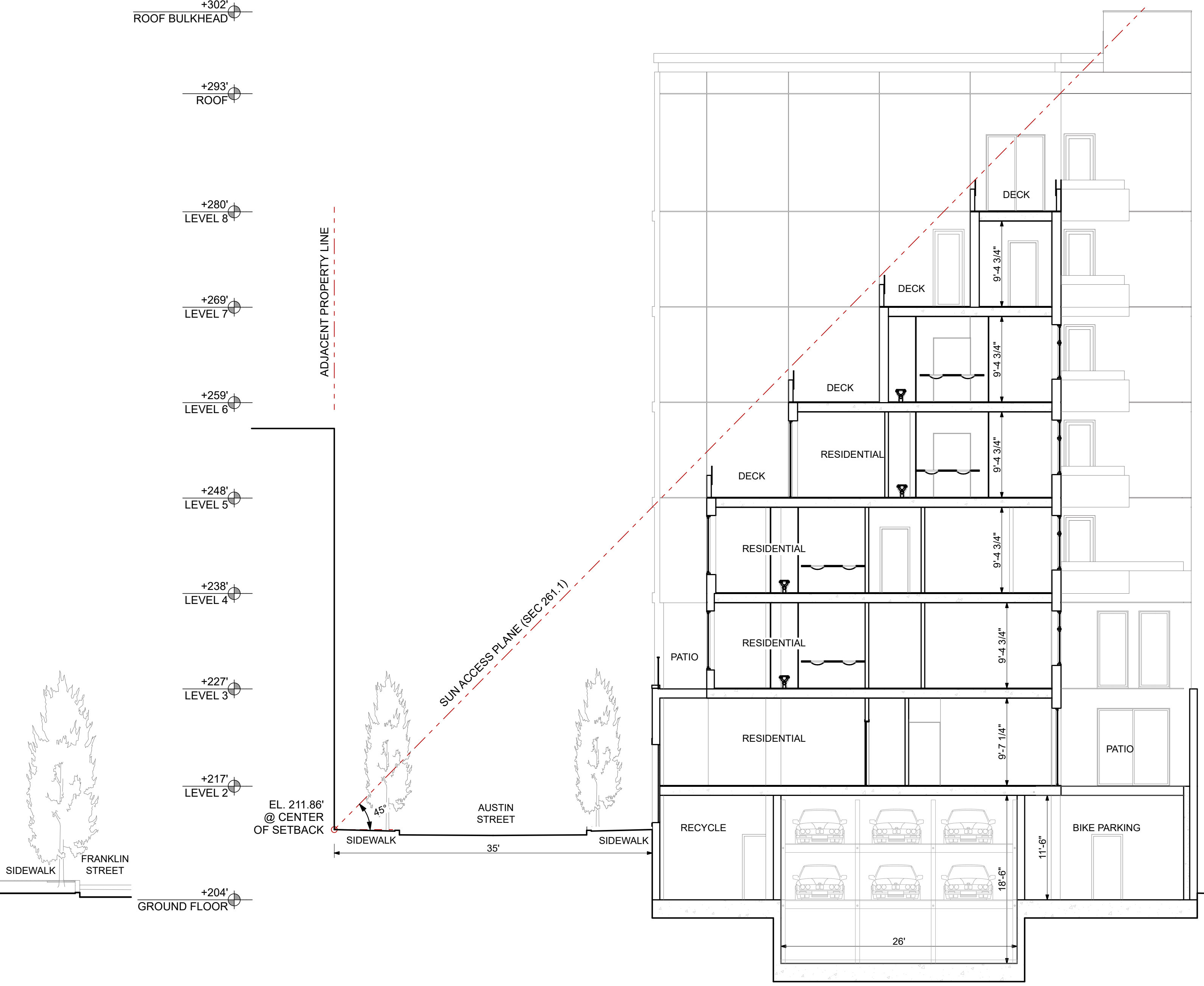
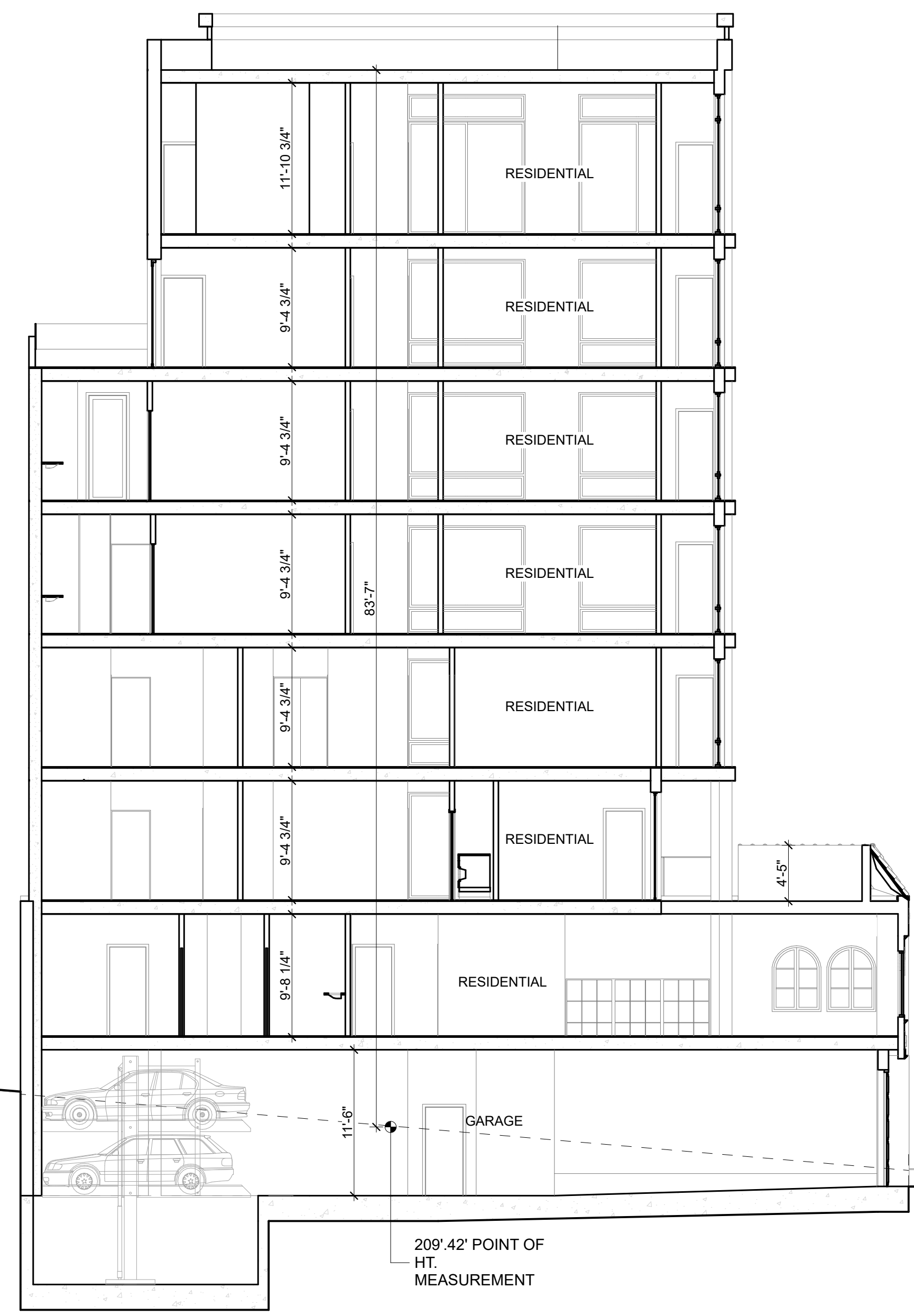
AUSTIN STREET

FRANKLIN STREET

209' 42" POINT OF HT. MEASUREMENT

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

SECTION 2
SCALE: 1/8" = 1'-0"





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3D PERSPECTIVE

EXHIBIT C

Photos



View of Existing Light Well



View of Existing Property Line
Door and Window



View of Existing Property Line
Door and Window



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RENDERING

G0.02

KEY



VIEW FROM FRANKLIN ST. AND BUSH ST.

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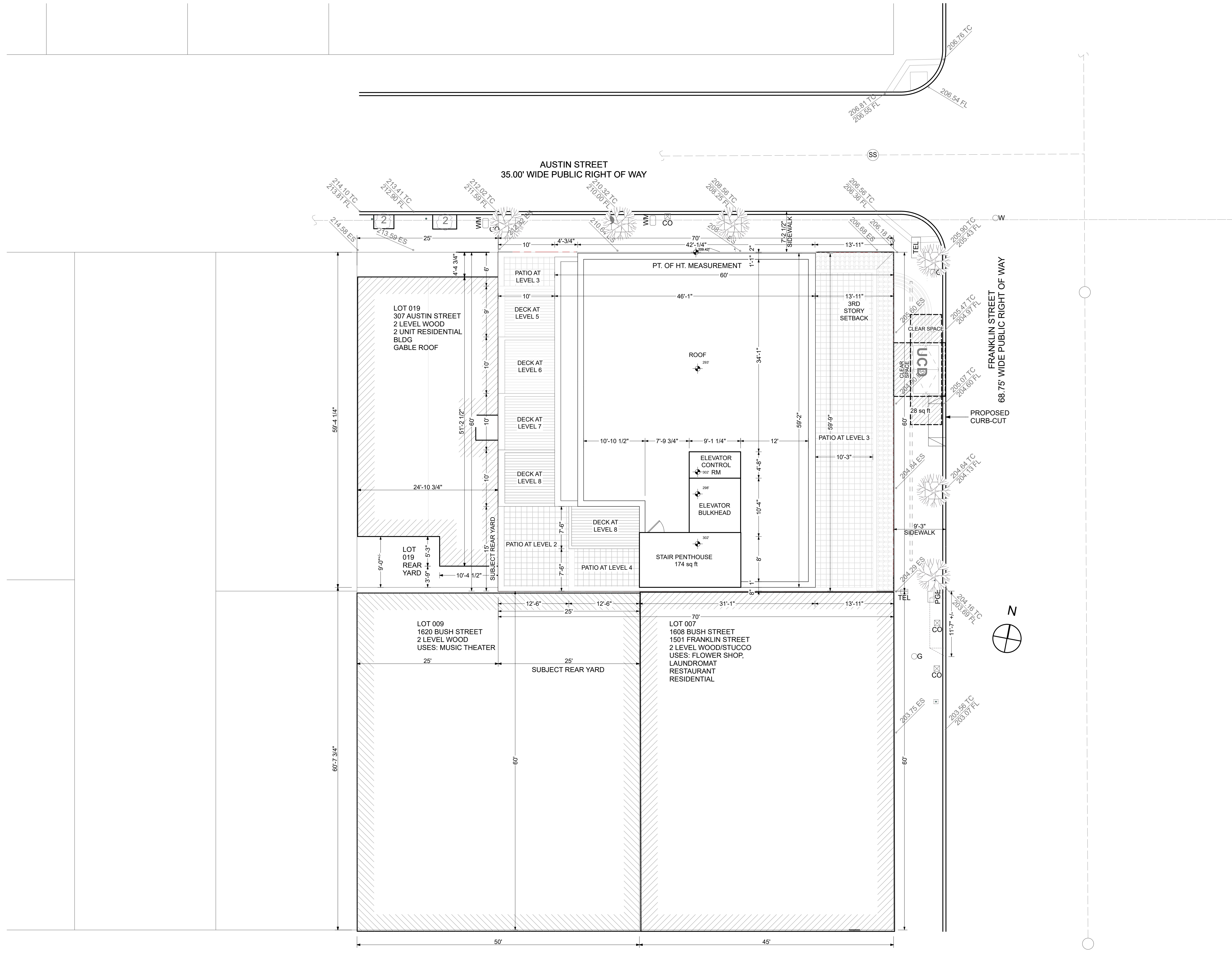
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RENDERING

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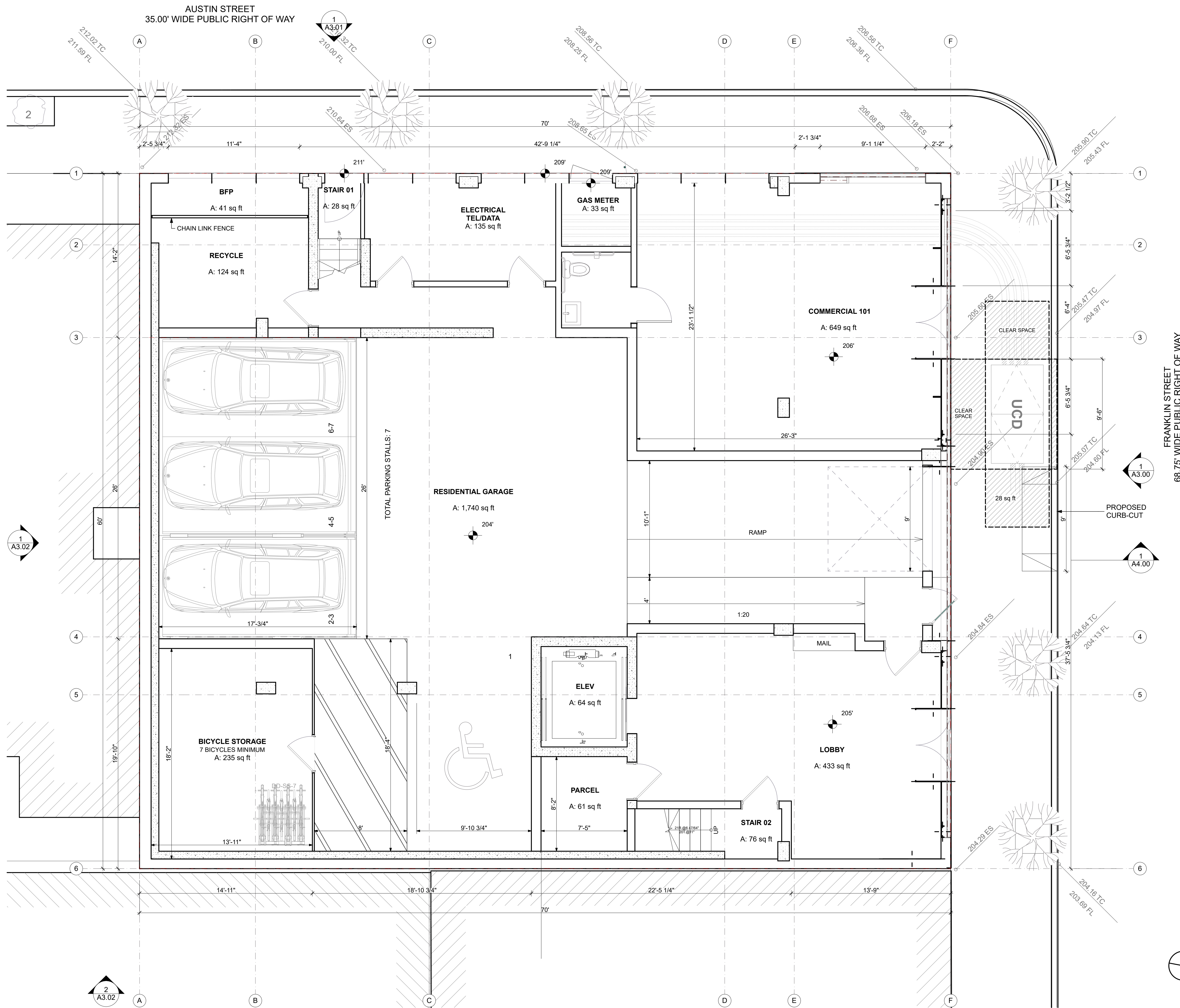
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PROPOSED SITE PLAN

A1.1

BUSH STREET
(68.75' WIDE PUBLIC RIGHT OF WAY)

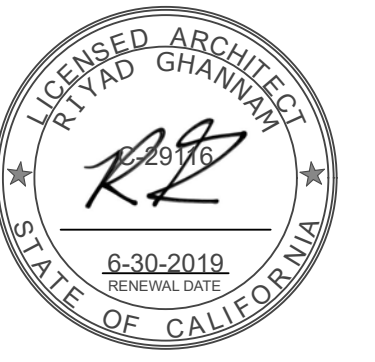
GROUND FLOOR - SITE PLAN
SCALE: 1/8" = 1'-0"



GENERAL NOTES

SHEET NOTES

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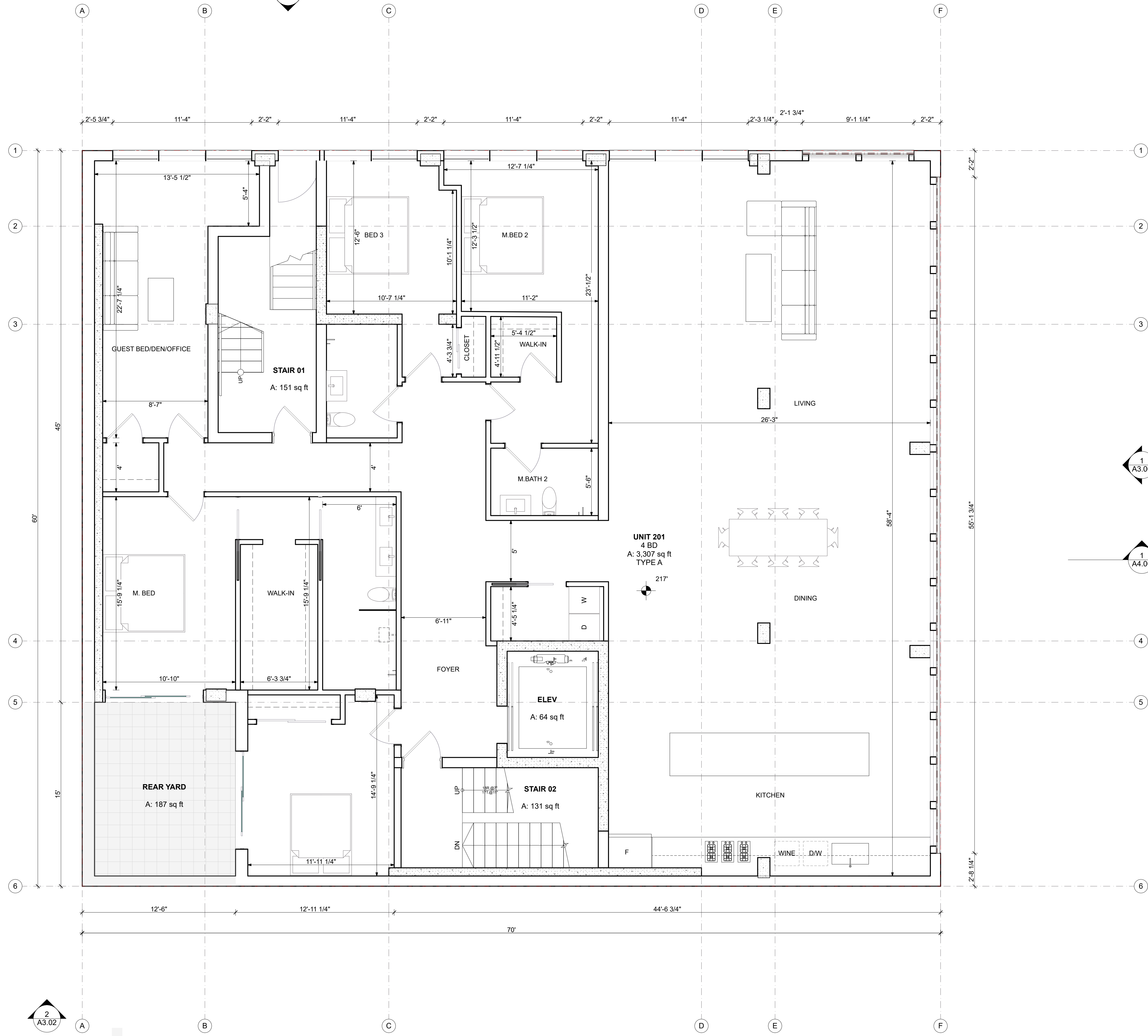
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GROUND FLOOR

A2.00



AUSTIN STREET
35.00' WIDE PUBLIC RIGHT OF WAY



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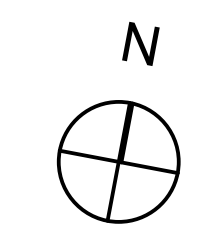
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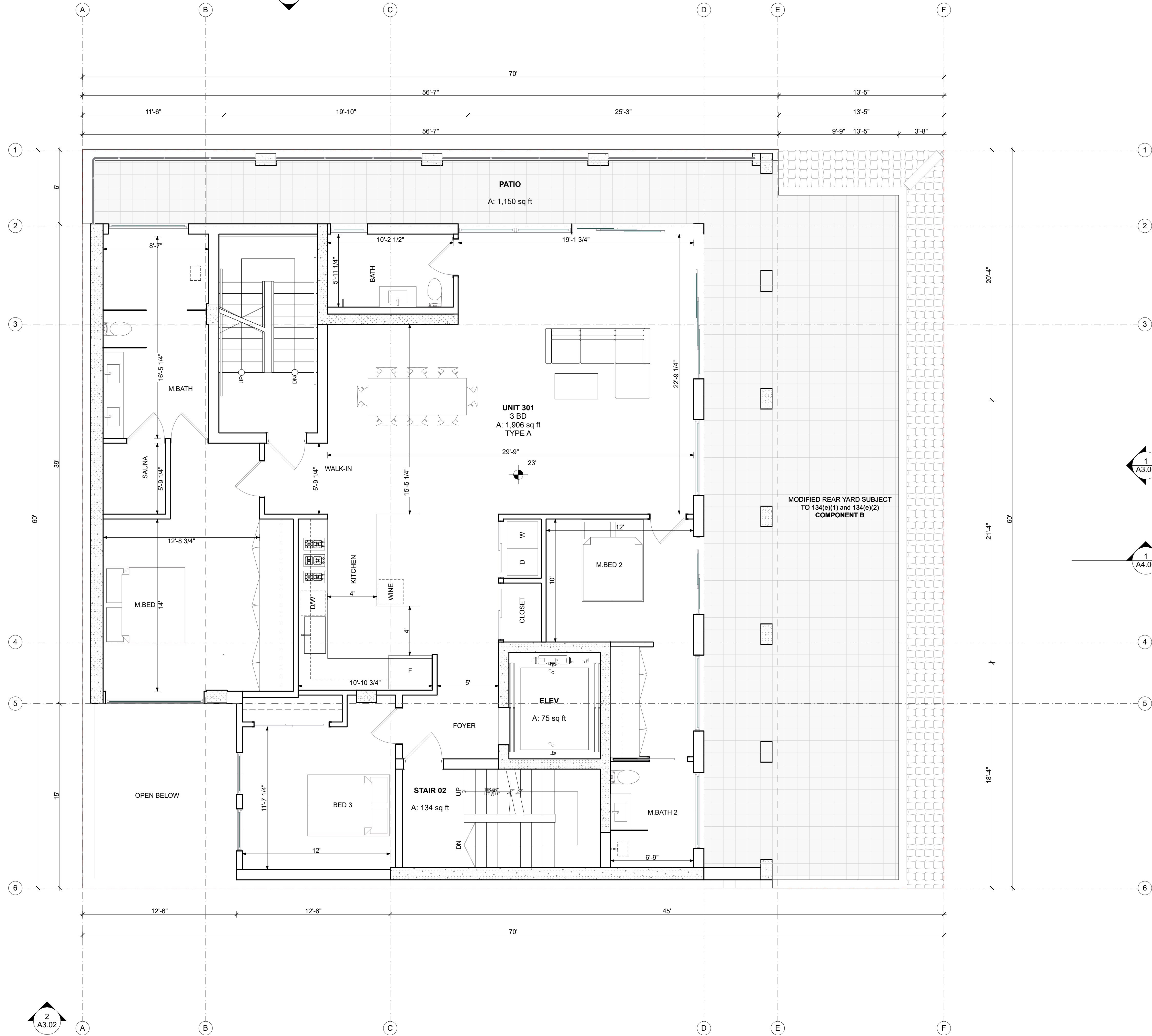
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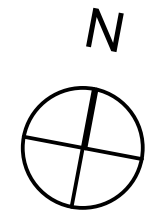
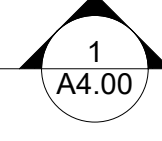
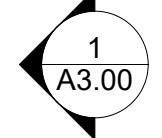
KEY



AUSTIN STREET
35.00' WIDE PUBLIC RIGHT OF WAY



FRANKLIN STREET
68.75' WIDE PUBLIC RIGHT OF WAY



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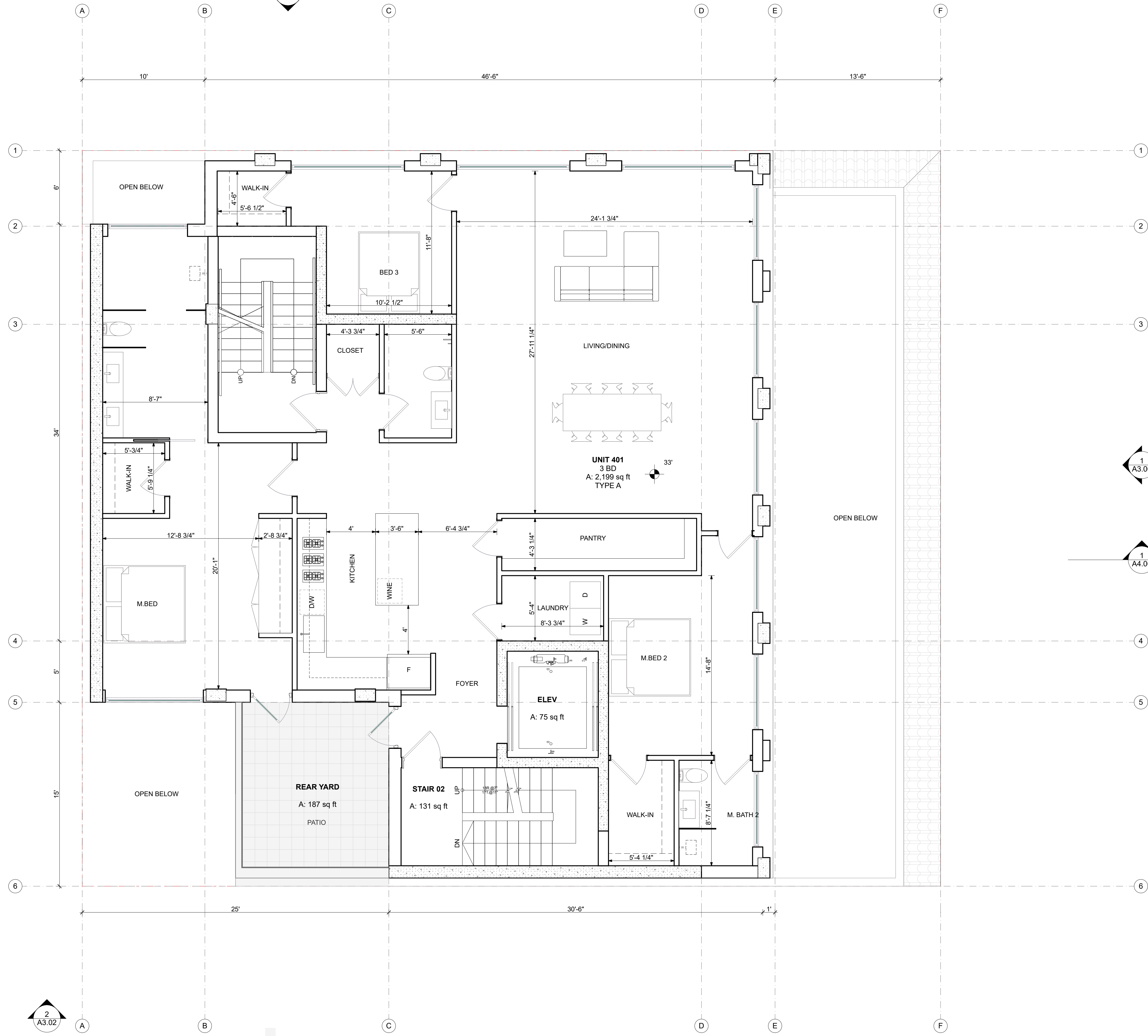
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3RD FLOOR

A2.02

AUSTIN STREET
35.00' WIDE PUBLIC RIGHT OF WAY



UNIT 401
3 BD
A: 2,199 sq ft
TYPE A

FRANKLIN STREET
68.75' WIDE PUBLIC RIGHT OF WAY



LEVEL 4
SCALE: 1/4" = 1'-0"

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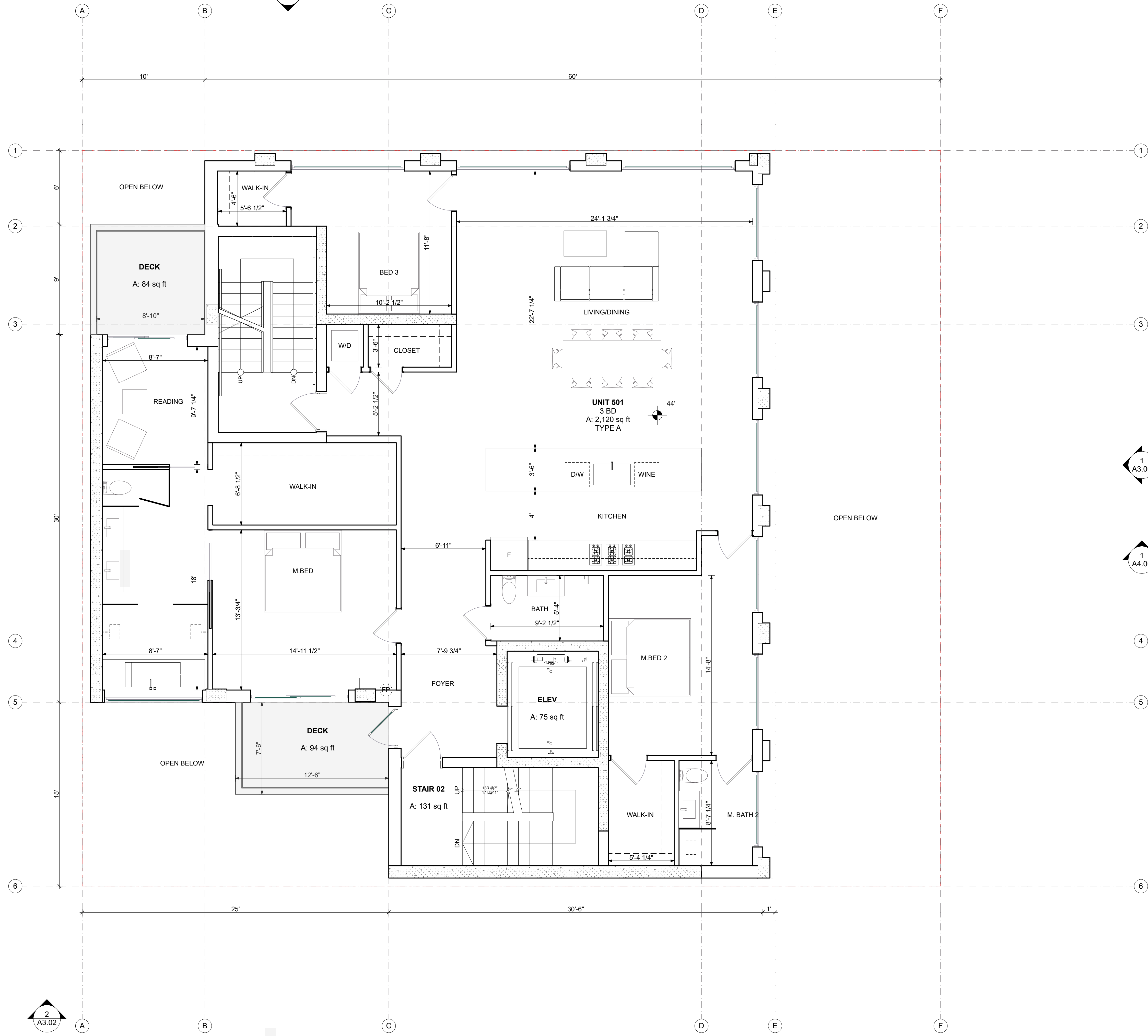
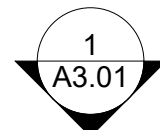
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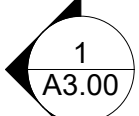
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A2.03

AUSTIN STREET
35.00' WIDE PUBLIC RIGHT OF WAY



FRANKLIN STREET
68.75' WIDE PUBLIC RIGHT OF WAY



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BLOCK/LOT

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SCALE

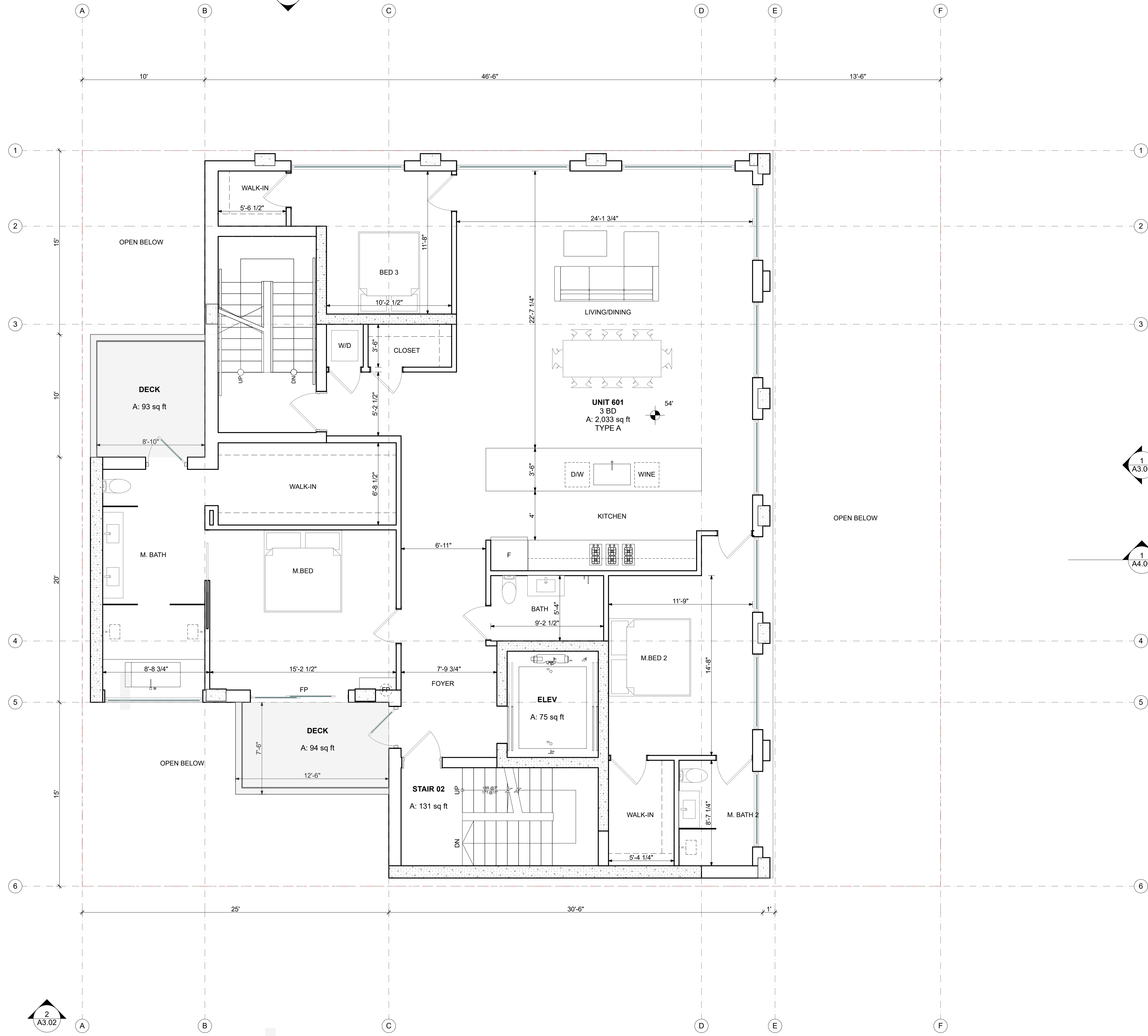
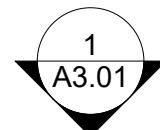
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5TH FLOOR

A2.04



AUSTIN STREET
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FRANKLIN STREET
68.75' WIDE PUBLIC RIGHT OF WAY

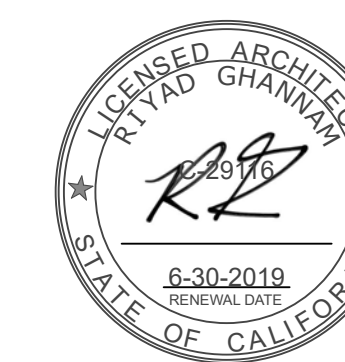
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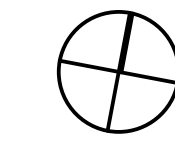
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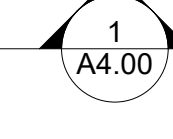
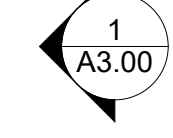
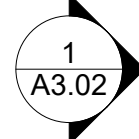
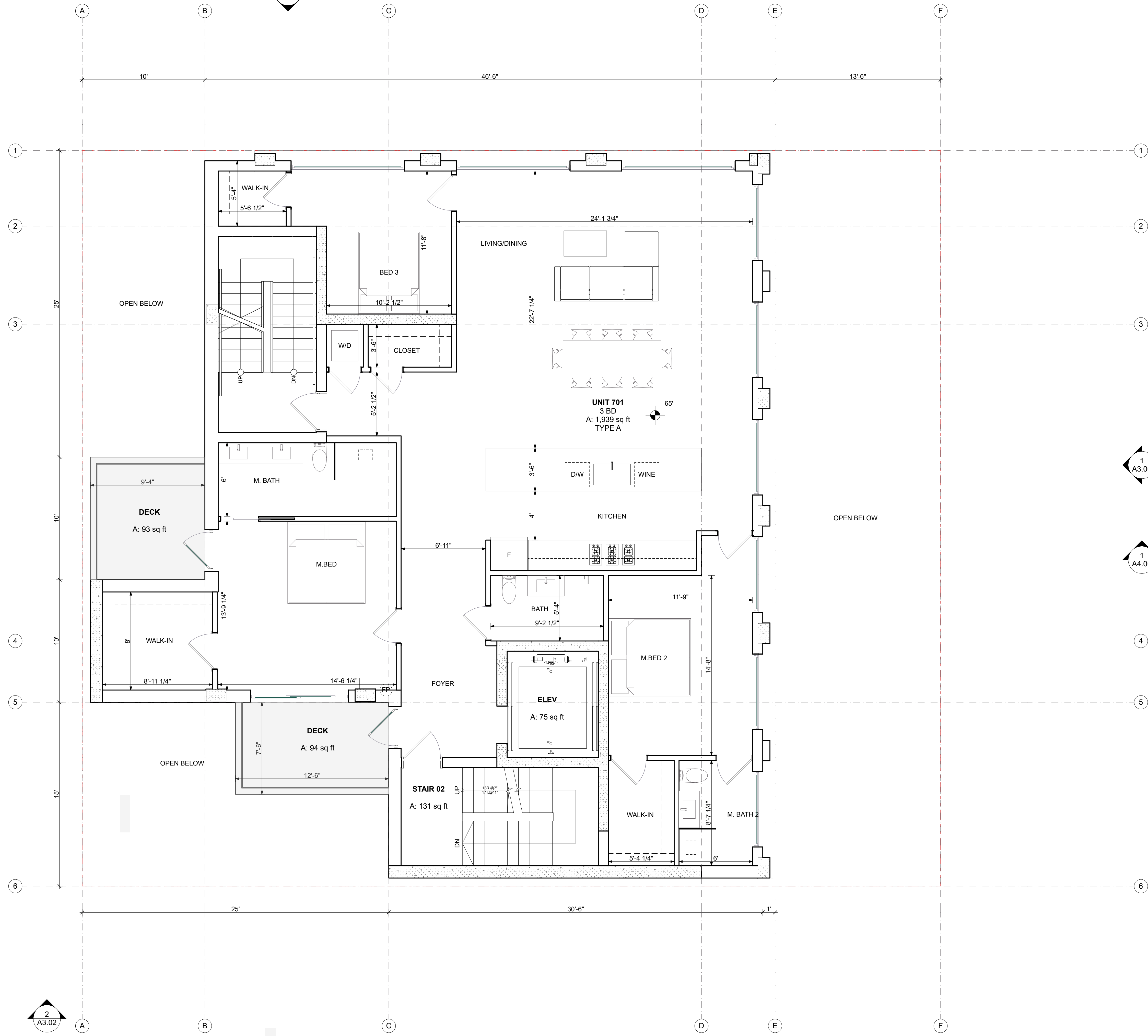
6TH FLOOR

A2.05

N



AUSTIN STREET
35.00' WIDE PUBLIC RIGHT OF WAY



FRANKLIN STREET
68.75' WIDE PUBLIC RIGHT OF WAY



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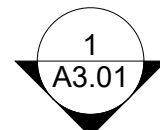
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7TH FLOOR

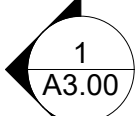
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AUSTIN STREET
35.00' WIDE PUBLIC RIGHT OF WAY



FRANKLIN STREET
68.75' WIDE PUBLIC RIGHT OF WAY



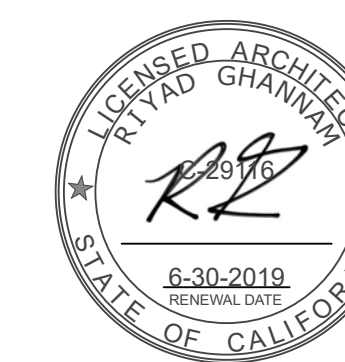
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BLOCK/LOT

0665/005

SCALE

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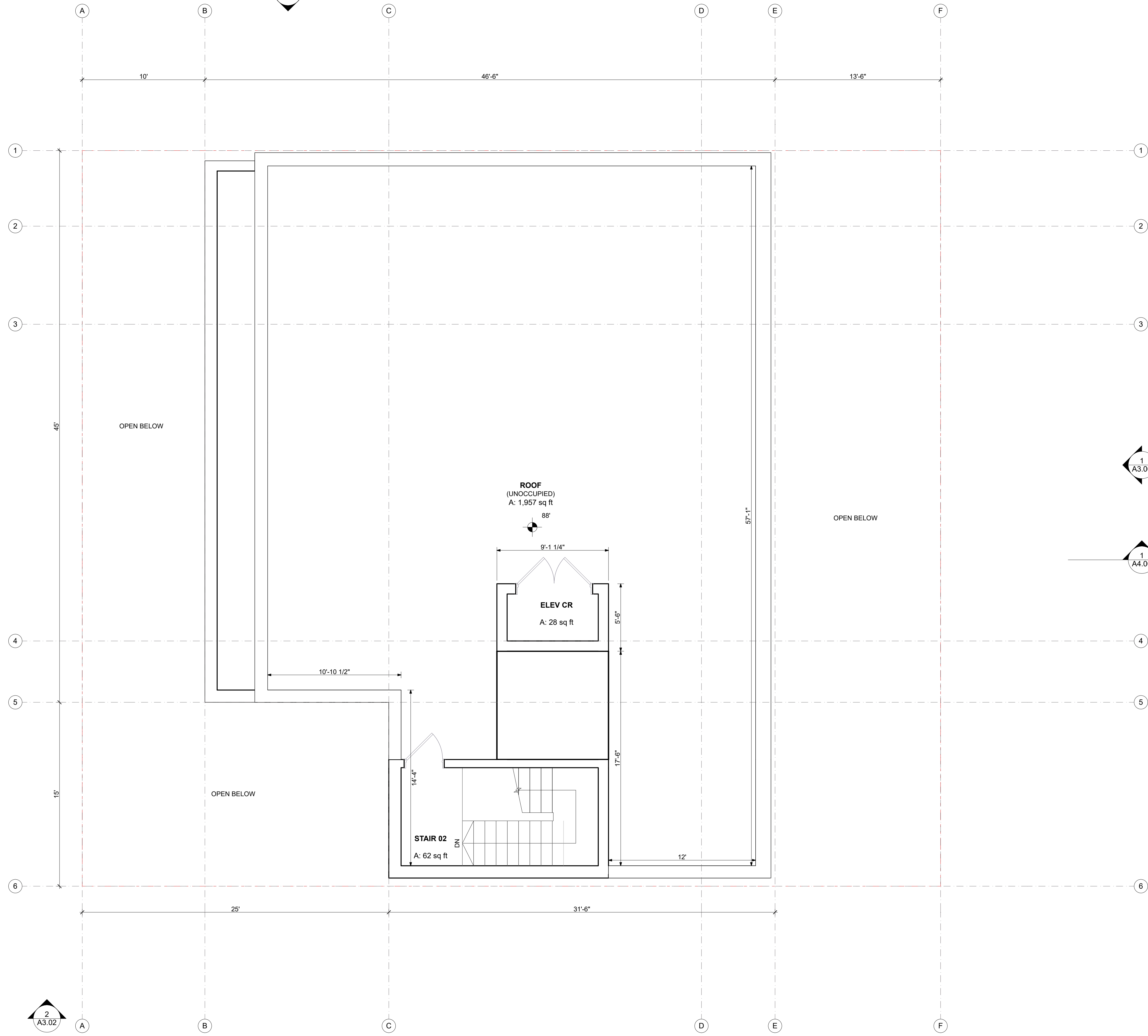
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8TH FLOOR

A2.07



AUSTIN STREET
35.00' WIDE PUBLIC RIGHT OF WAY



FRANKLIN STREET
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ROOF

A2.08



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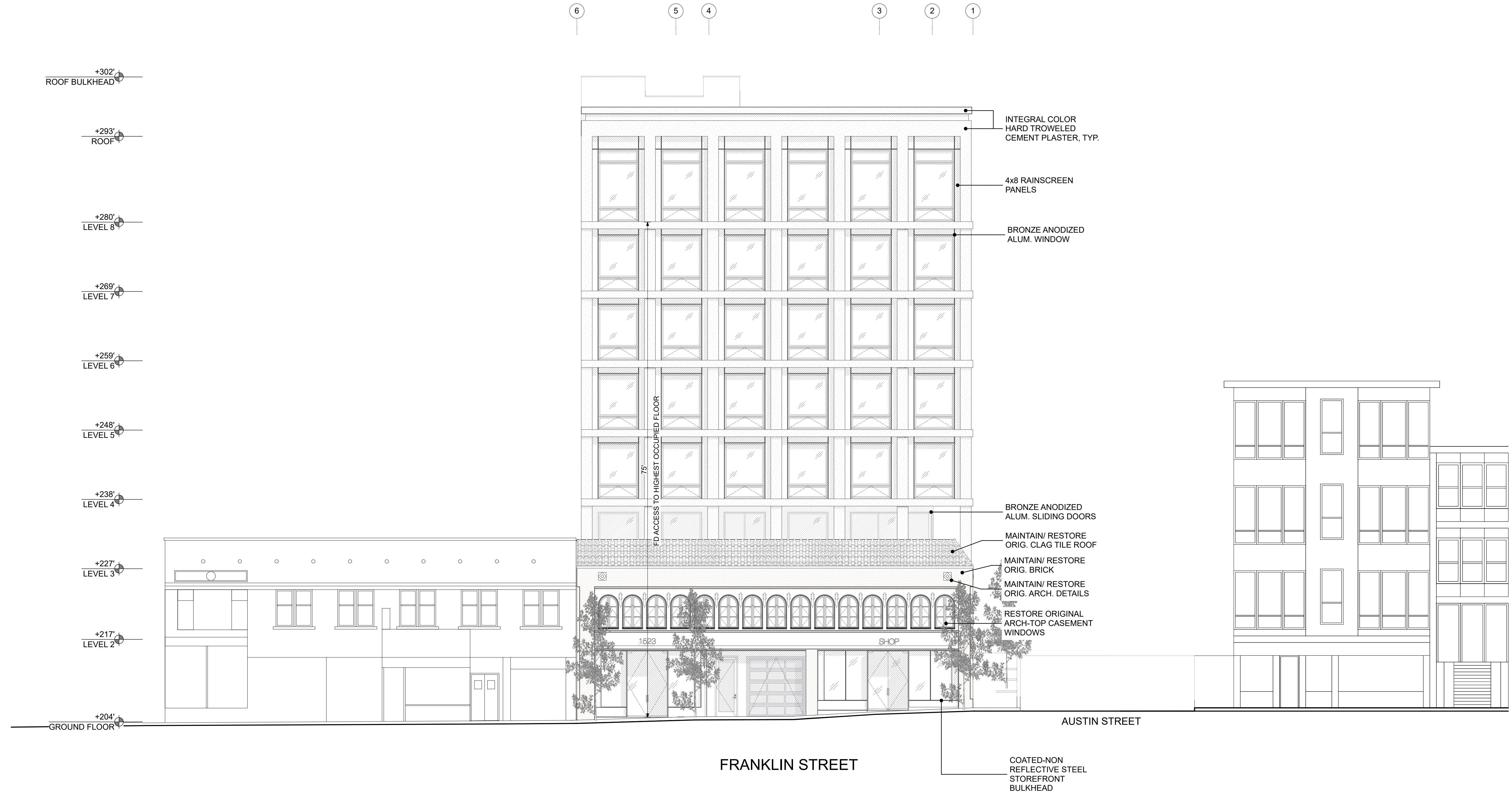
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BLOCK/LOT
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ELEVATIONS

A3.00



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



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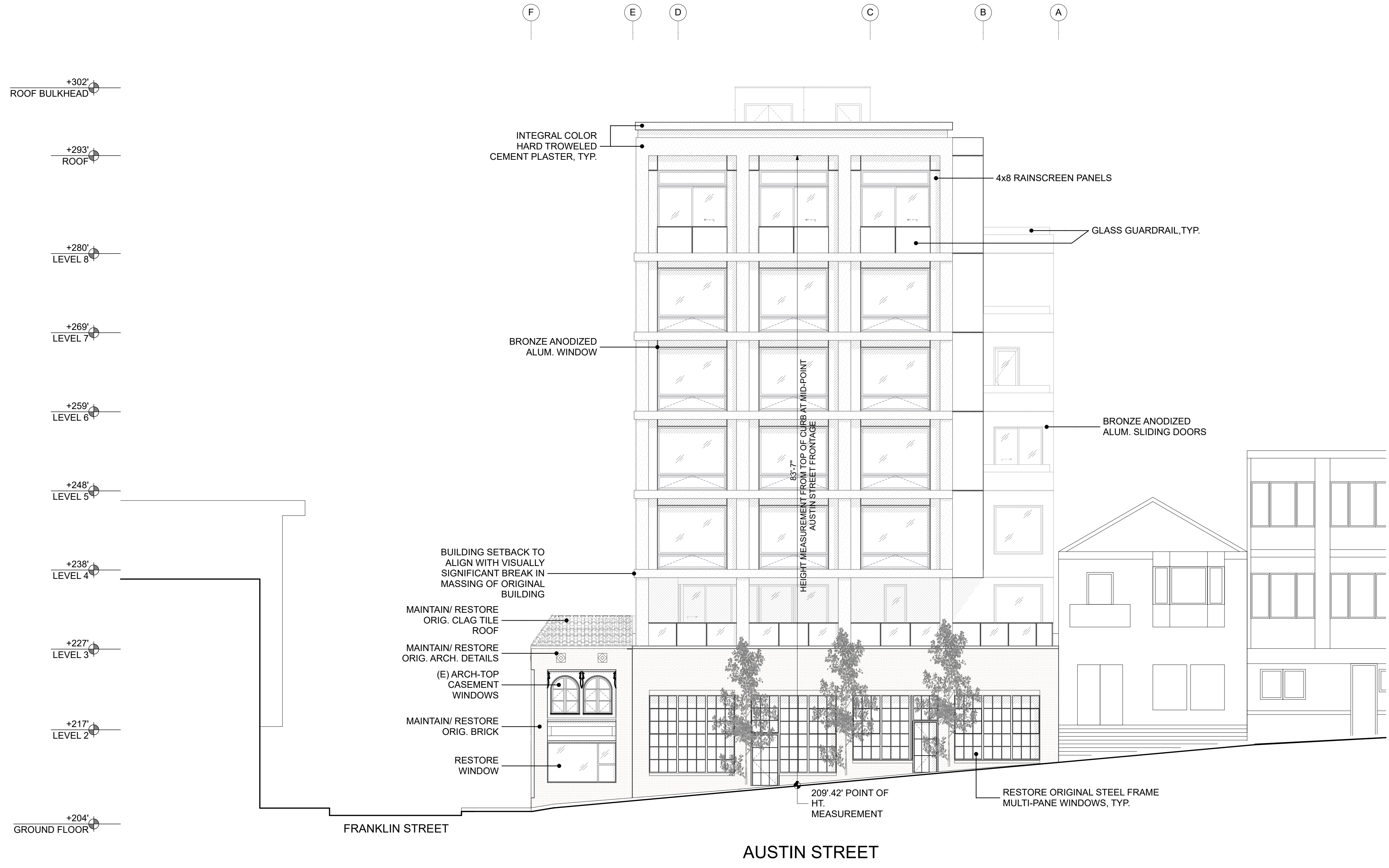
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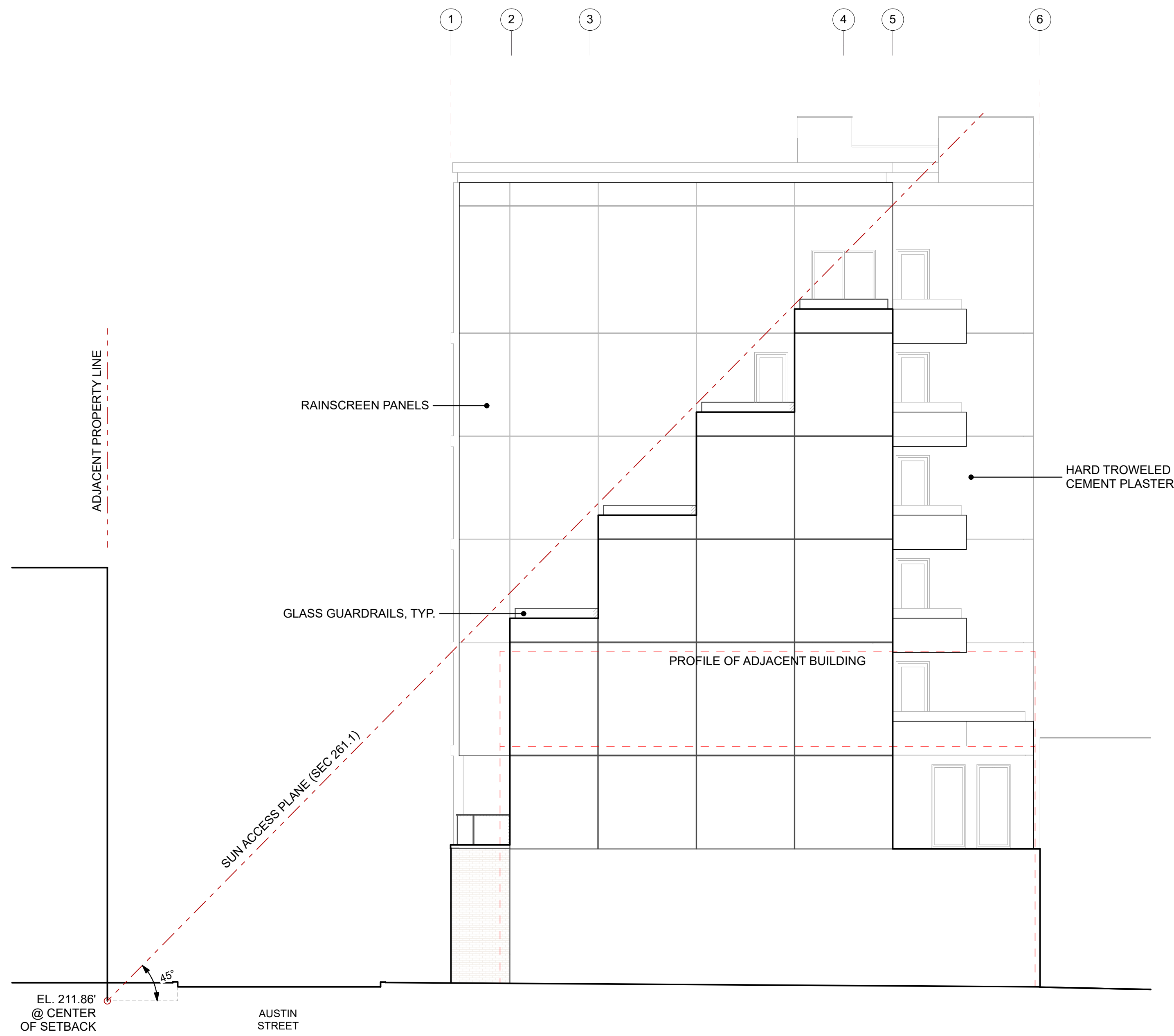
BLOCK/LOT
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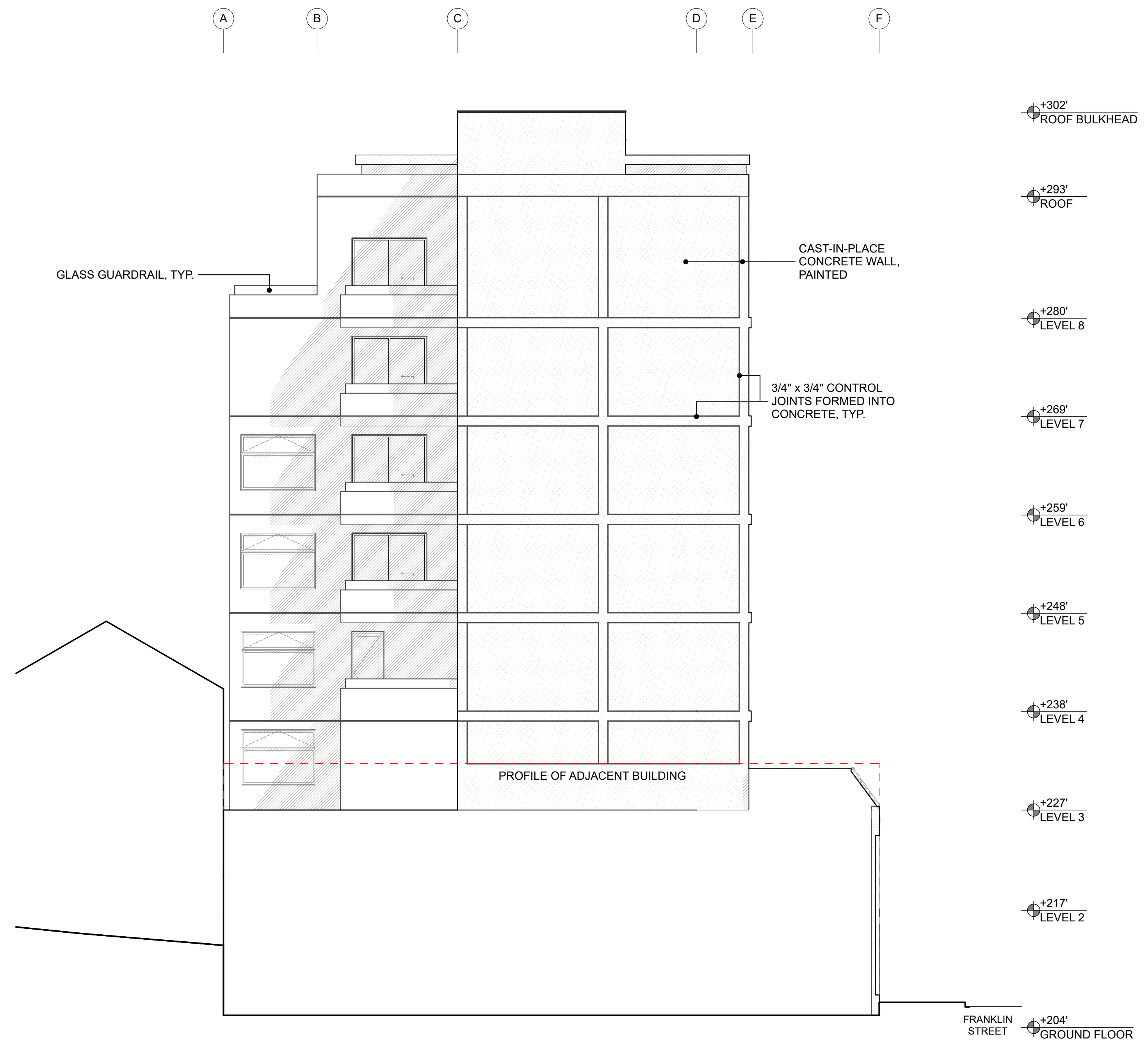
ELEVATIONS

A3.01





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



SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 2

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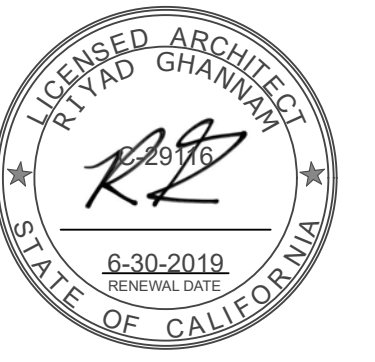
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BLOCK/LOT
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ELEVATIONS



SHEET NOTES

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SECTION

A4.00

KEY

A B C D E F

1 2 3 4 5 6

+302' ROOF BULKHEAD
+293' ROOF
+280' LEVEL 8
+269' LEVEL 7
+259' LEVEL 6
+248' LEVEL 5
+238' LEVEL 4
+227' LEVEL 3
+217' LEVEL 2
+204' GROUND FLOOR

ADJACENT PROPERTY LINE

SUN ACCESS PLANE (SEC 261.1)
45°

EL. 211.86' @ CENTER OF SETBACK

AUSTIN STREET

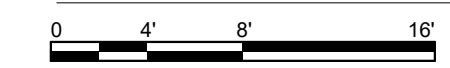
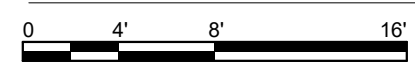
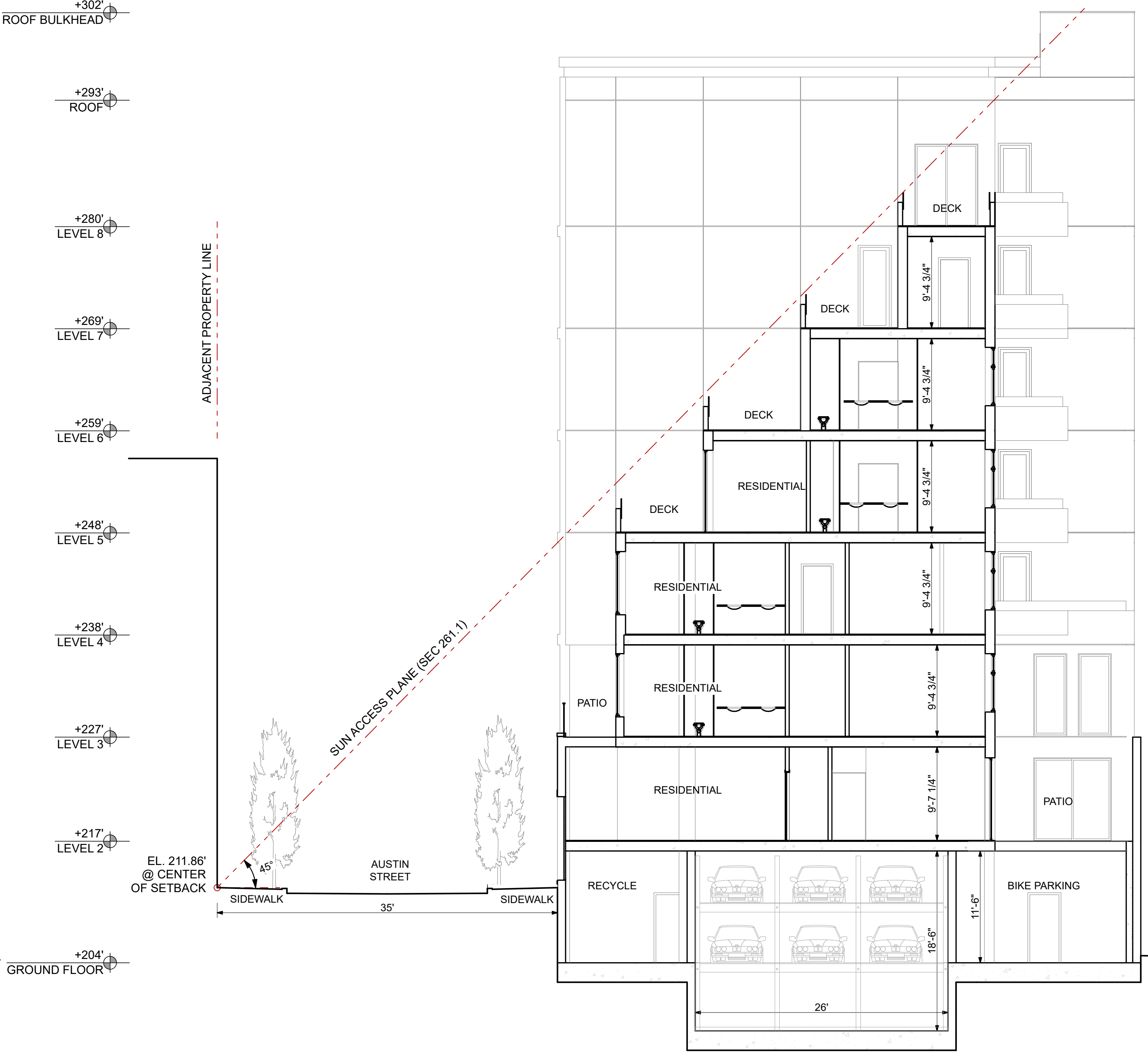
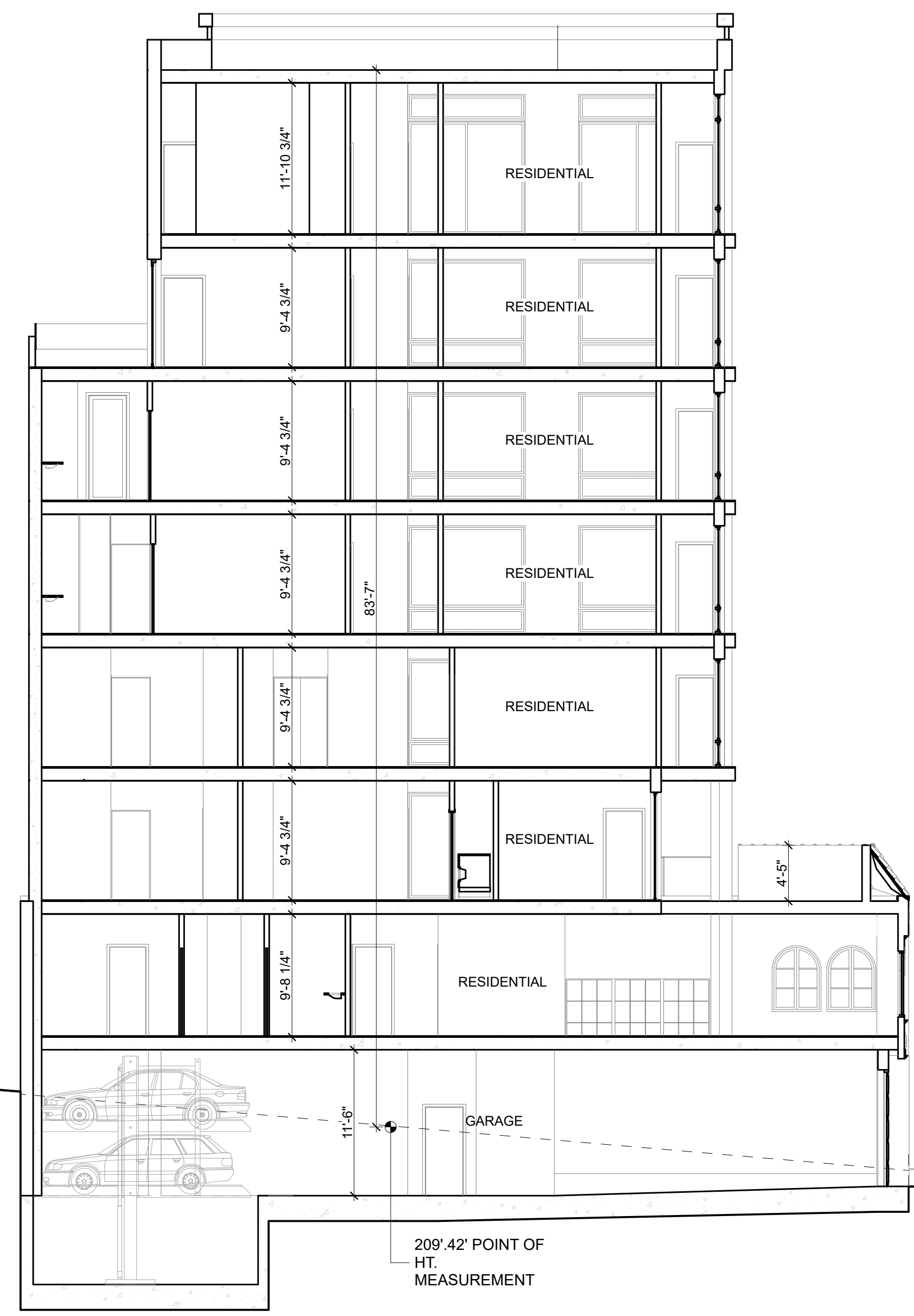
SIDEWALK 35' SIDEWALK

FRANKLIN STREET

209' 42" POINT OF HT. MEASUREMENT

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

SECTION 2
SCALE: 1/8" = 1'-0"



Prepared for **J.S. Sullivan Development**

**GEOTECHNICAL INVESTIGATION
PROPOSED RESIDENTIAL BUILDING
1523 FRANKLIN STREET
SAN FRANCISCO, CALIFORNIA**

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April 7, 2016
Project No. 16-1042

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APPENDIX B – Laboratory Test Results

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APPENDIX A

- | | |
|------------|----------------------------------|
| Figure A-1 | Log of Boring B-1 |
| Figure A-2 | Classification Chart |
| Figure A-3 | Dynamic Penetration Test Results |

APPENDIX B

Corrosion Test Results

**GEOTECHNICAL INVESTIGATION
PROPOSED RESIDENTIAL BUILDING
1523 FRANKLIN STREET
San Francisco, California**

1.0 INTRODUCTION

This report presents the results of the geotechnical investigation performed by Rockridge Geotechnical, Inc. for the proposed residential building to be constructed at 1523 Franklin Street in San Francisco, California. The project site is at the southwestern corner of the intersection of Franklin and Austin streets, as shown on the Site Location Map, Figure 1.

The subject property is rectangular-shaped with plan dimensions of 60 by 70 feet and slopes gently to the southeast. Currently, the entire site is occupied by a two-story commercial building with a partial basement at the northeast corner of the property. The basement extends approximately 7 feet below the elevation of the floor inside the building, corresponding to Elevation 199 feet¹, and approximately 5 feet below the sidewalk elevation along Franklin Street. The property is bordered by two properties to the south and one property to the west. The building to the west has a basement; however, the depth of the basement is not currently known. We could not determine from visual inspection of the building exteriors whether or not the buildings bordering the southern side of the project site have basements.

Plans are to construct an eight-story, at-grade residential building with retail space, parking, and a lobby at the ground level. The residential building will contain seven stories of metal-framed residential units over a one-story concrete podium. Each story will contain one 3-bedroom unit and will include a 1,050-square-foot rear yard on the western side of the property. The 2,000-square-foot garage will include 3 two-car lifts and bicycle storage.

¹ Elevations in this report reference the San Francisco City Datum

2.0 SCOPE OF WORK

Our geotechnical investigation was performed in accordance with our proposal dated January 7, 2016. We had proposed to perform one cone penetration test (CPT) and one boring but due to street restrictions, our scope of work consisted of reviewing available subsurface information and geologic maps, exploring subsurface conditions at the site by drilling one boring in the sidewalk in front of the property, advancing one dynamic penetrometer test (DPT) in the basement of the property, performing laboratory testing on selected soil samples, and performing engineering analyses to develop conclusions and recommendations regarding:

- subsurface conditions at the site
- site seismicity and seismic hazards, including the potential for liquefaction and liquefaction-induced ground failure
- the most appropriate foundation type(s) for the proposed building
- design criteria for the recommended foundation type, including vertical and lateral capacities
- estimates for foundation settlement
- subgrade preparation for slab-on-grade floors
- site grading and excavation, including criteria for fill quality and compaction for onsite and offsite improvements and utility trench backfill
- underpinning of adjacent structures, as appropriate
- 2013 San Francisco Building Code (SFBC) site class and design spectral response acceleration parameters
- soil corrosivity
- construction considerations

3.0 FIELD INVESTIGATION AND LABORATORY TESTING

Our field investigation consisted of drilling one boring, performing one DPT, and performing laboratory testing on selected soil samples. Prior to performing the investigation, we obtained a drilling permit from San Francisco Public Health Department (SFDPH) and an encroachment permit from the San Francisco Department of Public Works (SFDPW). We also contacted

Underground Service Alert (USA) to notify them of our work, as required by law and retained Precision Locating, LLC, a private utility locator, to check for buried utilities at the boring location in the sidewalk. Details of our field investigation and laboratory testing are described below.

3.1 Test Boring

One boring, designated as Boring B-1, was drilled on March 30, 2016 by Access Soil Drilling, of San Mateo, California. The boring was drilled using a portable drill rig equipped with three-inch-diameter solid-stem flight augers. Boring B-1 was advanced from the sidewalk on Franklin Street (at Elevation 204 feet) at the approximate location shown on Figure 2. Boring B-1 was drilled to a depth of 31.5 feet below the sidewalk grade (bsg).

During drilling, our field engineer logged the soil encountered and obtained representative soil samples for visual classification and laboratory testing. The log of Boring B-1 is presented on Figure A-1 in Appendix A. The soil encountered in the boring was classified in accordance with the classification chart shown on Figure A-2.

Soil samples were obtained using a Standard Penetration Test (SPT) split-barrel sampler with a 2.0-inch outside and 1.5-inch inside diameter, without liners. The sampler was driven with a 140-pound, rope-and-cathead safety hammer falling about 30 inches per drop. The samplers were driven up to 18 inches and the number of hammer blows required to drive the sampler was recorded every six inches and is presented on the boring log. A “blow count” is defined as the number of hammer blows per six inches of penetration or 50 blows for six inches or less of penetration. The blow counts required to drive the SPT sampler was converted to approximate SPT N-value using a factor of 1.2 to account for the sampler type and approximate hammer energy. The blow counts used for this conversion were: (1) the last two blow counts if the sampler was driven more than 12 inches, (2) the last one blow count if the sampler was driven more than six inches but less than 12 inches, and (3) the only blow count if the sampler was driven six inches or less. The converted SPT N-values are presented on the boring log.

Upon completion of drilling, the borehole was backfilled with cement grout. The surface of the borehole was patched with concrete. Soil cuttings generated from the boring was placed in a 55-gallon drum and temporarily stored on site. The drum was subsequently tested and disposed of offsite as non-hazardous waste.

3.2 Dynamic Penetrometer Test

We advanced one DPT, designated at DPT-1, at the approximate location shown on Figure 2. The DPT was advanced from the basement level in the existing building, which is about 5 feet bsg, at Elevation 199 feet. The DPT consists of manually driving a 1.4-inch-diameter cone-tipped probe with a 30-pound hammer falling 15 inches. The blow counts required to drive the probe are recorded at 10-centimeter intervals. The DPT was advanced to a depth of 13.1 feet below the basement slab (corresponding to about 18.1 feet bsg) where the DPT hit refusal in dense to very dense sand. The DPT results are presented on Figure A-3 in Appendix A.

3.3 Laboratory Testing

We re-examined the soil samples obtained from our boring to confirm the field classifications and selected samples for laboratory testing. Soil samples were tested to evaluate corrosion potential. The results of the laboratory tests are presented on the boring log and in Appendix B.

4.0 SUBSURFACE CONDITIONS

A regional geologic map of the site and vicinity (Figure 3) indicates the site is underlain by Quaternary-age beach and Dune sand (Qs) deposits. The results of our boring and DPT indicate the existing sidewalk is underlain by about five feet of fill consisting of very loose to loose sand. Beneath the fill is poorly graded, fine-grained sand, locally known as Dune sand, which extends to a depth of about 12 to 13 feet bsg (Elevation 181 feet and dense to very dense between depths of 12 and 23 feet bsg).

At the location of boring B-1, the Dune sand is underlain by an approximately six-foot-thick layer of hard clay with trace sand. At a depth of about 29 feet bsg (Elevation 175 feet), we encountered medium dense clayey sand (Colma formation) that extends to the maximum depth

explored of 31.5. Based on our experience, the Colma formation transitions to dense to very dense clayey and silty sand within about 5 to 10 feet from the top of the formation.

At the end of drilling, we measured the depth to groundwater in Boring B-1 at 28 feet bsg. Because of the relatively high permeability of the Dune sand at this depth, we anticipate the groundwater level measured in the boring is close to the stabilized groundwater level. The depth to groundwater is expected to vary several feet annually, depending on rainfall amounts. We estimate the groundwater table may rise as much as five feet during years with above-average rainfall.

5.0 SEISMIC CONSIDERATIONS

5.1 Regional Seismicity and Faulting

The site is located in the Coast Ranges geomorphic province of California that is characterized by northwest-trending valleys and ridges. These topographic features are controlled by folds and faults that resulted from the collision of the Farallon plate and North American plate and subsequent strike-slip faulting along the San Andreas Fault system. Movements along this plate boundary in the Northern California region occur along right-lateral strike-slip faults of the San Andreas Fault system.

The major active faults in the area are the San Andreas, San Gregorio, and Hayward faults. These and other faults in the region are shown on Figure 4. For these and other active faults within a 50-kilometer radius of the site, the distance from the site and estimated mean characteristic Moment magnitude² [2007 Working Group on California Earthquake Probabilities (WGCEP) (USGS 2008) and Cao et al. (2003)] are summarized in Table 1.

² Moment magnitude is an energy-based scale and provides a physically meaningful measure of the size of a faulting event. Moment magnitude is directly related to average slip and fault rupture area.

**TABLE 1
Regional Faults and Seismicity**

Fault Segment	Approximate Distance from Site (km)	Direction from Site	Mean Characteristic Moment Magnitude
N. San Andreas - Peninsula	11	West	7.23
N. San Andreas (1906 event)	11	West	8.05
N. San Andreas - North Coast	13	West	7.51
San Gregorio Connected	17	West	7.50
Total Hayward	18	East	7.00
Total Hayward – Rodgers Creek	18	East	7.33
Rodgers Creek	33	North	7.07
Mount Diablo Thrust	35	East	6.70
Total Calaveras	37	East	7.03
Green Valley Connected	40	East	6.80
Point Reyes	40	West	6.80
Monte Vista – Shannon	42	Southeast	6.50
West Napa	45	Northeast	6.70

Since 1800, four major earthquakes have been recorded on the San Andreas Fault. In 1836, an earthquake with an estimated maximum intensity of VII on the Modified Mercalli (MM) scale occurred east of Monterey Bay on the San Andreas Fault (Topozada and Borchardt 1998). The estimated Moment magnitude, M_w , for this earthquake is about 6.25. In 1838, an earthquake occurred with an estimated intensity of about VIII-IX (MM), corresponding to an M_w of about 7.5. The San Francisco Earthquake of 1906 caused the most significant damage in the history of the Bay Area in terms of loss of lives and property damage. This earthquake created a surface rupture along the San Andreas Fault from Shelter Cove to San Juan Bautista approximately 470 kilometers in length. It had a maximum intensity of XI (MM), an M_w of about 7.9, and was felt

560 kilometers away in Oregon, Nevada, and Los Angeles. The most recent earthquake to affect the Bay Area was the Loma Prieta Earthquake of 17 October 1989 with an M_w of 6.9. This earthquake occurred in the Santa Cruz Mountains about 96 kilometers south of the site.

In 1868, an earthquake with an estimated maximum intensity of X on the MM scale occurred on the southern segment (between San Leandro and Fremont) of the Hayward Fault. The estimated M_w for the earthquake is 7.0. In 1861, an earthquake of unknown magnitude (probably an M_w of about 6.5) was reported on the Calaveras Fault. The most recent significant earthquake on this fault was the 1984 Morgan Hill earthquake ($M_w = 6.2$).

The U.S. Geological Survey's (USGS) 2007 WGCEP has compiled the earthquake fault research for the San Francisco Bay area in order to estimate the probability of fault segment rupture. They have determined that the overall probability of moment magnitude 6.7 or greater earthquake occurring in the San Francisco Bay Region during the next thirty years is 63 percent. The highest probabilities are assigned to the Hayward/Rodgers Creek Fault and the northern segment of the San Andreas Fault. These probabilities are 31 and 21 percent, respectively (USGS 2008).

5.2 Seismic Hazards

Because the project is in a seismically active region, we evaluated the potential for earthquake-induced geologic hazards including ground shaking, ground surface rupture, liquefaction³, lateral spreading⁴ and cyclic densification.⁵ We used the results of our investigation to evaluate the potential of these phenomena occurring at the project site. The results of our analyses and evaluation are presented in the following sections.

³ Liquefaction is a phenomenon where loose, saturated, cohesionless soil experiences temporary reduction in strength during cyclic loading such as that produced by earthquakes.

⁴ Lateral spreading is a phenomenon in which surficial soil displaces along a shear zone that has formed within an underlying liquefied layer. Upon reaching mobilization, the surficial blocks are transported downslope or in the direction of a free face by earthquake and gravitational forces.

⁵ Cyclic densification is a phenomenon in which non-saturated, cohesionless soil is compacted by earthquake vibrations, causing ground-surface settlement.

5.2.1 Ground Shaking

The seismicity of the site is governed by the activity of the San Andreas Fault, although ground shaking from future earthquakes on other faults, including the Hayward, Calaveras, and San Gregorio faults, will also be felt at the site. The intensity of earthquake ground motion at the site will depend upon the characteristics of the generating fault, distance to the earthquake epicenter, and magnitude and duration of the earthquake. We judge that strong to very strong ground shaking could occur at the site during a large earthquake on one of the nearby faults.

5.2.2 Ground Surface Rupture

Historically, ground surface displacements closely follow the trace of geologically young faults. The site is not within an Earthquake Fault Zone, as defined by the Alquist-Priolo Earthquake Fault Zoning Act, and no known active or potentially active faults exist on the site. We therefore conclude the risk of fault offset at the site from a known active fault is very low. In a seismically active area, the remote possibility exists for future faulting in areas where no faults previously existed; however, we conclude the risk of surface faulting and consequent secondary ground failure from previously unknown faults is also very low.

5.2.3 Liquefaction and Associated Hazards

When a saturated, cohesionless soil liquefies, it experiences a temporary loss of shear strength created by a transient rise in excess pore pressure generated by strong ground motion. Soil susceptible to liquefaction includes loose to medium dense sand and gravel, low-plasticity silt, and some low-plasticity clay deposits. Flow failure, lateral spreading, differential settlement, loss of bearing strength, ground fissures and sand boils are evidence of excess pore pressure generation and liquefaction.

The site has **not** been mapped in a zone of liquefaction potential as shown on the map titled *State of California Seismic Hazard Zones, City and County of San Francisco, Official Map*, dated November 17, 2000 (Figure 5). Considering the estimated historic high groundwater table is about 23 feet bsg and the soil encountered in our boring and DPT consists of dense to very dense sand below a depth of about 12 to 13 feet bsg, we conclude the soil beneath the groundwater

table is not susceptible to liquefaction because of its high relative density. Therefore, we conclude the potential for liquefaction and associated hazards, such as lateral spreading, to occur at the site is very low.

5.2.4 Cyclic Densification

Cyclic densification (also referred to as differential compaction) of non-saturated sand (sand above groundwater table) can occur during an earthquake, resulting in settlement of the ground surface and overlying improvements. The site is underlain by very loose to medium dense Dune sand above the groundwater table that is susceptible to cyclic densification. We evaluated cyclic densification potential of soil encountered at the site using data collected from our boring and DPT using the methodology developed by Pradel (1998).

In accordance with the 2013 SFBC, we used a peak ground acceleration of 0.554 times gravity (g) in our cyclic densification evaluation; this peak ground acceleration is consistent with the Maximum Considered Earthquake Geometric Mean (MCE_G) peak ground acceleration adjusted for site effects (PGA_M). We also used a moment magnitude 8.05 earthquake, which is consistent with the mean characteristics moment magnitude for the San Andreas Fault, as presented in Table 1.

Considering the foundation for the proposed building will be bottomed at least four feet below the existing sidewalk grade, the loose Dune sand encountered below the sidewalk will be removed during construction. We estimate foundation settlement for the proposed building will be less than $\frac{1}{4}$ inch due to cyclic densification during a major seismic event. We estimate ground-surface settlement up to about one inch could occur due to cyclic densification of the very loose to loose Dune sand beneath adjacent streets and sidewalks. Differential settlement between on-site and off-site improvements, such as utility connections, should be addressed during design.

6.0 DISCUSSIONS AND CONCLUSIONS

From a geotechnical standpoint, we conclude the site can be developed as planned, provided the recommendations presented in this report are incorporated into the project plans and specifications and implemented during construction. The primary geotechnical issue affecting the proposed development include: 1) providing adequate foundation support for the proposed building, and 2) the presence of adjacent buildings to the south and west, at least one of which has an existing basement. These and other geotechnical issues are discussed in this section.

6.1 Foundation Support and Settlement

The factors influencing the selection of a safe, economical foundation system are providing an adequate factor of safety against bearing capacity failure, limiting differential settlement to an amount that can be tolerated by the superstructure above, constructability, and cost. The depth of the basement walls and foundations for the adjacent buildings should be determined prior to final design. If the foundation for the proposed building will be founded above the basement and foundation level of the adjacent structures, the foundation system for the proposed building should be designed to avoid surcharging the adjacent foundations and basement walls.

On the basis of our field investigation, we conclude the foundation level of the proposed building will be underlain by medium dense to very dense sand that is capable of supporting moderate foundation loads without excessive settlement. Therefore, we conclude the proposed building can be supported on a reinforced concrete mat foundation.

Our settlement analyses indicate total settlement of a mat foundation designed using the allowable bearing pressures presented in Section 7.2 of this report will be on the order of one inch and differential settlement will be on the order of 1/2 inch across a horizontal distance of 30 feet. As discussed in Section 5.2.3, the mat foundation may also experience seismically induced settlement on the order of 1/4 inch during a MCE event due to cyclic densification of the medium dense Dune sand between depths of about 5 and 12 feet bsg.

6.2 Underpinning

Underpinning of neighboring structures may be required to provide temporary vertical and lateral support of their foundations during construction of the proposed project. We conclude that underpinning will be required if the foundation for the proposed building will be founded below the neighboring building foundations. Test pits should be excavated prior to construction to determine the foundation type and depth for the adjacent buildings and to select appropriate underpinning methods. We can evaluate the extent of underpinning required once the location of new foundation elements relative to existing foundations has been determined.

We judge conventional hand-excavated, end-bearing piers will likely be the most suitable underpinning method for this project. Considering the loose, cohesionless nature of the sand fill and Dune sand, we conclude permeation grouting beneath the foundations to be underpinned may be required prior to excavating the underpinning piers to minimize the potential for caving of the sand prior to placement of the lagging boards. Permeation grout will harden the soil and cement sand grains together, thus reducing caving potential.

If the excavation will extend less than three feet below adjacent building foundations, it may be possible to permeation grout the sand below the foundations without installing hand-excavated underpinning piers. This alternative should be further evaluated once the elevation of adjacent foundations is known.

6.3 Temporary Shoring

Excavations that will be deeper than five feet and will be entered by workers should be sloped or shored in accordance with CAL-OSHA standards (29 CFR Part 1926). The shoring engineer should be responsible for shoring design. The contractor should be responsible for the construction and safety of temporary slopes.

6.4 Excavation, Monitoring, and Construction Considerations

The soil to be excavated consists of native Dune sand, which can be excavated with conventional earth-moving equipment such as loaders and backhoes. Removal of existing on-site

improvements, including concrete slabs and foundations, will require equipment capable of breaking concrete.

The underpinning systems are expected to deform a small amount during construction. The magnitude of underpinning movements are difficult to estimate because they depend on many factors, including the type of system used and the contractor's skill in installing the system. For a properly designed and constructed shoring system, we judge vertical and lateral movements behind the shoring system will be within ordinarily accepted limits of about one inch. We judge vertical and lateral movements of a properly designed and constructed underpinning system will be less than 1/2 inch during construction. The contractor should establish survey points on the shoring and underpinning piers, adjacent streets, and neighboring buildings to monitor the movement during and immediately after construction. Further, because the adjacent structures may experience some settlement during construction of the proposed building, a crack survey should be performed on each adjacent building prior to the start of construction.

The existing buildings adjacent to the site are likely supported on shallow foundations. To reduce the potential for vibration-induced settlement of the foundations, heavy equipment should not be used within 10 horizontal feet from adjacent shallow foundations and basement walls. Jumping jack or hand-operated vibratory plate compactors should be used for compacting fill within this zone.

6.5 Soil Corrosivity

Corrosivity testing was performed by Sunland Analytical of Rancho Cordova, California on a soil sample obtained from Boring B-1 at a depth of 3.0 feet below the sidewalk. The results of the corrosivity tests are presented in Appendix B. Based on the resistivity test results, the sample is classified as moderately corrosive to buried steel, which is typical of sandy soil. Accordingly, buried iron, steel, cast iron, galvanized steel, and dielectric-coated steel or iron should be properly protected against corrosion. The chloride, sulfide, and sulfate ion concentrations and pH of the soil does not present corrosion problems for buried iron, steel, mortar-coated steel and reinforced concrete structures.

7.0 RECOMMENDATIONS

Our recommendations for site preparation and fill placement, design of foundations, underpinning, and other geotechnical aspects of the project are presented in this section.

7.1 Site Preparation and Fill Placement

Site demolition should include the removal of existing underground utilities and foundations that will interfere with the construction of the proposed building. In general, abandoned underground utilities should be removed to the property line or service connections and properly capped or plugged with concrete. Where existing utility lines are outside of the proposed building footprint and will not interfere with the proposed construction, they may be abandoned in-place provided the lines are filled with lean concrete or cement grout to the property line. Voids resulting from demolition activities should be properly backfilled with compacted fill following the recommendations provided later in this section.

The soil exposed at the bottom of the excavation is expected to generally consist of sand fill or Dune sand. The subgrade should be scarified to a depth of 12 inches, moisture-conditioned to near optimum moisture content, and compacted to at least 95 percent relative compaction⁶.

Excavations should be backfilled with properly compacted fill. Fill should consist of on-site soil or imported soil (select fill) that is free of organic matter, contains no rocks or lumps larger than three inches in greatest dimension, has a liquid limit of less than 40 and a plasticity index lower than 12, and is approved by the Geotechnical Engineer. Samples of proposed imported fill material should be submitted to the Geotechnical Engineer at least three business days prior to use at the site. The grading contractor should provide analytical test results or other suitable environmental documentation indicating the imported fill is free of hazardous materials at least three days before use at the site. If this data is not available, up to two weeks should be allowed to perform analytical testing on the proposed imported material.

⁶ Relative compaction refers to the in-place dry density of soil expressed as a percentage of the maximum dry density of the same material, as determined by the ASTM D1557 laboratory compaction procedure.

Fill should be placed in horizontal lifts not exceeding eight inches in uncompacted thickness, moisture-conditioned to above optimum moisture content, and compacted to at least 90 percent relative compaction. Fill placed below foundations, fill greater than five feet in thickness, and any fill material consisting of clean sand or gravel (defined as soil with less than 10 percent fines by weight) should be compacted to at least 95 percent relative compaction. Fill placed within the upper foot of pavement soil subgrade should also be compacted to at least 95 percent relative compaction and be non-yielding.

Backfill for utility trenches is also considered fill, and it should be compacted according to the recommendations presented in this section. Special care should be taken when backfilling utility trenches within the building footprint and beneath pavements. Poor compaction may result in excessive settlement and damage to the building and/or pavements. If on-site sand or imported clean sand or gravel is used as backfill, it should be compacted to at least 95 percent relative compaction. Jetting of trench backfill should not be permitted.

7.2 Mat Foundation

We recommend the mat foundation be designed using an allowable bearing capacity of 5,000 pounds per square foot (psf) for dead-plus-live loads; this value may be increased by one-third for total loads (including wind and seismic loads). To evaluate the pressure distribution beneath the mat foundation, we recommend a modulus of vertical subgrade reaction of 45 pounds per cubic inch (pci) be used; this value has been reduced to account for the size of the mat and may be increased by 1/3 for total load conditions. Where the design bottom-of-mat elevation is above the bottom of the foundations for the adjacent buildings, the edge of the mat should be deepened to match the bottom of the adjacent foundations. The slope of the excavation for the thickened edge should not exceed 1.5:1 (horizontal:vertical).

Lateral loads may be resisted by a combination of friction along the base of the mat and passive resistance against the vertical faces of the mat foundation. To compute lateral resistance, we recommend using an equivalent fluid weight of 260 pounds per cubic foot (pcf); the upper foot of soil should be ignored unless confined by a slab or pavement. Frictional resistance should be

computed using a base friction coefficient of 0.35 where the mat is in contact with soil. Where a vapor retarder is placed beneath the mat, a base friction coefficient of 0.20 should be used. The passive pressure and frictional resistance values include a factor of safety of at least 1.5 and may be used in combination without reduction.

The mat subgrade should be free of loose, weak, or disturbed material. If loose sand or weak clay is encountered at the mat subgrade, those materials should be removed and the resulting excavation should be backfilled with compacted fill. The mat subgrade should be prepared as recommended in Section 7.1. We should check the mat subgrade prior to placement of the vapor retarder and/or reinforcing steel.

7.3 Vapor Retarder

If water vapor moving through the mat is considered detrimental, we recommend installing a water vapor retarder beneath the mat. The vapor retarder can be placed directly on the soil subgrade. A vapor retarder is generally not required in parking garages because there is sufficient air circulation to limit condensation of moisture on the mat surface; however, as a minimum, we recommend a vapor retarder be placed beneath the mat foundation in any enclosed rooms (such as the electrical room), storage areas, and areas that will receive a floor covering.

The vapor retarder should meet the requirements for Class B vapor retarders stated in ASTM E1745. The vapor retarder should be placed in accordance with the requirements of ASTM E1643. These requirements include overlapping seams by six inches, taping seams, and sealing penetrations in the vapor retarder.

If required by the structural engineer, the vapor retarder may be covered with two inches of sand to aid in curing the concrete and to protect the vapor retarder during slab construction. The sand overlying the vapor retarder should be moist at the time concrete is placed. However, excess water trapped in the sand could eventually be transmitted as vapor through the mat. Therefore, if rain is forecast prior to pouring the mat, the sand should be covered with plastic sheeting to avoid wetting. If the sand becomes wet, concrete should not be placed until the sand has been dried or replaced.

Concrete mixes with high water/cement (w/c) ratios result in excess water in the concrete, which increases the cure time and results in excessive vapor transmission through the mat. Therefore, concrete for the mat foundation should have a low w/c ratio - less than 0.50. If the concrete is poured directly over the vapor retarder (no sand layer), we recommend the w/c ratio of the concrete not exceed 0.45 and water not be added in the field. If necessary, workability should be increased by adding plasticizers. In addition, the concrete for the mat should be properly cured. Before floor coverings, if any, are placed, the contractor should check that the concrete surface and the moisture emission levels (if emission testing is required) meet the manufacturer's requirements.

7.4 Underpinning

As discussed in Section 7.2, underpinning will be required if the proposed excavation extends below the bottom of the neighboring building foundations. Test pits should be excavated prior to construction to determine the foundation type and depth for the adjacent buildings. We can evaluate the extent of underpinning required once the location of new foundation elements relative to existing foundations has been determined. Permeation grouting beneath existing foundations should be performed prior to excavating the underpinning piers to minimize the potential for caving of the sand prior to placement of the lagging boards. Recommendations for permeation grouting and underpinning piers are presented in this section.

7.4.1 Permeation Grouting

We recommend the zone of grouted soil extend at least one foot beyond the footprint of the planned underpinning piers. The bottom of the grouted soil should extend at least two feet below the bottom of the planned underpinning piers.

Permeation grouting is typically performed by a specialty contractor under a design-build contract. Because different contractors use different materials and equipment, we cannot give specific recommendations for injection spacing, bulb diameter, or methods to be used for permeation grouting. The contractor should establish the injection point spacing, grout injection volumes, and bulb dimensions based on the chemicals and equipment used. We recommend the

grouted sand have a 28-day compressive strength (as determined by unconfined compression tests) of at least 100 psi and a seven-day unconfined strength of at least 50 psi. We recommend the ultrafine cement be mixed with a colloidal mixer and not exceed a water-cement ratio of 10:1. Water-reducing agents should be used, as necessary, to reduce flocculation of the ultrafine cement prior to permeation. We recommend the contract with the grout contractor be based on a performance-based (end result) specification rather than a per-volume-injected specification.

If permeation grouting is used for underpinning support of adjacent foundations, we recommend a test section be performed prior to start of production grouting to check the effectiveness of the procedures to be used. A test section will not be required if permeation grouting is performed to consolidate sandy soil to reduce caving during installation of underpinning piers. We should review the procedures to be used by the grouting contractor prior to injection of the test section. Production grouting should not commence until the desired improvement has been observed in the test section with the methods, spacing, and materials proposed by the contractor. The test section for the permeation grout procedure should consist of injecting the desired volume of grout and allowing the grout to harden. The sides of the resulting grout bulb should then be exposed in a test pit excavation to evaluate if the design bulb size and strength have been obtained; the excavation should be performed by the general contractor or the grouting subcontractor. Because of the need for the grout to cure, we recommend the test section not be excavated until at least four days after injection. We should observe the size of the grout bulb and collect samples for unconfined compression testing. Because it will take several additional days to perform the unconfined compression tests, we recommend at least one week be provided in the project schedule to perform and evaluate the test section before grouting begins.

During production grouting, we should be retained to observe grouting operations and evaluate if the desired degree of improvement has been obtained. Our evaluation will include observation of grouting procedures and injection volumes.

7.4.2 Underpinning Piers

Where hand-excavated underpinning piers are used to underpin adjacent foundations, the piers should be designed to gain support through end bearing on medium dense Dune sand. An allowable bearing pressure of 4,000 psf for dead-plus-live loads may be used for design of underpinning piers. The underpinning piers should extend at least 24 inches below the planned bottom-of-mat elevation for the project or 24 inches below an imaginary line that lies at 45 degrees from horizontal, projected upward from the bottom edge of the proposed excavation. The width of the underpinning piers should be determined by the Structural Engineer or underpinning designer based on the ability of the existing foundation to span an area of non-support. Underpinning should be designed for unbalanced horizontal loads resulting from the soil retained by the piers. The unbalanced load should be computed using an at-rest equivalent fluid weight of 55 pcf.

7.5 Seismic Design

For design in accordance with the 2013 SFBC, we recommend Site Class D be used. The latitude and longitude of the site are 37.7886° and -122.4238° , respectively. Hence, in accordance with the 2013 SFBC, we recommend the following:

- $S_S = 1.500g$, $S_1 = 0.622g$
- $S_{MS} = 1.500g$, $S_{M1} = 0.934g$
- $S_{DS} = 1.000g$, $S_{D1} = 0.622g$
- Seismic Design Category D for Risk Categories I, II, and III.

8.0 ADDITIONAL GEOTECHNICAL SERVICES

Prior to construction, Rockridge Geotechnical should review the project plans and specifications to verify that they conform to the intent of our recommendations. During construction, our field engineer should provide on-site observation and testing during site preparation, placement and compaction of fill, and installation of underpinning, shoring and building foundations. These observations will allow us to compare actual with anticipated subsurface conditions and to verify that the contractor's work conforms to the geotechnical aspects of the plans and specifications.

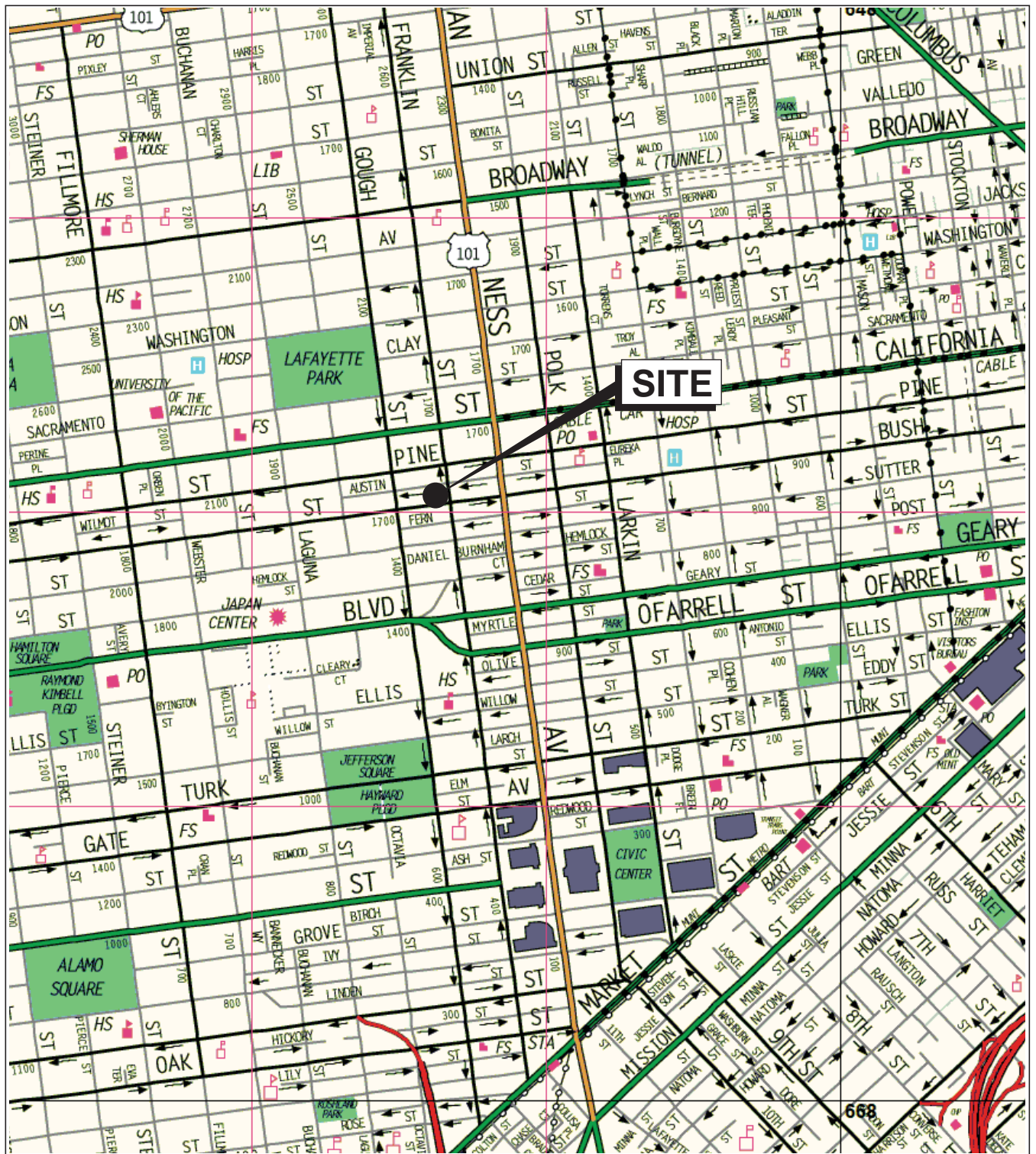
9.0 LIMITATIONS

This geotechnical investigation has been conducted in accordance with the standard of care commonly used as state-of-practice in the profession. No other warranties are either expressed or implied. The recommendations made in this report are based on the assumption that the subsurface conditions do not deviate appreciably from those disclosed in the exploratory boring and DPT. If any variations or undesirable conditions are encountered during construction, we should be notified so that additional recommendations can be made. The foundation recommendations presented in this report are developed exclusively for the proposed development described in this report and are not valid for other locations and construction in the project vicinity.

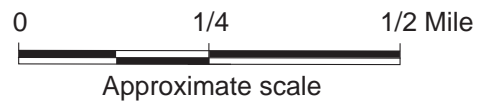
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FIGURES



Base map: The Thomas Guide
 San Francisco County
 2002

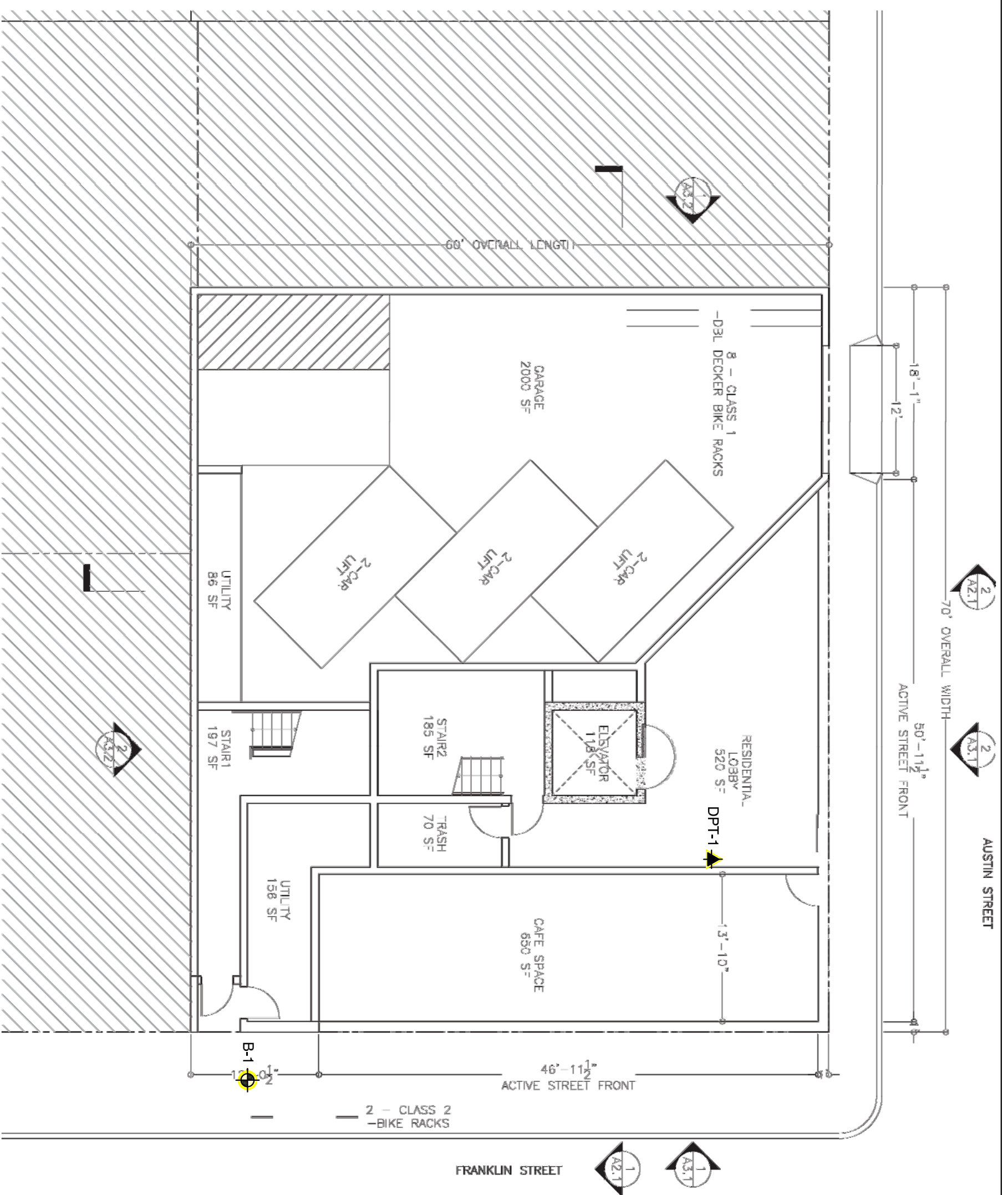


1523 FRANKLIN STREET
 San Francisco, California



SITE LOCATION MAP

RR ROCKRIDGE
 GEOTECHNICAL

Date 02/01/16 Project No. 16-1042 Figure 1



EXPLANATION

-  DPT-1 Approximate location of Dynamic Penetrometer test by Rockridge Geotechnical, Inc., February 2016
-  B-1 Approximate location of boring by Rockridge Geotechnical, Inc., March 2016



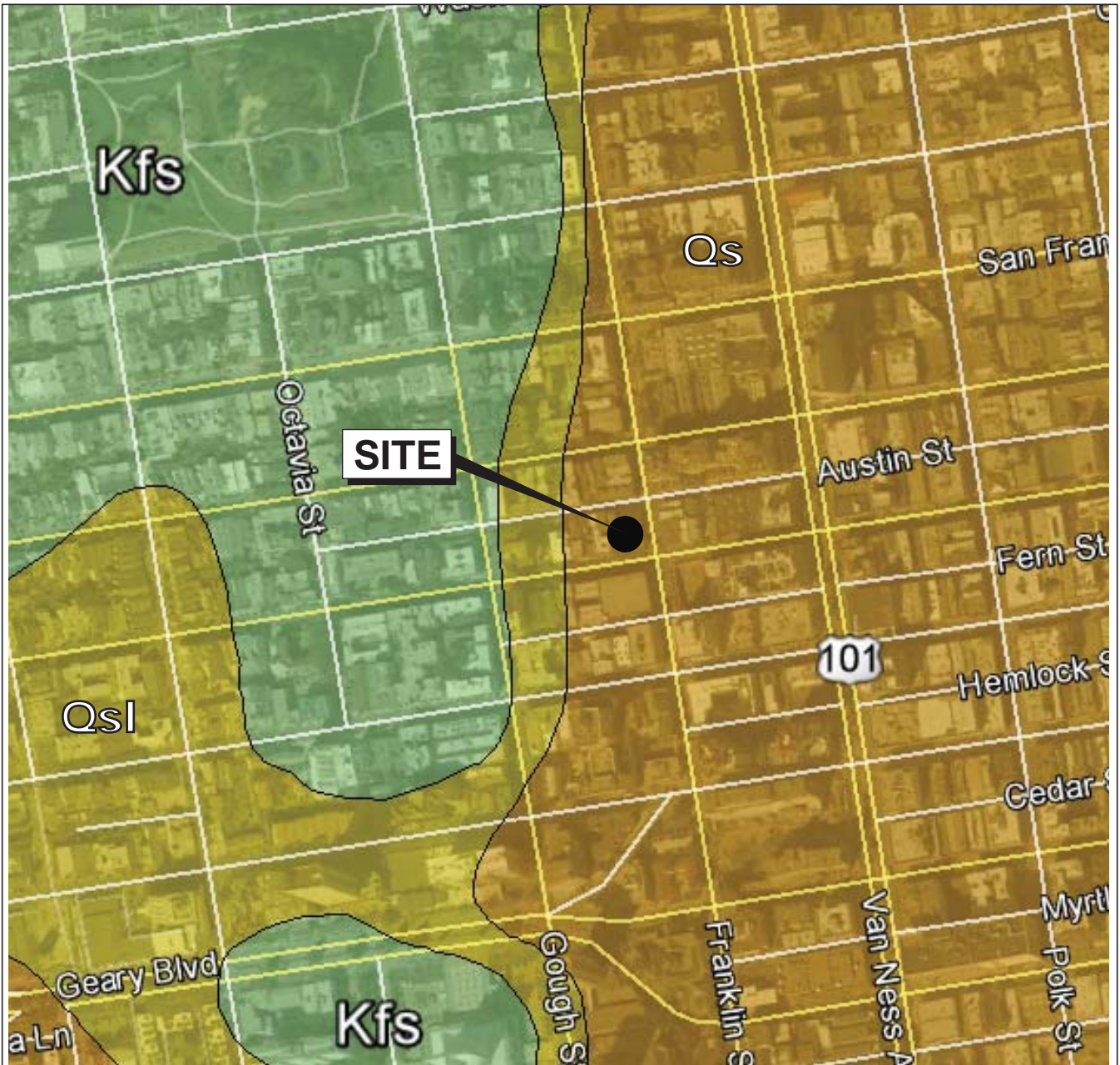
1523 FRANKLIN STREET
San Francisco, California

SITE PLAN

Date 03/07/16 Project No. 16-1042 Figure 2



Reference: Base map from a drawing titled "Proposed Ground Floor Plan", by Alan TSE | Charles Chan Architectural Studio, dated November 10, 2015.

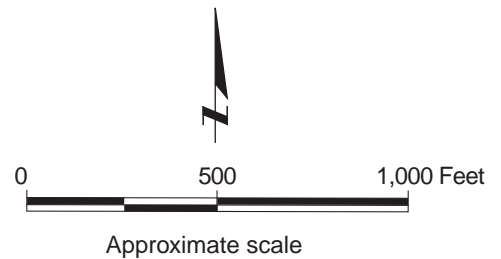


Base map: Google Earth with U.S. Geological Survey (USGS), San Francisco County, 2015.

EXPLANATION

- Qs Beach and dune sand (Quaternary)
- Qsl Hillslope Deposits (Quaternary)
- Kfs Franciscan Complex sedimentary rocks (Cretaceous)

— Geologic contact: dashed where approximate and dotted where concealed, queried where uncertain



1523 FRANKLIN STREET
San Francisco, California






REGIONAL GEOLOGIC MAP

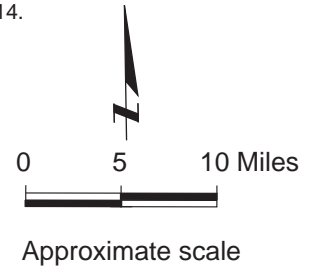
Date 02/01/16 | Project No. 16-1042 | Figure 3



Base Map: U.S. Geological Survey (USGS), National Seismic Hazards Maps - Fault Sources, 2014.

EXPLANATION

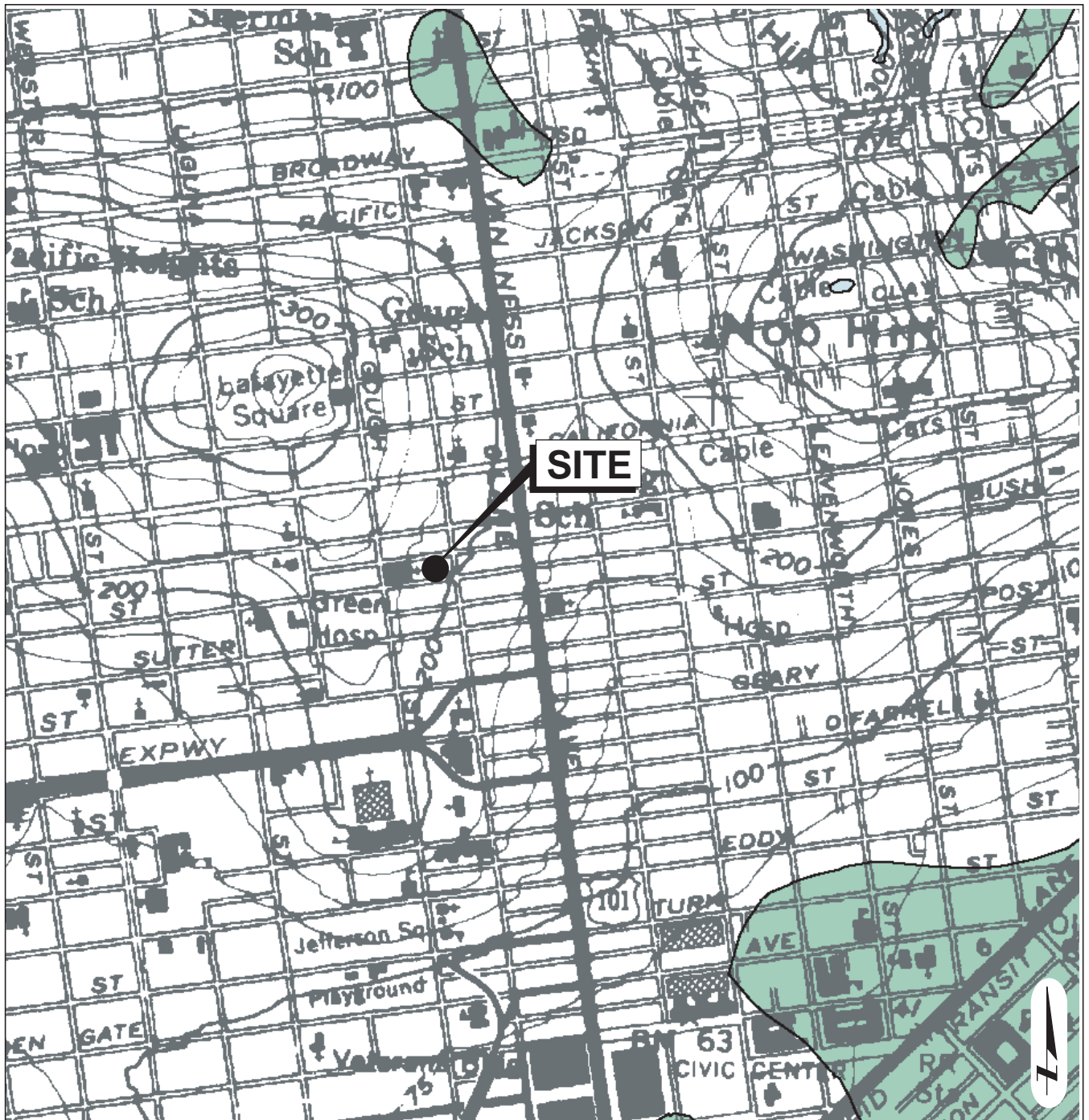
-  Strike slip
-  Thrust (Reverse)
-  Normal



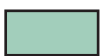
1523 FRANKLIN STREET
San Francisco, California

REGIONAL FAULT MAP





EXPLANATION

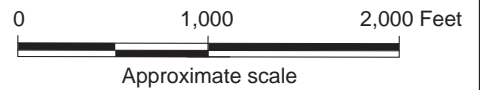


Liquefaction; Areas where historic occurrence of liquefaction, or local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacements.



Earthquake-Induced Landslides; Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacements.

Reference:
 State of California "Seismic Hazard Zones"
 City and County of San Francisco
 Released on November 17, 2000



1523 FRANKLIN STREET
 San Francisco, California

SEISMIC HAZARDS ZONE MAP



APPENDIX A

Boring Log and Dynamic Penetrometer Test Results

PROJECT: 1523 FRANKLIN STREET
San Francisco, California

Log of Boring B-1

PAGE 1 OF 1

Boring location: See Site Plan, Figure 2

Logged by: K. Dickinson

Date started: 3/30/16

Date finished: 3/30/16

Drilling method: Solid Stem Augers

Hammer weight/drop: 140 lbs./30 inches

Hammer type: Rope & Cathead

Sampler: Standard Penetration Test (SPT)

LABORATORY TEST DATA

DEPTH (feet)	SAMPLES				LITHOLOGY	MATERIAL DESCRIPTION	Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
	Sampler Type	Sample	Blows/ 6"	SPT N-Value								
Approximate Ground Surface Elevation: 204 feet ²												
1						3 inches Concrete						
2	SPT		1 2 1	4		SAND (SP) yellow-brown, very loose to loose, moist						
3												
4	SPT		1 1 2	4								
5												
6	SPT		2 4 5	11		medium dense						
7												
8												
9												
10												
11	SPT		9 10 14	29								
12					SP							
13												
14												
15												
16	SPT		10 18 26	53		very dense						
17												
18												
19												
20												
21	SPT		18 21 8	35		dense						
22												
23												
24												
25						CLAY (CL) yellow-brown, hard, moist, trace sand						
26	SPT		10 18 20	46	CL							
27												
28						▽ (03/3/2016: 12:27 PM)						
29												
30						CLAYEY SAND (SC) yellow brown, medium dense, moist						
31	SPT		6 9 13	26	SC							
32												

ROCKRIDGE 16-1042.GPJ TR.GDT 4/1/16

Boring terminated at a depth of 31.5 feet below ground surface.
Boring backfilled with cement grout.
Groundwater encountered at a depth of 28 feet during drilling.

¹ SPT blow counts for the last two increments were converted to SPT N-Values using a factor of 1.2 to account for use of an automatic hammer.
² Elevations based on San Francisco City datum.



Project No.: 16-1042

Figure: A-1

UNIFIED SOIL CLASSIFICATION SYSTEM

Major Divisions		Symbols	Typical Names
Coarse-Grained Soils (more than half of soil > no. 200 sieve size)	Gravels (More than half of coarse fraction > no. 4 sieve size)	GW	Well-graded gravels or gravel-sand mixtures, little or no fines
		GP	Poorly-graded gravels or gravel-sand mixtures, little or no fines
		GM	Silty gravels, gravel-sand-silt mixtures
		GC	Clayey gravels, gravel-sand-clay mixtures
	Sands (More than half of coarse fraction < no. 4 sieve size)	SW	Well-graded sands or gravelly sands, little or no fines
		SP	Poorly-graded sands or gravelly sands, little or no fines
		SM	Silty sands, sand-silt mixtures
		SC	Clayey sands, sand-clay mixtures
Fine-Grained Soils (more than half of soil < no. 200 sieve size)	Silts and Clays LL = < 50	ML	Inorganic silts and clayey silts of low plasticity, sandy silts, gravelly silts
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, lean clays
		OL	Organic silts and organic silt-clays of low plasticity
	Silts and Clays LL = > 50	MH	Inorganic silts of high plasticity
		CH	Inorganic clays of high plasticity, fat clays
		OH	Organic silts and clays of high plasticity
Highly Organic Soils		PT	Peat and other highly organic soils

SAMPLE DESIGNATIONS/SYMBOLS

GRAIN SIZE CHART		
Classification	Range of Grain Sizes	
	U.S. Standard Sieve Size	Grain Size in Millimeters
Boulders	Above 12"	Above 305
Cobbles	12" to 3"	305 to 76.2
Gravel coarse fine	3" to No. 4	76.2 to 4.76
	3" to 3/4" 3/4" to No. 4	76.2 to 19.1 19.1 to 4.76
Sand coarse medium fine	No. 4 to No. 200	4.76 to 0.075
	No. 4 to No. 10	4.76 to 2.00
	No. 10 to No. 40 No. 40 to No. 200	2.00 to 0.420 0.420 to 0.075
Silt and Clay	Below No. 200	Below 0.075

- Sample taken with Sprague & Henwood split-barrel sampler with a 3.0-inch outside diameter and a 2.43-inch inside diameter. Darkened area indicates soil recovered
- Classification sample taken with Standard Penetration Test sampler
- Undisturbed sample taken with thin-walled tube
- Disturbed sample
- Sampling attempted with no recovery
- Core sample
- Analytical laboratory sample
- Sample taken with Direct Push sampler
- Sonic

Unstabilized groundwater level

Stabilized groundwater level

SAMPLER TYPE

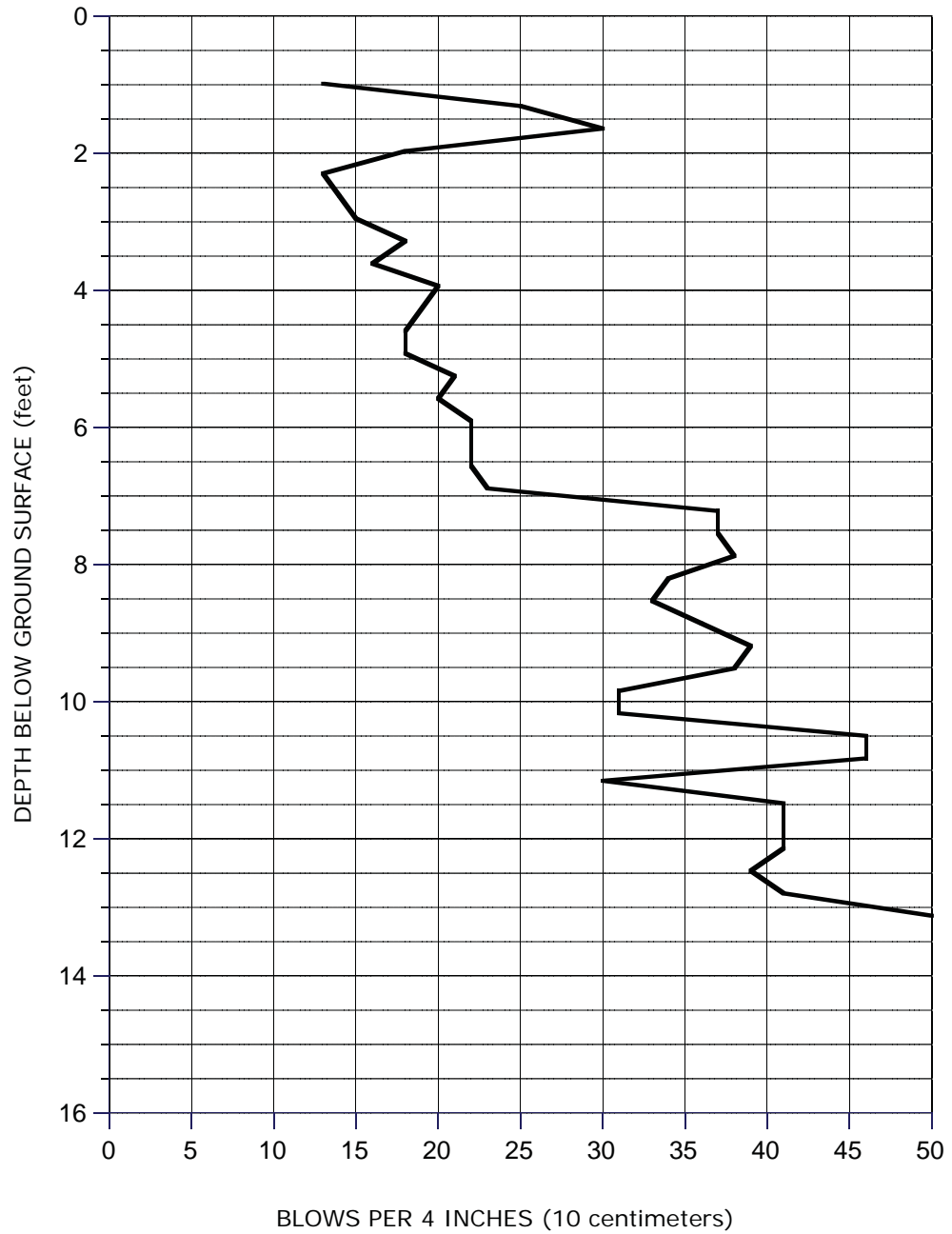
- | | |
|--|---|
| <p>C Core barrel</p> <p>CA California split-barrel sampler with 2.5-inch outside diameter and a 1.93-inch inside diameter</p> <p>D&M Dames & Moore piston sampler using 2.5-inch outside diameter, thin-walled tube</p> <p>O Osterberg piston sampler using 3.0-inch outside diameter, thin-walled Shelby tube</p> | <p>PT Pitcher tube sampler using 3.0-inch outside diameter, thin-walled Shelby tube</p> <p>S&H Sprague & Henwood split-barrel sampler with a 3.0-inch outside diameter and a 2.43-inch inside diameter</p> <p>SPT Standard Penetration Test (SPT) split-barrel sampler with a 2.0-inch outside diameter and a 1.5-inch inside diameter</p> <p>ST Shelby Tube (3.0-inch outside diameter, thin-walled tube) advanced with hydraulic pressure</p> |
|--|---|

1523 FRANKLIN STREET
San Francisco, California



CLASSIFICATION CHART

Date 03/31/16	Project No. 16-1042	Figure A-2
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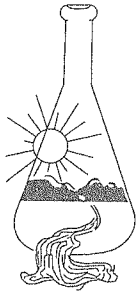
Note:
 DPT advanced from the top of the basement slab, Elevation 199 feet based on San Francisco City datum.

1523 FRANKLIN STREET
 San Francisco, California

**DYNAMIC PENETROMETER
 TEST RESULTS, DPT-1**



APPENDIX B
Laboratory Test Results



Sunland Analytical

11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

Date Reported 04/06/2016

Date Submitted 03/31/2016

To: Katie Dickinson
Rockridge Geotechnical, Inc.
270 Grand Ave
Oakland, CA 94610

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

The reported analysis was requested for the following location:
Location : 16-1042 Site ID : B-1 2@3FT.
Thank you for your business.

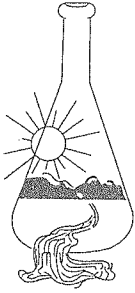
* For future reference to this analysis please use SUN # 71512-149091.

EVALUATION FOR SOIL CORROSION

Soil pH	8.24		
Moisture	1.9 %		
Minimum Resistivity	1.48 ohm-cm (x1000)		
Chloride	28.2 ppm	00.00282 %	
Sulfate	32.7 ppm	00.00327 %	
Redox Potential	(+) 69 mv		
Sulfides	Presence - NEGATIVE		

METHODS

pH and Min.Resistivity CA DOT Test #643 Mod.(Sm.Cell)
Sulfate CA DOT Test #417, Chloride CA DOT Test #422
Redox Potential ASTM G-200, Sulfides AWWA C105/A25.5



Sunland Analytical

11419 Sunrise Gold Circle, #10
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The reported analysis was requested for the following:
Location : 16-1042 Site ID : B-1 2@3FT.
Thank you for your business.

* For future reference to this analysis please use SUN # 71512-149092.

Extractable Sulfide Analysis

TYPE OF TEST	RESULTS	UNITS
Sulfide	0.08	mg/kg

DETECTION LIMITS

Sulfide 0.05

Method 9031m, ND = Below Detection Limits