



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Downtown Project Authorization

AMENDMENT TO CONDITION OF APPROVAL OF MOTION NO. 20150

HEARING DATE: JUNE 6, 2019

Record No.: 2015-015203DNX-02
Project Address: 135 HYDE STREET
Zoning: C-3-G (Downtown – General) Zoning District
80-X Height and Bulk District
Block/Lot: 0346 / 002
Project Sponsor: Wesley Burke
1452 Broadway
San Francisco, CA 94109
Staff Contact: Andrew Perry – (415) 575-9017
andrew.perry@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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San Francisco,
CA 94103-2479

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415.558.6378

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Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The current proposal is to amend Condition of Approval No. 24 of Planning Commission Motion No. 20150 adopted on March 29, 2018, to change the approved Project's means of compliance with the Inclusionary Affordable Housing Program pursuant to Planning Code Section 415. As approved, the Project would have provided on-site affordable housing; however, the Project now requests to comply with Section 415 through payment of the Affordable Housing Fee. No other changes are proposed. The approved Project would demolish the existing one-story automotive repair garage and construct a new 8-story-over-basement mixed-use residential building with 69 residential dwelling units and 940 square feet of ground floor commercial space.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must approve an amended Downtown Project Authorization, pursuant to Planning Code Sections 309 and 415.5(g)(2), to modify Condition of Approval No. 24 of Planning Commission Motion No. 20150. An approval by the Commission will change the means of compliance with the Inclusionary Affordable Housing Program from the On-Site Affordable Housing Alternative to payment of the Affordable Housing Fee. Pursuant to Planning Code Section 415.5(g)(3), the Planning Commission shall be limited to considering issues related to this Section 415 in considering the request for modification.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has not received any public comment with regard to the proposed change from on-site affordable units to payment of the fee. The Project Sponsor has contacted the Tenderloin Housing Clinic to inform them of the requested change.

ENVIRONMENTAL REVIEW

Amending a Condition of Approval of a previously approved motion is not considered a “Project” under the California Environmental Quality Act (“CEQA”). The Approval Action for the Project for the purposes of CEQA occurred on March 29, 2019 by the Planning Commission’s authorization of Motion No. 20150.

BASIS FOR RECOMMENDATION

The Department finds that the proposed change to the subject Condition of Approval does not affect the Project’s consistency with the Objectives and Policies of the General Plan or Project is, on balance, consistent with the Mission Area Plan and the Objectives and Policies of the General Plan and Downtown Plan Area. Pursuant to Planning Code Section 415, both the On-Site Affordable Housing Alternative and the payment of the Affordable Housing Fee are considered equally to be Code-compliant. The Department currently estimates the Affordable Housing Fee for this Project to be \$2,679,245, at an applicable rate of 30 percent for a rental project.

ATTACHMENTS:

Draft Motion – Downtown Project Authorization with Amended Condition of Approval
Exhibit B – Amended Inclusionary Affordable Housing Affidavit
Exhibit C – Original Approval Motion No. 20150, Conditions of Approval, and Approved Plans



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: JUNE 6, 2019

Record No.: 2015-015203DIX-02
Project Address: 135 HYDE STREET
Zoning: C-3-G (Downtown – General) Zoning District
80-X Height and Bulk District
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ADOPTING FINDINGS TO APPROVE AN AMENDED DOWNTOWN PROJECT AUTHORIZATION THAT WOULD MODIFY CONDITION OF APPROVAL NO. 24 OF MOTION NO. 20150 PURSUANT TO PLANNING CODE SECTIONS 309 AND 415.5(g)(2). THE PROJECT WOULD COMPLY WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM THROUGH PAYMENT OF THE AFFORDABLE HOUSING FEE.

PREAMBLE

On April 2, 2019, Wesley Burke (hereinafter "Project Sponsor") filed Application No. 2015-015203DIX-02 (hereinafter "Application") with the Planning Department (hereinafter "Department") for an amended Downtown Project Authorization to amend Condition of Approval No. 24 of Planning Commission Motion No. 20150, adopted on March 29, 2018, to change the approved Project's means of compliance with the Inclusionary Affordable Housing Program pursuant to Planning Code Section 415, from the On-Site Affordable Housing Alternative to payment of the Affordable Housing Fee (hereinafter "Project") at 135 Hyde Street, Block 0346 Lot 002 (hereinafter "Project Site").

Amending a Condition of Approval of a previously approved motion is not considered a "Project" under the California Environmental Quality Act ("CEQA"). The Approval Action for the Project for the purposes of CEQA occurred on March 29, 2019 by the Planning Commission's authorization of Motion No. 20150.

On June 6, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Downtown Project Authorization Application No. 2015-015203DIX-02.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2015-015203DIX-02 is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the amended Downtown Project Authorization as requested in Application No. 2015-000123CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The current proposal is to amend Condition of Approval No. 24 of Motion No. 20150, to modify the Project's means of compliance with the Inclusionary Affordable Housing Program through payment of the Affordable Housing Fee.

The previously approved Project would demolish the existing one-story, 4,950 square-foot building last used as an automotive repair garage, and construct a new 8-story-over-basement, 80-foot tall building (plus a 16-foot tall elevator penthouse), which contains 54,109 square feet of total development (45,322 gross square feet), allocated to 69 residential dwelling units (one studio, sixty 1-bedrooms, and eight 2-bedrooms), 940 square feet of ground floor commercial space, 3,323 square feet of common usable open space for residents, and a basement garage accessed through a single garage door and 10-foot wide curb cut along Hyde Street, with 18 vehicle parking spaces, 1 car-share space, and 69 Class 1 bicycle parking spaces, with 6 additional Class 2 bicycle parking spaces along Hyde Street.

3. **Site Description and Present Use.** The Project Site is located at 135 Hyde Street, on the west side of Hyde Street between Turk Street to the north and Golden Gate Avenue to the south, Lot 002 in Assessor's Block 0346. The property is a rectangular-shaped lot, measuring approximately 137.6 feet deep and 55 feet wide at its sole frontage along Hyde Street, for a total are of approximately 7,568 square feet. The property is currently developed with a one-story, approximately 4,950 square-foot auto repair garage built in 1920, and which is a contributor to the Uptown Tenderloin Historic District. The subject property is located within the C-3-G (Downtown – General Commercial) Zoning District, an 80-X Height and Bulk District, the Uptown Tenderloin Historic District, and the Downtown Plan Area.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Downtown – Civic Center neighborhood, just outside the publicly-zoned parcels of the immediate Civic Center Plaza area, and along the northern boundary of the C-3, Downtown-zoned area. Moving farther to the north, the neighborhood transitions into the Tenderloin, characterized by RC-4 Zoning and the

North of Market Residential SUD. These three zoning districts – “P”, “C-3-G”, and “RC-4” – comprise the majority of the parcels in the vicinity, with exception for some NC-3 zoned properties along Polk Street to the west of the Project Site.

5. **Public Outreach and Comments.** The Department has not received any public comment with regard to the proposed change from on-site affordable units to payment of the fee. The Project Sponsor has contacted the Tenderloin Housing Clinic to inform them of the requested change.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code as originally described in Section 6 of Planning Commission Motion No. 20150, except as amended below:

- A. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, the current percentage requirements apply to projects that consist of ten or more units. Pursuant to Planning Code Section 415.5, the Project must pay the Affordable Housing Fee (“Fee”). This Fee is made payable to the Department of Building Inspection (“DBI”) for use by the Mayor’s Office of Housing and Community Development for the purpose of increasing affordable housing citywide. The applicable percentage is dependent on the number of units in the project, the zoning of the property, if the project is a rental or ownership project, and the date that the project submitted a complete Project Application.

The Project Sponsor has submitted an ‘Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,’ to satisfy the requirements of the Inclusionary Affordable Housing Program through payment of the Fee, in an amount to be established by the Mayor’s Office of Housing and Community Development. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, whether the project is rental or ownership, and the date that the project submitted a complete Project Application. A complete Project Application was submitted on December 17, 2015; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the Affordable Housing Fee is at a rate equivalent to an off-site requirement of 30%. This project is a rental project.

7. **General Plan Compliance.** The Project is, on balance, consistent with the Objectives and Policies of the General Plan as originally described in Section 8 of Planning Commission Motion No. 20150. The amended Project is consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

Although the Project no longer proposes to provide affordable units on-site, the Project is still consistent with the Objective and Policy through financial contribution to the City's Affordable Housing Fund at a rate of 30 percent, or a total estimated fee payment of \$2,679,245. These funds can be used by the City to help create permanently affordable housing.

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

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

The Project supports this Policy in that no existing neighborhood-serving retail use is located on the site, and the Project would result in the creation of a new ground-floor commercial space.

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

The Project would improve upon the existing housing and neighborhood character in the vicinity, by creating 69 new dwelling units in a structure that is consistent with the height and bulk requirements of Code, and consistent with relevant design principles and historic preservation requirements. The project will help result in a more pedestrian-oriented environment through provision of ground-floor commercial space and the reduction of one curb cut and garage door.

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

There is currently no housing on the site, therefore, no affordable housing would be lost as part of this Project. The Project enhances the City's supply of affordable housing through payment of the Affordable Housing Fee at a rate of 30 percent.

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

The Project would not impede MUNI transit service or overburden local streets or parking. The Project is well-served by transit and would promote rather than impede the use of MUNI transit service, as the project's parking rate is only 0.26. Future residents and employees of the Project could access both the existing MUNI rail and bus services as well as the BART system through Civic Center Station, less

than a quarter-mile away. The Project also provides a sufficient amount off-street parking for future residents so that neighborhood parking will not be overburdened by the addition of new residents and building users.

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

The Project would demolish a building last used as an auto repair garage, it would not actually displace any industrial or service sectors. The auto repair use has been vacant, and under current C-3-G Zoning would not be permitted, and was therefore previously nonconforming. The Project does not include commercial office development. Further, the proposed ground-floor retail space provides future opportunities for resident employment and ownership.

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

The Project will be consistent with the City's goal to achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake. The building will be constructed in compliance with all current building codes to ensure a high level of seismic safety.

- G. That landmarks and historic buildings be preserved.

The Project will be constructed to be compatible with the Uptown Tenderloin Historic District.

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

The Project does not cast shadow on any open space either under the jurisdiction of the Recreation and Park Department or otherwise.

9. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
10. The Commission hereby finds that approval of the amended Downtown Project Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES** an amended **Downtown Project Authorization Application No. 2015-015203DNX-02** subject to the original conditions authorized through Motion No. 20150 as "EXHIBIT A" of that motion, with exception of Condition No. 24, which is amended as described and attached to this Motion hereto as "EXHIBIT A", in general conformance with plans on file, dated February 28, 2018 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this amended Section 309 Downtown Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 6, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 6, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for an amended Downtown Project Authorization to modify Condition of Approval No. 24 of Motion No. 20150 to allow a change to the Project's means of compliance with the Inclusionary Affordable Housing Program through payment of the Affordable Housing Fee pursuant to Planning Code Section 309 and 415.5(g)(2), for the Project located at 135 Hyde Street, Block 0346, Lot 002 within the C-3-G (Downtown – General) Zoning District and a 80-X Height and Bulk District and subject to conditions of approval reviewed and approved by the Commission on June 6, 2019 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on June 6, 2019 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PROVISIONS

24. **Affordable Units.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of first construction document.

- a. **Requirement.** Pursuant to Planning Code Section 415.5, the Project Sponsor must pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this project is thirty percent (30%) because it is a rental project. The Project Sponsor shall pay the applicable Affordable Housing Fee at the prior to the issuance of the first construction document.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- b. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and the terms of the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the Mayor's Office of Housing and Community Development ("MOHCD") at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing and Community Development's websites, including on the internet at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale or rent.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- i. The Project Sponsor must pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOHCD prior to the issuance of the first construction document.
- ii. Prior to the issuance of the first construction permit by the DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy of this approval. The Project Sponsor shall promptly provide

a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.

- iii. If project applicant fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Sections 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all other remedies at law, including interest and penalties, if applicable.

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AFFIDAVIT

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



San Francisco Planning

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

4-12-19

Date

I, MOLLY SAUER
do hereby declare as follows:

A The subject property is located at (address and block/lot):

135 HYDE ST
Address

0346 / 002
Block / Lot

The subject property is located within the following Zoning District:

C-3-G
Zoning District

80-x
Height and Bulk District

Special Use District, if applicable

Is the subject property located in the SOMA NCT, North of Market Residential SUD, or Mission Area Plan?

Yes No

B The proposed project at the above address is subject to the *Inclusionary Affordable Housing Program*, Planning Code Section 415 and 419 et seq.

The Planning Case Number and/or Building Permit Number is:

2015-015203DNXVAR
Planning Case Number

201611072110
Building Permit Number

This project requires the following approval:

- Planning Commission approval (e.g. Conditional Use Authorization, Large Project Authorization)
- Zoning Administrator approval (e.g. Variance)
- This project is principally permitted.

The Current Planner assigned to my project within the Planning Department is:

Andrew Perry
Planner Name

A complete Environmental Evaluation Application or Project Application was accepted on:

12/31/15
Date

The project contains 69 total dwelling units and/or group housing rooms.

This project is exempt from the *Inclusionary Affordable Housing Program* because:

- This project is 100% affordable.
- This project is 100% student housing.

Is this project in an UMU Zoning District within the Eastern Neighborhoods Plan Area?

Yes No
(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

Yes No
(If yes, please indicate HOME-SF Tier)

Is this project an Analyzed or Individually Requested State Density Bonus Project?

Yes No

C Please indicate the tenure of the project.

Ownership. If affordable housing units are provided on-site or off-site, all affordable units will be sold as ownership units and will remain as ownership units for the life of the project. The applicable fee rate is the ownership fee rate.

Rental. If affordable housing units are provided on-site or off-site, all affordable units will be rental units and will remain rental units for the life of the project. The applicable fee rate is the rental fee rate.

D This project will comply with the Inclusionary Affordable Housing Program by:

- Payment of the Affordable Housing Fee prior to the first construction document issuance (Planning Code Section 415.5)
- On-site Affordable Housing Alternative (Planning Code Sections 415.6)
- Off-site Affordable Housing Alternative (Planning Code Sections 415.7)
- Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Planning Code Section 415.5 - required for Individually Requested State Density Bonus Projects)
- Eastern Neighborhoods Alternate Affordable Housing Fee (Planning Code Section 417)
- Land Dedication (Planning Code Section 419)

The applicable inclusionary rate is:

30%

On-site, off-site or fee rate as a percentage

If the method of compliance is the payment of the Affordable Housing Fee pursuant to Planning Code Section 415.5, please indicate the total residential gross floor area in the project.

52,151

Residential Gross Floor Area

E The Project Sponsor acknowledges that any change which results in the reduction of the number of on-site affordable units following the project approval shall require public notice for a hearing and approval by the Planning Commission.

F The Project Sponsor acknowledges that failure to sell or rent the affordable units or to eliminate the on-site or off-site affordable units at any time will require the Project Sponsor to:

- (1) Inform the Planning Department and the Mayor's Office of Housing and Community Development and, if applicable, fill out a new affidavit;
- (2) Record a new Notice of Special Restrictions; and
- (3) Pay the Affordable Housing Fee plus applicable interest (using the fee schedule in place at the time that the units are converted from ownership to rental units) and any applicable penalties by law.

G The Project Sponsor acknowledges that in the event that one or more rental units in the principal project become ownership units, the Project Sponsor shall notify the Planning Department of the conversion, and shall either reimburse the City the proportional amount of the Inclusionary Affordable Housing Fee equivalent to the then-current requirement for ownership units, or provide additional on-site or off-site affordable units equivalent to the then-current requirements for ownership units.

I For projects with over 25 units and with EEA's accepted between January 1, 2013 and January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project before December 7, 2018, rental projects will be subject to the on-site rate in effect for the Zoning District in 2017, generally 18% or 20%.

J For projects with EEA's/PRJ's accepted on or after January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project within 30 months of the Project's approval, the Project shall comply with the Inclusionary Affordable Housing Requirements applicable thereafter at the time the Sponsor is issued a site or building permit.

K If a Project Sponsor elects to completely or partially satisfy their Inclusionary Housing requirement by paying the Affordable Housing Fee, the Sponsor must pay the fee in full sum to the Development Fee Collection Unit at the Department of Building Inspection for use by the Mayor's Office of Housing prior to the issuance of the first construction document.

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
	0	1	44	24	0

If you selected the On-site, Off-Site, or Combination Alternative, please fill out the applicable section below. The On-Site Affordable Housing Alternative is required for HOME-SF Projects pursuant to Planning Code Section 206.4. State Density Bonus Projects that have submitted an Environmental Evaluation Application prior to January 12, 2016 must select the On-Site Affordable Housing Alternative. State Density Bonus Projects that have submitted an Environmental Evaluation Application on or after to January 12, 2016 must select the Combination Affordable Housing Alternative to record the required fee on the density bonus pursuant to Planning Code Section 415.3. If the Project includes the demolition, conversion, or removal of any qualifying affordable units, please complete the Affordable Unit Replacement Section.

On-site Affordable Housing Alternative (Planning Code Section 415.6, 419.3, or 206.4): % of the unit total.

Number of Affordable Units to be Located ON-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
LOW-INCOME	Number of Affordable Units		% of Total Units	AMI Level	
MODERATE-INCOME	Number of Affordable Units		% of Total Units	AMI Level	
MIDDLE-INCOME	Number of Affordable Units		% of Total Units	AMI Level	

Off-site Affordable Housing Alternative (Planning Code Section 415.7 or 419.3): % of the unit total.

Number of Affordable Units to be Located OFF-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
Area of Dwellings in Principal Project (in sq. feet):		Off-Site Project Address:			
Area of Dwellings in Off-Site Project (in sq. feet):					
Off-Site Block/Lot(s):		Motion No. for Off-Site Project (if applicable):		Number of Market-Rate Units in the Off-site Project:	

AMI LEVELS:	Number of Affordable Units		% of Total Units	AMI Level	
	Number of Affordable Units		% of Total Units	AMI Level	
	Number of Affordable Units		% of Total Units	AMI Level	

UNIT MIX TABLES: CONTINUED

Combination of payment of a fee, on-site affordable units, or off-site affordable units with the following distribution:
 Indicate what percent of each option will be implemented (from 0% to 99%) and the number of on-site and/or off-site below market rate units for rent and/or for sale.

1. On-Site % of affordable housing requirement.

If the project is a State Density Bonus Project, please enter "100%" for the on-site requirement field and complete the Density Bonus section below.

Number of Affordable Units to be Located ON-SITE:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:

2. Off-Site % of affordable housing requirement.

Number of Affordable Units to be Located OFF-SITE:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
Area of Dwellings in Principal Project (in sq. feet):		Off-Site Project Address:			
Area of Dwellings in Off-Site Project (in sq. feet):					
Off-Site Block/Lot(s):		Motion No. for Off-Site Project (if applicable):	Number of Market-Rate Units in the Off-site Project:		

Income Levels for On-Site or Off-Site Units in Combination Projects:			
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level

3. Fee % of affordable housing requirement.

Is this Project a State Density Bonus Project? Yes No

If yes, please indicate the bonus percentage, up to 35% _____, and the number of bonus units and the bonus amount of residential gross floor area (if applicable) _____

I acknowledge that Planning Code Section 415.4 requires that the Inclusionary Fee be charged on the bonus units or the bonus residential floor area.

Affordable Unit Replacement: Existing Number of Affordable Units to be Demolished, Converted, or Removed for the Project					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:

This project will replace the affordable units to be demolished, converted, or removed using the following method:

- On-site Affordable Housing Alternative
- Payment of the Affordable Housing Fee prior to the first construction document issuance
- Off-site Affordable Housing Alternative (Section 415.7)
- Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Section 415.5)

Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT

455 POTRERO RH, LLC

Company Name

MOLLY JAWER

Name (Print) of Contact Person

1452 BROADWAY

Address

SAN FRANCISCO, CA 94109

City, State, Zip

415-255-9024

Phone / Fax

contact@dolmenpropertygroup.com

Email

I am a duly authorized agent or owner of the subject property. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.

Sign Here

Signature:

Name (Print), Title:

WESLEY DUNKE

Executed on this day in:

Location:

SAN FRANCISCO

Date:

4/17/2019

Contact Information and Declaration of Sponsor of OFF-SITE PROJECT (If Different)

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.

Sign Here

Signature:

Name (Print), Title:

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Transportation Sustainability Fee (Sec. 411A)
- Residential Childcare Fee (Sec. 414A)
- First Source Hiring (Admin. Code)
- Better Streets Plan (Sec. 138.1)
- Public Art (Sec. 429)

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Planning Commission Motion No. 20150

HEARING DATE: MARCH 29, 2018

Case No.: 2015-015203DNXVAR
 Project Address: 135 Hyde Street
 Zoning: C-3-G (Downtown – General)
 80-X Height and Bulk District
 Block/Lot: 0346/002
 Project Sponsor: Jonathan Pearlman
 Elevation Architects
 1159 Green Street, Suite 4
 San Francisco, CA 94109
 Staff Contact: Andrew Perry – (415) 575-9017
andrew.perry@sfgov.org
 Reviewed by: Mark Luellen, Northeast Team Manager
mark.luellen@sfov.org, (415) 558-6697

ADOPTING FINDINGS RELATED TO THE APPROVAL WITH MODIFICATIONS OF A SECTION 309 DETERMINATION OF COMPLIANCE AND REQUEST FOR EXCEPTIONS TO REAR YARD SETBACK REQUIREMENTS PER PLANNING CODE SECTION 134 AND REDUCTION OF GROUND-LEVEL WIND CURRENTS PER PLANNING CODE SECTION 148 TO ALLOW A PROJECT TO DEMOLISH AN EXISTING ONE-STORY, 4,950 SQUARE-FOOT AUTO REPAIR GARAGE, AND CONSTRUCT AN 8-STORY OVER BASEMENT, 80-FOOT TALL RESIDENTIAL BUILDING WITH 69 DWELLING UNITS, APPROXIMATELY 940 SQUARE FEET OF GROUND FLOOR RETAIL, APPROXIMATELY 3,323 SQUARE FEET OF COMMON OPEN SPACE, 75 BICYCLE PARKING SPACES (69 CLASS 1, 6 CLASS 2), 18 VEHICULAR PARKING SPACES AND 2 CAR-SHARE SPACES WITHIN THE DOWNTOWN – GENERAL (C-3-G) ZONING DISTRICT AND 80-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 17, 2015, Jonathan Pearlman (“Project Sponsor”) filed an Environmental Evaluation application with the Planning Department (“Department”), to demolish the existing one-story, 4,950 square-foot auto repair garage at 135 Hyde Street, and construct an 8-story over basement, 80-foot tall residential building with 69 dwelling units, approximately 940 square feet of ground floor retail,

approximately 3,323 square feet of common open space, 75 bicycle parking spaces, 18 vehicle parking spaces and 1 car-share space.

On December 14, 2016, the Project Sponsor filed an application with the Department for a Determination of Compliance with Planning Code Section 309, as amended and supplemented on March 7, 2018, with exceptions requested to the requirements for Rear Yard setbacks (Section 134), and Reduction of Ground-Level Wind Currents in C-3 Districts (Section 148), within the C-3-G (Downtown – General) District and 80-X Height and Bulk District, Lot 002 in Assessor’s Block 0346. On November 9, 2017, the Project Sponsor also filed an application with the Department requesting a Variance from requirements for Dwelling Unit Exposure (Section 140); this application was also amended and supplemented on March 7, 2018.

On March 5, 2018, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On March 29, 2018, the Planning Commission (“Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting regarding the Downtown Project Authorization application with requested exceptions, and the Zoning Administrator considered the requested Variance, under Case No. 2015-015203DNXVAR.

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

MOVED, that the Commission hereby approves the Downtown Project Authorization and exceptions requested in Application No. 2015-015203DNXVAR, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project Site is located at 135 Hyde Street, on the west side of Hyde Street between Turk Street to the north and Golden Gate Avenue to the south, Lot 002 in Assessor’s Block 0346. The property is a rectangular-shaped lot, measuring approximately 137.6 feet deep and 55 feet wide at its sole frontage along Hyde Street, for a total area of approximately 7,568 square feet. The property is currently developed with a one-story, approximately 4,950 square-foot auto repair garage built in 1920, and which is a contributor to the Uptown Tenderloin Historic District. The subject property is located within the C-3-G (Downtown – General Commercial) Zoning District, an 80-X Height and Bulk District, the Uptown Tenderloin Historic District, and the Downtown Plan Area.

- 3. Surrounding Properties and Neighborhood.** The Project Site is located within the Downtown – Civic Center neighborhood, just outside the publicly-zoned parcels of the immediate Civic Center Plaza area, and along the northern boundary of the C-3, Downtown-zoned area. Moving farther to the north, the neighborhood transitions into the Tenderloin, characterized by RC-4 Zoning and the North of Market Residential SUD. These three zoning districts – “P”, “C-3-G”, and “RC-4” – comprise the majority of the parcels in the vicinity, with exception for some NC-3 zoned properties along Polk Street to the west of the Project Site.

In general, those buildings located within the “P”-zoned, Public District are civic-oriented buildings centered on Civic Center and UN Plazas. Heights of buildings tend to be similarly scaled to preserve the sightlines and significance of these buildings and City Hall particularly. Moving north to the adjacent RC-4 District and Tenderloin neighborhood, these properties are also typically zoned up to 80 feet in height, similar to that of the Civic Center area. Uses are predominantly residential on upper floors, including residential hotels, with ground floor lobbies or small retail, commercial uses, including smaller entertainment uses. Upper floors may also sometimes contain office or hotel uses, and it is also worth noting that UC Hastings College of Law is approximately one block south of the Project Site. In general, there is not an abundance of existing public open space within this District, however, Civic Center Plaza serves as a large gathering point and place of passive recreation in the immediate vicinity. Additionally, Turk-Hyde Mini Park is located just north of the Project Site. Lastly, the C-3-G zoned parcels in proximity are primarily oriented along Market Street and generally confer greater heights to buildings. Uses on upper floors tend to be reserved for office development, including a number of civic-oriented offices, with ground floors reserved for building lobbies or active commercial and retail. Hotels and larger entertainment uses are also found in this area, in part contributing to the Market Street Theatre and Loft Historic District.

- 4. Project Description.** The proposed Project would demolish the existing one-story, 4,950 square-foot building last used as an automotive repair garage, and construct a new 8-story-over-basement, 80-foot tall building (plus a 16-foot tall elevator penthouse), which contains 54,109 square feet of total development (45,322 gross square feet), allocated to 69 residential dwelling units (one studio, sixty 1-bedrooms, and eight 2-bedrooms), 940 square feet of ground floor commercial space, 3,323 square feet of common usable open space for residents, and a basement garage accessed through a single garage door and 10-foot wide curb cut along Hyde Street, with 18 vehicle parking spaces, 1 car-share space, and 69 Class 1 bicycle parking spaces, with 6 additional Class 2 bicycle parking spaces along Hyde Street.
- 5. Community Outreach and Public Comment.** To date, the Department has received 19 signatures or letters of support from individuals residing or operating businesses in the vicinity of the Project Site. Additionally, the Project has received a letter of support from Randy Shaw, Tenderloin Housing Clinic; with their offices located directly across from the Project Site, this letter supports the Project for bringing much needed housing to this neighborhood, and acknowledges the Project Sponsor’s efforts on other projects in maintaining active and attractive ground floor and adjacent sidewalk areas. No comments have been received in opposition to the Project.

During the application process, the Project Sponsor has reached out to neighboring residents and businesses during the formal pre-application meeting. Additionally, the Project Sponsor continued discussions with community members as project design evolved, from which there was evidence of support for the proposed unit layout configurations, including some nested bedrooms which would allow for living room and kitchen areas to receive greater direct exposure to the street or to the Project's proposed courtyard.

At the public hearing, two members of the public affiliated with the Alliance for a Better District 6, commented in opposition to the proposal, citing a lack of outreach to their organization and others in the community, along with concerns over the size of rooms, the number of affordable units, and whether the project sponsor actually intends to construct the project; the speakers did however praise the proposal's design and compatibility with the fabric of the District.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Floor Area Ratio.** Pursuant to Planning Code Sections 123, 124, and 210.2, projects in the C-3-G Zoning District have a base floor area ratio (FAR) of 6.0 to 1 and may reach an FAR of 9.0 to 1 with the purchase of transferable development rights (TDR).

The subject property has a lot area of approximately 7,568 square feet. Therefore up to 45,408 square feet is permitted as Gross Floor Area under the base FAR limit; through the purchase of TDR, the maximum FAR would not be allowed to exceed 68,112 square feet. As shown in the conceptual plans, the Project includes 54,109 square feet of development, of which 45,322 square feet would count as Gross Floor Area, resulting in an FAR of 5.99 to 1. The Project therefore complies with the base FAR allowed in the C-3-G District, and would not be required to purchase any units of TDR in order to facilitate development of the Project.

- B. **Rear Yard Requirement.** Planning Code Section 134 requires that any building containing a dwelling unit in a Downtown Commercial District must provide a rear yard equal to 25 percent of the total lot depth at all residential levels.

With a lot depth of approximately 137'-7", the Project would be required to provide a rear yard setback equal to approximately 34'-5" starting at the ground floor level, which contains dwelling units. The Project does not provide a rear yard that complies with this Code requirement, and as such, requires a rear yard exception under Planning Code Section 309. A 309 exception may be granted so long as the "building location and configuration assure adequate light and air to windows within the residential units and to the usable open space provided." See Section 7, below, for 309 findings.

- C. **Residential Open Space.** Planning Code Section 135 requires that private usable open space be provided at a ratio of 36 square feet per dwelling unit or that 48 square feet of common usable open space be provided per dwelling unit within C-3 Districts. However, common usable open space for mixed-use, residential and non-residential projects may be used to count against requirements contained in both Section 135 and 138. The area counting as usable open space must meet minimum requirements for area, horizontal dimensions, and exposure.

The Project complies with the requirements of Section 135. The Project includes 69 dwelling units and does not propose to provide any qualifying areas of private usable open space. Therefore, approximately 3,312 square feet of common usable open space is required for all 69 units. The Project meets this requirement through the provision of a 2,763 square-foot rooftop deck and a 560 square-foot solarium, for a total credited area of 3,323 square feet of common usable open space. The use of a solarium may be credited as common usable open space per Planning Code Section 135(g)(3), provided the space is not less than 15 feet in every horizontal dimension and 300 square feet in area, and provided that the space is exposed to the sun through clear openings or glazing on not less than 30 percent of its perimeter and 30 percent of its overhead area; the proposed rooftop solarium has been designed to meet these requirements. Additionally, the Project proposes a ground-floor interior courtyard amenity with approximately 1,075 square feet, which will be available for use by residents, but which does not fully comply with open space exposure requirements and therefore cannot be counted toward the overall amount of usable open space provided.

- D. Projections over the Public Right-of-Way.** Planning Code Section 136(c) permits bay windows to project over the public right-of way, provided that the bays meet specified limitations for dimensions and separation.

The Project proposes two bays along the Hyde Street frontage. Each bay would be 8 feet wide and separated by 10 feet, 4 inches. The bays would project a maximum of 2 feet, 4 inches over the sidewalk. Accordingly, the Project complies with this Section.

- E. Public Open Space.** Planning Code Section 138 requires that new buildings in the C-3-G Zoning District must provide public open space at a ratio of one square foot per 50 gross square feet of all uses, except residential uses, institutional uses, and uses in a predominantly retail/personal services building. This public open space must be located on the same site as the building or within 900 feet of it within a C-3 district.

Ground floor retail space in the C-3 Districts that is less than 5,000 sq. ft. is excluded from Gross Floor Area and is therefore not required to provide the associated publicly accessible open space. The Project includes approximately 940 square feet of ground floor retail space, and thus the provision of public open space is not required.

- F. Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 requires that when a new building is constructed in the C-3 District and is on a lot that is greater than half an acre in area and contains 250 feet of total lot frontage pedestrian elements in conformance with the Better Streets Plan shall be required.

The Project is located on a lot that measures 7,568 square feet, which is less than half an acre, and contains only 55 feet of total lot frontage. Therefore, Section 138.1 does not apply, except for the requirement to plant street trees in accordance with the Public Works Code. The precise location, spacing, and species of the street trees will be further refined throughout the building permit review process.

- G. **Exposure.** Planning Code Section 140 requires all dwelling units in all use districts to face onto a public street at least 20 feet in width, side yard at least 25 feet in width or open area which is unobstructed and is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor.

The Project requests a Variance from dwelling unit exposure requirements under this Section, as thirty-one (31) of the sixty-nine (69) dwelling units do not meet the exposure requirements per Section 140. Thirty-eight (38) of the proposed units in the Project meet exposure, with twenty-eight (28) of these units having direct exposure out to Hyde Street at floors 2-8, and the remaining ten (10) units being those at floors 7 and 8, which meet exposure by facing out onto a 25'x25' open court area that expands in an upward manner as proscribed by Code. The units at floors 1-6 which only face onto the project's inner court area require the exposure variance. This open area measures approximately 25 feet by 41 feet at the first and second floors, and then further expands to 25 feet by 58 feet at the remaining floors; additionally, the area has been located and designed in a manner that is responsive to the existing adjacent court at 421 Turk Street, such that the units are effectively facing out onto a larger cumulative open area.

- H. **Street Frontage in Commercial Districts.** Planning Code Section 145.1 sets forth requirements to preserve, enhance, and promote attractive, clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings and uses in Commercial Districts. Section 145.1(c)(1) requires that off-street parking at street grade must be set back at least 25 feet. Section 145.1(c)(2) requires that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new or altered structure parallel to and facing a street shall be devoted to parking and loading ingress or egress. Section 145.1(c)(3) requires that, with exception of space allowed for parking and loading access, building egress, and access to mechanical systems, space for "active uses", as defined in subsection (b)(2), shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. Lobbies are considered active uses only if they do not exceed 25% of the building's frontage at ground level or 40 feet, whichever is greater. Section 145.1(c)(4) of the Planning Code requires that ground floor non-residential uses in all C-3 Districts shall have a minimum floor-to-floor height of 14 feet, as measured from grade. Section 145.1(c)(5) requires the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Section 145.1(c)(6) of the Planning Code requires that frontages with active uses must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building.

The Project does not propose parking at the ground floor or above, therefore subsection (c)(1) does not apply. Entrance to the basement garage is achieved through a 10-foot wide curb cut, and single garage door measuring 10'-10", which is less than one-third of the project's overall frontage. The Project provides space for active uses at the ground floor and above, with residential uses above the ground floor meeting the requirement, and a ground-floor commercial space meeting the requirement at the ground floor. The remainder of the ground floor frontage is occupied by features necessary for parking

access and building egress, and the residential entry, which does not exceed 25% (equivalent to 13.75 feet) of the overall frontage. The Project provides a floor-to-floor ceiling height of 14' at the ground floor, and which is also located as nearly level to the adjacent sidewalk as possible, meeting the requirements of subsections (c)(4) and (5). Lastly, the Project contains approximately 42 feet of frontage devoted to active uses at the ground floor; of this, approximately 31'-3" (or 74.4 percent of the frontage) contain transparent windows and doorways, in excess of the 60 percent requirement of subsection (c)(6).

- I. **Shadows on Public Sidewalks.** Section 146(a) establishes design requirements for buildings on certain streets in order to maintain direct sunlight on public sidewalks in certain downtown areas during critical use periods. Section 146(c) requires that buildings should be shaped so as to reduce substantial shadow impacts on other public sidewalks in the C-3 Districts, if doing so would not create an unattractive design and without unduly restricting the development potential of the site in question.

Section 146(a) does not apply to Hyde Street, and therefore does not apply to the Project. As it relates to Section 146(c), the Project would replace the current one-story garage with an 8-story building. Although the Project would create new shadows on sidewalks and pedestrian areas adjacent to the site, the Project's shadows would be limited in scope and would not increase the total amount of shading above levels that are commonly accepted in urban areas. The Project is proposed at a height that is consistent with the zoned height for the property and could not be further shaped to reduce substantial shadow effects on public sidewalks without creating an unattractive design and without unduly restricting development potential. Therefore, the Project would not adversely shadow public sidewalks.

- J. **Shadows on Public Open Spaces.** Planning Code Section 147 requires new buildings in the C-3 districts exceeding 50 feet in height to be shaped, consistent with the dictates of good design and without unduly restricting the development potential of the site, to reduce substantial shadow impacts on public plazas and other publicly-accessible spaces other than those under the jurisdiction of the Recreation and Parks Department under Section 295. The following factors shall be taken into account: (1) the amount of area shadowed; (2) the duration of the shadow; (3) the importance of sunlight to the type of open space being shadowed.

The Planning Department prepared an initial shadow fan that indicated that the proposed Project could potentially cast shadow on Turk-Hyde Mini Park, a property within the jurisdiction of the Recreation and Park Commission. However, the preliminary shadow fan, and the subsequent supplemental shadow analysis, did demonstrate that the Project would not cast shadow on any public plazas or other publicly accessible open spaces not already under the jurisdiction of the Recreation and Park Department and otherwise protected under Section 295. Therefore, the requirements of Section 147 do not apply to the Project.

- K. **Ground Level Wind.** Planning Code Section 148 requires that new construction in Downtown Commercial Districts will not cause ground-level wind currents to exceed pedestrian comfort levels. This comfort level is 11 miles per hour (m.p.h.) equivalent wind speed in areas of substantial pedestrian use or 7 m.p.h. equivalent wind speed in public seating areas, for more than 10 percent of the time year-round, between 7:00 AM and 6:00

PM. The requirements of this Section apply either when preexisting ambient wind speeds at a site exceed the comfort level and are not being eliminated as a result of the project, or when the project may result in wind conditions exceeding the comfort criterion. The building should be designed to reduce wind speeds to the comfort level, and an exception can be granted in accordance with Section 309.

Wind tunnel tests were performed for the proposed Project by an approved consultant ("RWDI") and the results were provided to the Department via a report dated December 2, 2016. A total of forty-three (43) test points were selected by Planning Department staff to measure wind speeds around the Project Site.

Under existing conditions (without the Project) 18 of the 43 test points exceed the Planning Code's comfort criterion at grade level more than 10 percent of the time, with average wind speeds at approximately 11 m.p.h. With the Project, the comfort criterion would be exceeded at 20 of 43 points more than 10 percent of the time (representing a net increase of 2 test points), with average wind speeds increasing slightly to 12 m.p.h., a 1 mph increase compared to existing conditions.

Exceptions from the comfort criterion may be granted through the 309 process, but no exception may be granted where a project would cause wind speed to reach or exceed the hazard level of 26 mph for a single hour of the year. Under existing conditions, 0 of the 43 test points exceed the hazard level, and with the proposed Project, there is no increase to the number of locations where the hazard criterion is exceeded.

The Project Sponsor requests a Section 309 exception because the Project would not eliminate the 18 existing locations meeting or exceeding the Planning Code's comfort criterion, and would result in a net increase of two comfort exceedances, for a total of 20. Exceptions from the comfort criterion may be granted pursuant to Section 309, and after considering the criteria specified in Section 148. Taken as a whole, the Project does not substantially change wind conditions, and conformance with these criteria is discussed under Item #7 below.

- L. **Parking.** Planning Code Section 151.1 does not require any off-street parking spaces be provided for any use, but instead provides maximum parking amounts based on land use type. Off-street accessory parking for residential uses in the C-3-G District is principally permitted up to one car for each two dwelling units (0.5 ratio) and up to three cars for each four dwelling units (0.75 ratio) as a Conditional Use. For non-residential uses in the C-3-G District, accessory parking is not to exceed 7% of Occupied Floor Area of such uses.

The Project contains 69 dwelling units and proposes a total of 18 off-street vehicle parking spaces, a parking ratio of 0.26, and therefore principally permitted as accessory parking for these residential uses. One (1) of the proposed spaces will be designed with an adjacent loading zone and designated for persons with disabilities, as required under Code Section 155(i). The project will also include one (1) car-share space, however, this space does not count toward the project's overall parking ratio, as per Code Section 151.1(d). Lastly, the project will also include designated area inside the garage for three (3) motorcycle parking spaces, which are not addressed under the Planning Code and do not count toward the Project's overall parking ratio. The project will not include any accessory off-street parking spaces for the proposed non-residential use at the ground floor.

- M. **Off-Street Freight Loading.** Planning Code Section 152.1 requires certain amounts of off-street freight loading space based on the type and size of uses in a project. For retail uses up to 10,000 gross square feet, and for residential uses up to 100,000 gross square feet, no off-street freight loading spaces are required.

At the square footages proposed for the Project, no off-street freight loading spaces would be required for any use, and the Project does not propose to include any such loading space.

- N. **Bicycle Parking.** Planning Code Section 155.2 establishes bicycle parking requirements for new developments, depending on use. This Section requires one Class 1 bicycle parking space per dwelling unit in projects with 100 units or fewer, and one Class 2 bicycle parking space for every 20 dwelling units proposed. For unidentified retail sales and service uses, this Section requires one Class 1 bicycle parking space for every 7,500 square feet of floor area, and one Class 2 bicycle parking space for every 2,500 square feet of floor area, or at least a minimum of two Class 2 spaces.

The Project proposes 69 dwelling units; therefore sixty-nine (69) Class 1 bicycle parking spaces are required for this use, and three (3) Class 2 bicycle parking spaces ($69/20 = 3.45$) are required. With 940 square feet of commercial area, this use would not require any Class 1 bicycle parking spaces, and the project would be required to provide the minimum of two (2) Class 2 bicycle parking spaces for this use. In total then, the Project would be required to provide sixty-nine (69) Class 1 bicycle parking spaces and five (5) Class 2 bicycle parking spaces. The Project meets this requirement by providing the required sixty-nine (69) Class 1 bicycle parking spaces in the basement garage, and six (6) Class 2 bicycle parking spaces along Hyde Street. The precise location of the Class 2 spaces will be further refined throughout the building permit review process.

- O. **Car Share.** Planning Code Section 166 establishes requirements for new developments to provide off-street parking spaces for car-sharing services. The number of spaces depends on the amount and type of use. For projects with between 50 and 200 dwelling units, one car-share parking space is required. The required car share parking spaces may be provided on the building site or on another off-street site within 800 feet of the building site.

The Project proposes 69 dwelling units; therefore one car-share parking space is required. The Project complies with this requirement, dedicating one parking space in the basement garage to a car-share service.

- P. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, any development project resulting in 10 or more dwelling units, or 10,000 occupied square feet or more of any use other than residential shall be required to comply with the City's TDM Program, and shall be required to finalize a TDM Plan prior to Planning Department approval of the first Building Permit or Site Permit. Development projects with a development application filed or an environmental application deemed complete on or before September 1, 2016 shall be subject to 50% of the applicable target, as defined in the TDM Program Standards.

As currently proposed, the Project must achieve a target of 13 points based on the 18 proposed off-street vehicle parking spaces proposed for residential use. However, because the Project submitted a complete Environmental Evaluation Application prior to September 4, 2016, the Project need only achieve 50% of that target, or 7 points. As currently proposed, the Project will exceed the required 7 points, for a total of 14 points, through the following identified TDM measures from TDM Program Standards, Appendix A:

- **Parking-1: Unbundled Parking, Location E – 5 points** (Residential neighborhood parking rate less than or equal to 0.5, and all spaces leased or sold separately from the rental or purchase fee for the life of the Project).
- **Parking-4: Parking Supply, Option E – 5 points** (Residential parking less than or equal to 60 percent, and greater than 50 percent of the neighborhood parking rate).
- **Active-2: Bicycle Parking, Option A – 1 point** (Class 1 and Class 2 bicycle parking for residential use as required by the Planning Code).
- **Car-Share-1, Option A – 1 point** (Car-share parking spaces as required by the Planning Code).
- **Land Use-2, Option B – 2 points** (Providing greater than 10 percent and less than or equal to 20 percent on-site affordable housing).

- Q. **Use.** Per Planning Code Section 210.2, within the C-3-G District, retail uses are principally permitted, and residential uses are also principally permitted with no density limit.

The Project proposes only retail and residential uses, which are principally permitted under Code.

- R. **Height and Bulk.** Planning Code Sections 260 and 270 establish height and bulk controls for properties by District and in accordance with the Zoning Map. The subject property falls within the 80-X Height and Bulk Districts. As such, the total height of the building is limited to 80 feet, and within the "X" Bulk District, the bulk controls of Section 270 do not apply.

The Project proposes to construct a building 80 feet in height, with various features such as mechanical equipment, stair and elevator penthouses, an enclosed solarium, and parapets extending above the 80-foot height limit in accordance with the height exemptions allowed through Planning Code Section 260(b). None of these features extend more than 16 feet above the proscribed height limit, and the total horizontal roof coverage of these features above the upper roof is less than 20 percent, in accordance with this Section.

- S. **Shadows on Parks.** Planning Code Section 295 requires any project proposing a structure exceeding a height of 40 feet to undergo a shadow analysis in order to determine if the project would result in the net addition of shadow to properties under the jurisdiction of the Recreation and Park Department or designated for acquisition by the Recreation and Park Commission.

The Planning Department prepared an initial shadow fan that indicated that the proposed Project could potentially cast shadow on Turk-Hyde Mini Park, a property within the jurisdiction of the

Recreation and Park Commission. This shadow fan did not account for the precise articulation of the proposed building envelope, nor did it account for the shading from existing buildings. To further evaluate the design of the Project with respect to shadow impacts, a supplemental shadow analysis was prepared by an approved consultant ("RWDI"), dated January 11, 2017. After reviewing and analyzing this supplemental shadow analysis, the Planning Department concurs with the analysis that no net new shadow will be cast upon Turk-Hyde Mini Park because the shadow cast by the project would not be long enough to reach the park during the hours regulated by Section 295. Therefore, the Project has been determined to be in compliance with Planning Code Section 295.

- T. **Transportation Sustainability Fee (TSF).** Planning Code Section 411A requires any development project that results in more than twenty dwelling units, or the new construction of a non-residential use in excess of 800 gross square feet, to pay the TSF in order to help meet the demands imposed on the City's transportation system by new developments, by funding transit capital maintenance, transit capital facilities and fleet, and pedestrian and bicycle infrastructure.

The Project Sponsor shall comply with this requirement and pay the fee.

- U. **Child Care Requirement for Residential Projects.** Planning Code Section 414A shall apply to any residential development project that results in at least one net new residential unit.

The Project Sponsor shall comply with this requirement and pay the fee.

- V. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on December 17, 2015; therefore, pursuant to Planning Code Section 415.3(b)(1)(C), the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 14.5% of the proposed dwelling units as affordable.

The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. The Project Sponsor submitted such Affidavit on September 20, 2017, subsequently updated on March 1, 2018. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on December 17, 2015; therefore, pursuant to Planning Code Section 415.3(b)(1)(C), the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 14.5% of the total proposed dwelling units as affordable. 10 units (9 one-bedroom and 1 two-bedroom) of the total 69 units provided will be affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-

site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable. Pursuant to Planning Code Section 415.3(b)(4), in the event the Project Sponsor does not procure a building permit or site permit for construction of the affordable housing units by December 7, 2018, the development project shall comply with the inclusionary affordable housing requirements set forth in Sections 415.5, 415.6, and 415.7, as applicable.

- W. **Public Art (Section 429).** In the case of construction of a new building or addition of floor area in excess of 25,000 sf to an existing building in a C-3 District, Section 429 requires a residential project to include works of public art on-site costing an amount equal to one percent of the construction cost of the building, or to require the Project Sponsor to contribute the full Public Art Fee for deposit into the Public Artwork Trust Fund, or to implement a combination of on-site public art and contribution to the Public Artwork Trust Fund to account for the full Public Art Fee requirement.

The Project Sponsor shall comply with one of the three options allowed under Planning Code Section 429.3(d)(2). Should the Project Sponsor select an option that involves the provision of public art on-site, the public art concept and location will be subsequently presented to the Planning Commission at an informational presentation.

- X. **Signage (Section 607).** Currently, there is not a proposed sign program on file with the Planning Department. Any proposed signage will be subject to the review and approval of the Planning Department pursuant to the provisions of Article 6 of the Planning Code.
- Y. **Anti-Discriminatory Housing Policy.** Administrative Code Section 1.61 requires that projects proposing ten dwelling units or more must complete an Anti-Discriminatory Housing Affidavit indicating that the Project Sponsor will adhere to anti-discriminatory practices.

The Project Sponsor has completed and submitted an Anti-Discriminatory Housing Policy affidavit confirming compliance with anti-discriminatory practices.

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

The Project Sponsor has not yet executed a Memorandum of Understanding (MOU) with the City and County of San Francisco, however an affidavit for First Source Hiring Program – Section 83 was filed on September 20, 2017.

7. **Exceptions Request Pursuant to Planning Code Section 309.** The Planning Commission has considered the following exceptions to the Planning Code, makes the following findings and grants each exception to the entire Project as further described below:

- A. **Rear Yard.** Section 134(a)(1) of the Planning Code requires a rear yard setback equal to 25 percent of the lot depth, to be provided at the first level containing a dwelling unit, and at every subsequent level. Per Section 134(d), exceptions to the rear yard requirement may be granted provided that the building location and configuration assure adequate light and air to the residential units and the open space provided.

With a lot depth of approximately 137'-7", the Project would be required to provide a rear yard setback equal to approximately 34'-5" starting at the ground floor level, which contains dwelling units. With a lot width of 55 feet, the effective area of a Code-complying rear yard on the subject property would contain 1,892 square feet.

The Project does not propose to provide a Code-complying rear yard, and instead proposes to include a courtyard area toward the rear of the property and along the northern side property line. At the ground floor, this courtyard measures approximately 25 feet by 41 feet, with approximately 1,075 square feet of total area. Starting at the third floor and above, this unbuilt area of the property further expands, to approximately 25 feet by 58 feet, or an area of 1,450 square feet. Additionally, at the third floor and above, the southwest portion of the property will also be unbuilt for the last approximately 17 feet of lot depth. The location of the proposed Project's courtyard has been designed in response to the adjacent courtyard and setback of 421 Turk Street, such that the overall width of the combined areas would be approximately 42 feet. In addition to the proposed ground floor courtyard, the Project will also contain a roof deck area of common usable open space available to residents.

Section 134(d) allows for an exception to the rear yard requirement pursuant to the Section 309 Downtown Project Authorization process so long as the "building location and configuration assure adequate light and air to windows within the residential units and to the usable open space provided." The proposed courtyard and resulting setback, adjacent to a similar feature on the building at 421 Turk Street, are adequate to allow light and air to the windows of these residential units that face onto the courtyard. The subject block does not have a strongly established pattern of midblock open space created by the provision of Code-complying rear yards. Further, were the Project to provide a Code-compliant rear yard, the resulting building massing would likely impede access to light and air for many units in the adjacent Turk Street building; these considerations resulted in Department support for the modified rear yard proposal through the provision of the proposed courtyard. Lastly, the proposed common roof deck is likely to remain fully open to light and air access as the building is built to the current maximum height limit of 80 feet; at approximately 2,776 square feet (plus an additional 500 square-foot solarium), this roof area is larger than what would result with a Code-complying rear yard.

- B. **Ground-Level Wind Currents.** In C-3 Districts, buildings and additions to existing buildings shall be shaped, or other wind-baffling measures shall be adopted, so that the developments will not cause ground-level wind currents to exceed more than 10 percent of the time year-round, between 7:00 a.m. and 6:00 p.m., the comfort level of 11 miles per hour equivalent

wind speed in areas of substantial pedestrian use and 7 miles per hour equivalent wind speed in public seating areas.

When preexisting ambient wind speeds exceed the comfort level, or when a proposed building or addition may cause ambient wind speeds to exceed the comfort level, the building shall be designed to reduce the ambient wind speeds to meet the requirements. An exception may be granted, in accordance with the provisions of Section 309, allowing the building or addition to add to the amount of time that the comfort level is exceeded by the least practical amount if (1) it can be shown that a building or addition cannot be shaped and other wind-baffling measures cannot be adopted to meet the foregoing requirements without creating an unattractive and ungainly building form and without unduly restricting the development potential of the building site in question, and (2) it is concluded that, because of the limited amount by which the comfort level is exceeded, the limited location in which the comfort level is exceeded, or the limited time during which the comfort level is exceeded, the addition is insubstantial.

Section 309(a)(2) permits exceptions from the Section 148 ground-level wind current requirements. No exception shall be granted and no building or addition shall be permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26 miles per hour (mph) for a single hour of the year.

Independent consultants analyzed ground-level wind currents in the vicinity of the Project Site by working with Department staff to select 43 test points throughout public areas in the general vicinity of the Project Site. A wind tunnel analysis, the results of which are included in a technical memorandum prepared by RWDI, was conducted using a scale model of the Project Site and its immediate vicinity. The study concluded that the Project would not result in any substantial change to the wind conditions of the area.

Comfort Criterion

Under existing conditions, 18 of the 43 locations tested currently exceed the pedestrian comfort level of 11 mph at grade level approximately 12% of the time. Average wind speeds measured close to 11 mph.

With the Project, 20 of 43 locations tested exceeded the pedestrian comfort level of 11 mph at grade level 13% of the time. Average wind speeds, increased by 1 mph to approximately 12 mph. Under the Cumulative scenario, which takes into account other planned projects in the vicinity, average wind speeds similarly increased to 12 mph, with 21 of 43 points that exceed comfort criterion.

In conclusion, the Project does not result in substantial change to the wind conditions. However, since comfort exceedances are not entirely eliminated by the Project, an exception is required under Planning Code Section 309. It is unlikely the Project could be designed in a manner that would affect wind conditions substantially enough to eliminate all existing exceedances. Furthermore, an exception is justified under the circumstances because the changes in wind speed and frequency due to the Project are slight and unlikely to be noticeable.

Hazard Criterion

The wind tunnel analysis indicated that there are no test points that currently exceed the hazard criterion under existing conditions. The analysis also found that the Project (and Project plus cumulative scenario) would not cause any net new hazardous conditions. Therefore, the Project would comply with the hazard criterion of Section 148.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

Policy 1.8

Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.

Policy 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

The Project supports these Policies. The proposed Project would construct a mixed-use building with 69 dwelling units, of which 10 would be permanently affordable. The proposed dwelling units are predominantly 1-bedroom units of between 400 and 500 square feet, with eight 2-bedroom units also included, typically of 520 square feet. In addition to the permanently affordable units in the project, the modest unit sizes and layouts will also help these units remain relatively affordable within the market-rate context. As an example, while this Project would not be officially designated for Student Housing, these units could help to fulfill a housing need for students in the area, particularly considering the location of UC Hastings College of Law one block away. The Project is not subject to a dwelling unit mix requirement, and as such, the design intent was geared more toward early workforce and student housing. The Project includes 18 vehicle parking spaces and 1 car share space, a ratio of 0.26, or essentially half of what could be principally permitted for accessory parking. This reduced parking ratio, along with the provision of bicycle parking spaces, helps the project achieve its required point target under the TDM Program and reduce overall vehicle miles traveled. The Project Site's location will allow future residents to easily rely on public transportation, walking and/or cycling for the majority of their daily trips. The Project Site is located within a quarter-mile of numerous MUNI bus lines, as well as the Civic Center MUNI rail and BART station. In conclusion, the Property is an ideal site for new housing due to the existing underdeveloped potential of the site as an auto repair garage and the proposed number of units to be constructed, and due to its central location on the border of the Downtown/Civic Center area and the adjacent Tenderloin high-density residential/commercial area, including its proximity to public transportation.

OBJECTIVE 4:

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

Policy 4.4

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

Policy 4.6

Encourage an equitable distribution of growth according to infrastructure and site capacity.

The Project supports these Policies. The Project would create 69 dwelling units that are intended as rental units, including 10 of which would be permanently affordable. This in-fill housing project is surrounded by a dense urban context, where the expected growth can be accommodated by the surrounding infrastructure and site capacity. Within this context, the project is located in proximity to downtown and several schools, including UC Hastings, and helps to fulfill housing lifecycle needs for specific segments of the population, including as potential workforce and student housing.

OBJECTIVE 11:

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

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

Policy 11.7

Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

The Project supports these policies. The Project would create 69 dwelling units in the immediate vicinity of mostly existing residential buildings, and complies with existing zoning in terms of land use, height and bulk, and density. The Project's design respects the existing neighborhood context and upholds Planning Department guidelines with respect to storefront transparency and active ground floor uses, and will help to better activate this block by providing a commercial use at the ground floor and replacing the less active, vacant auto repair garage. The design, massing and materials are compatible with the Uptown Tenderloin Historic District.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.6

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

OBJECTIVE 3:

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

Policy 3.1

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

Policy 3.4

Promote building forms that will respect and improve the integrity of open spaces and other public areas.

Policy 3.5

Relate the height of buildings to important attributes of the city pattern.

Policy 3.6

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

OBJECTIVE 4:

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

Policy 4.4

Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.13

Improve pedestrian areas by providing human scale and interest.

The Project meets the aforementioned objectives and policies by employing a design that relates to existing development in the neighborhood, particularly within the context of the Uptown Tenderloin Historic District. The proposed massing of the building is generally consistent with the existing neighborhood character and block pattern, as well as the limitations of the subject height and bulk district. The physical massing of the building, particularly at the rear, was designed in respect the adjacent building at 421 Turk Street, such that the courtyard setbacks of both buildings would align. This helps to maximize the usability and openness of these shared areas, while also minimizing loss of light impacts to residential units within the buildings. Lastly, the Project helps improve upon the neighborhood character, and creates a more active, pedestrian-oriented environment by replacing the vacant auto repair garage and two curb cuts with a ground floor retail/commercial use, and a single, 10-foot wide curb cut.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The Project Supports these Objectives and Policies. The Project would include an approximate 940 square feet of new commercial space at the ground floor, intended to serve residents in the building and the surrounding neighborhood. Retail is encouraged and principally permitted on the ground floor of buildings in the Downtown –General District, and is thus consistent with activities in the commercial land use plan.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1:

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT, AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.2:

Ensure the safety and comfort of pedestrians throughout the city.

Policy 1.3:

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs particularly those of commuters.

Policy 1.6:

Ensure choices among modes of travel and accommodate each mode when and where it is most appropriate.

OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1:

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

OBJECTIVE 11:

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

Policy 11.3:

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

The Project would promote the above Objectives and Policies by reducing the amount of accessory parking provided for the residential use to a 0.26 ratio of parking spaces to dwelling units, essentially half of what could be principally permitted under Code. In addition to these vehicle spaces, the garage will accommodate one car-share parking space and three motorcycle or scooter parking spaces, to accommodate an evolving mix of automotive vehicles within the garage. The Project is located in a neighborhood with strong access to multiple forms of public transit within a short walking distance, and will provide space for 69 bicycle parking spaces, such that building residents are expected to heavily rely on these means of transportation, instead of an automobile, for most of their daily needs and trips. Lastly, the Project will improve upon pedestrian safety in the immediate vicinity by replacing the auto repair garage with an active ground floor commercial use, and by reducing the number of curb cuts along the Hyde Street frontage from two to one.

DOWNTOWN AREA PLAN

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development which produces substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences which cannot be mitigated.

OBJECTIVE 7:

EXPAND THE SUPPLY OF HOUSING IN AND ADJACENT TO DOWNTOWN.

Policy 7.1

Promote the inclusion of housing in downtown commercial developments.

Policy 7.2

Facilitate conversion of underused industrial and commercial areas to residential use.

OBJECTIVE 12:

CONSERVE RESOURCES THAT PROVIDE CONTINUITY WITH SAN FRANCISCO'S PAST.

Policy 12.3

Design new buildings to respect the character of older development nearby.

OBJECTIVE 13:

CREATE AN URBAN FORM FOR DOWNTOWN THAT ENHANCES SAN FRANCISCO'S STATURE AS ONE OF THE WORLD'S MOST VISUALLY ATTRACTIVE CITIES.

Policy 13.1

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

Policy 13.4

Maintain separation between buildings to preserve light and air and prevent excessive bulk.

OBJECTIVE 14:

CREATE AND MAINTAIN A COMFORTABLE PEDESTRIAN ENVIRONMENT.

Policy 14.1

Promote building forms that will maximize the sun access to open spaces and other public areas.

Policy 14.2

Promote building forms that will minimize the creation of surface winds near the base of buildings.

OBJECTIVE 15:

CREATE A BUILDING FORM THAT IS VISUALLY INTERESTING AND HARMONIZES WITH THE SURROUNDING BUILDINGS.

Policy 15.1

Ensure that new facades relate harmoniously with nearby façade patterns.

As discussed above in relation to the Project's consistency with other General Plan Objectives and Policies, the Project would similarly promote these Objectives and Policies of the Downtown Plan, and would generally provide substantial net benefit and minimize undesirable consequences. The Project would create new housing units on an underutilized site within a neighborhood that is well served by public transit and is in a central Downtown/Civic Center location. The Project would not displace any housing because the existing use at the Project Site is a vacant auto repair garage. The Project would improve the existing character of the neighborhood through creation of additional housing resources, and by providing an active, ground floor commercial use. The massing of the building has been designed to respect the massing of the adjacent buildings, particularly that of 421 Turk Street. The overall height and bulk of the structure is consistent with Code requirements and the prevailing neighborhood pattern, and the Project adheres to relevant Department guidelines. Located with the Uptown Tenderloin Historic District, the project is compatible with the characteristics of the District. Lastly, the Project will not result in any significant wind or shadow impacts.

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

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

The Project supports this Policy in that no existing neighborhood-serving retail use is located on the site, and would result in the creation of a new ground-floor commercial space.

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

The Project would improve upon the existing housing and neighborhood character in the vicinity, by creating 69 new dwelling units in a structure that is consistent with the height and bulk requirements of Code, and consistent with relevant design principles and historic preservation requirements. The project will help result in a more pedestrian-oriented environment through provision of ground-floor commercial space and the reduction of one curb cut and garage door.

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

There is currently no housing on the site, therefore, no affordable housing would be lost as part of this Project. The Project enhances the City's supply of affordable housing by providing 10 on-site affordable units, at the required 14.5 percent.

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

The Project would not impede MUNI transit service or overburden local streets or parking. The Project is well-served by transit and would promote rather than impede the use of MUNI transit service, as the project's parking rate is only 0.26. Future residents and employees of the Project could access both the existing MUNI rail and bus services as well as the BART system through Civic Center Station, less than a quarter-mile away. The Project also provides a sufficient amount off-street parking

for future residents so that neighborhood parking will not be overburdened by the addition of new residents and building users.

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

The Project would demolish a building last used as an auto repair garage, it would not actually displace any industrial or service sectors. The auto repair use has been vacant, and under current C-3-G Zoning would not be permitted, and was therefore previously nonconforming. The Project does not include commercial office development. Further, the proposed ground-floor retail space provides future opportunities for resident employment and ownership.

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

The Project will be consistent with the City's goal to achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake. The building will be constructed in compliance with all current building codes to ensure a high level of seismic safety.

- G. That landmarks and historic buildings be preserved.

The Project will be constructed to be compatible with the Uptown Tenderloin Historic District.

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

The Project does not cast shadow on any open space either under the jurisdiction of the Recreation and Park Department or otherwise.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Downtown Project Authorization and Request for Exceptions would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Downtown Project Authorization Application No. 2015-015203DNXVAR** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 28, 2018 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 309 Downtown Project Authorization and Request for Exceptions to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals in person at 1650 Mission Street, Room 304, San Francisco, CA 94103, or call (415) 575-6880.

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

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

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on March 29, 2018.


Jonas P. Ionin
Commission Secretary

AYES: Hillis, Fong, Johnson, Koppel, Richards

NAYS: None

ABSENT: Melgar, Moore

ADOPTED: March 29, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a **Downtown Project Authorization and Request for Exceptions** relating to a Project that would demolish the existing one-story, 4,950 square-foot building last used as an automotive repair garage, and construct a new 8-story-over-basement, 80-foot tall building (plus a 16-foot tall elevator penthouse), which contains 54,109 square feet of total development (45,322 gross square feet), allocated to 69 residential dwelling units (one studio, sixty 1-bedrooms, and eight 2-bedrooms), 940 square feet of ground floor commercial space, 3,323 square feet of common usable open space for residents, and a basement garage accessed through a single garage door and 10-foot wide curb cut along Hyde Street, with 18 vehicle parking spaces, 2 car-share spaces, and 69 Class 1 bicycle parking spaces, with 6 additional Class 2 bicycle parking spaces along Hyde Street, pursuant to Planning Code Sections **309, 134, and 148**, on Assessor's Block 0346, Lot 002, within the C-3-G, Downtown-General Zoning District and the 80-X Height and Bulk Districts; in general conformance with plans dated February 28, 2018, and stamped "EXHIBIT B" included in the docket for Case no. **2015-015203DNXVAR** and subject to conditions of approval reviewed and approved by the Commission on **March 29, 2018** under Motion No. **20150**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **March 29, 2018** under Motion No. **20150**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **20150** shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference the Downtown Project Authorization and any subsequent amendments or modifications.

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) become effective. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) became effective.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
6. **Additional Project Authorization.** The Project Sponsor must obtain a Variance under Section 305, from the exposure requirements identified under Planning Code Section 140 for a total of 31 of the proposed 69 units. The conditions set forth below are additional conditions required in connection

with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

DESIGN – COMPLIANCE AT PLAN STAGE

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping (including roof deck landscaping), and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance. In conformance with direction from the Planning Commission at the March 29, 2018 hearing, the final approved material palette shall be consistent with those materials presented to the Commission at time of hearing, as seen in the plans dated February 28, 2018, and which appear as "Exhibit B".

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

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

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

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

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

10. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff. All subsequent sign permits shall conform to the approved signage program. All exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building.

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

11. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department

recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

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

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

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

12. **Noise, Ambient.** Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map1, "Background Noise Levels," of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

13. **Mitigation for Nested Bedrooms.** At the direction of the Planning Commission and in order to minimize the number of units with a nested bedroom configuration, the project shall provide fire-rated property line windows along the southern side property line for those 1-bedroom units that are located vertically above the adjacent building at 129 Hyde Street.

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

PARKING AND TRAFFIC

14. **Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to the issuance of the first Building Permit or Site Permit, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

15. **Parking for Affordable Units.** All off-street parking spaces shall be made available to Project residents only as a separate “add-on” option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner’s rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

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

16. **Car Share.** Pursuant to Planning Code Section 166, and at the direction of the Planning Commission, no fewer than two (2) car share spaces shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

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

17. **Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 75 bicycle parking spaces (69 Class 1 spaces for the residential portion of the Project and 6 Class 2 spaces for the residential and commercial portions of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA’s bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

18. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than a ratio of 0.5 parking spaces per dwelling unit. With 69 dwelling units, a maximum of 34 spaces is principally permitted per Planning Code Section 151.1. The Project must also comply with Building Department requirements with respect to parking spaces for persons with disabilities.

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

19. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

20. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
21. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.
For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org
22. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
23. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
24. **Affordable Units.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of first construction document.
- a. **Number of Required Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 14.5% of the proposed dwelling units as affordable to qualifying households. The Project contains 69 units; therefore, 10 affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the 10 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written

approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- b. **Unit Mix.** The Project contains 1 studio, 60 one-bedroom, and 8 two-bedroom units; therefore, the required affordable unit mix is 9 one-bedroom units and 1 two-bedroom unit. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- c. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- d. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than fourteen and one-half percent (14.5%), or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- e. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- f. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and the terms of the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the Mayor's Office of Housing and Community Development ("MOHCD") at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at:

<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale or rent.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- i. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- ii. If the units in the building are offered for rent, the affordable unit(s) shall be rented to low-income households, as defined in the Planning Code and Procedures Manual. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- iii. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- iv. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- v. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- vi. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code

Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.

- vii. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.

25. **Art.** The Project is subject to the Public Art Fee, as applicable, pursuant to Planning Code Section 429. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org*

26. **Art - Residential Projects.** Pursuant to Planning Code Section 429, the Project Sponsor must provide on-site artwork, pay into the Public Artworks Fund, or fulfill the requirement with any combination of on-site artwork or fee payment as long as it equals one percent of the hard construction costs for the Project as determined by the Director of the Department of Building Inspection. The Project Sponsor shall provide to the Director necessary information to make the determination of construction cost hereunder. Payment into the Public Artworks Fund is due prior to issuance of the first construction document.

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

MONITORING – AFTER ENTITLEMENT

27. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

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

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

OPERATION

29. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section 102, shall be subject to the following conditions:

- a. The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.

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

- b. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

For information about compliance with construction noise requirements, contact the Department of Building Inspection at 415-558-6570, www.sfdbi.org.

For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415-553-0123, www.sf-police.org.

- c. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- d. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

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

30. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property, and the shared street that will be provided as part of the Project, in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

31. **Notices Posted at Bars and Entertainment Venues.** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from the establishment.

For information about compliance, contact the Entertainment Commission, at 415 554-6678, www.sfgov.org/entertainment

32. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

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

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

GENERAL NOTES

1. THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN AIA DOCUMENT A201. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. REFER TO PROJECT MANUAL.

2. IN BEGINNING WORK, CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARITY WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATIONS AND COMPLETION OF THE WORK AND ASSUMES ALL RISK. CONTRACTOR TO VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. CONTRACTOR SHALL REPORT AT ONCE TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED, IN WRITING, BY THE ARCHITECT.

3. BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT OR ANY UNAUTHORIZED PERSON ON THE SITE WITHOUT PERMISSION OF THE CONTRACTOR.

4. ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.

5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER REQUEST SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL EXISTING UNDERGROUND UTILITIES. ALL DAMAGE TO SUCH SHALL BE REPAIRED AT CONTRACTOR EXPENSE.

7. CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE AND ADJACENT STRUCTURE(S) AS NECESSARY.

8. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU OR CENTERLINE OF STEEL, UNLESS OTHERWISE NOTED.

9. ALL EXISTING WALLS, FLOORS AND CEILING AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.

10. ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.

11. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE COPYRIGHTED DOCUMENTS AND SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS. THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND AS SUCH, SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT AS AGREED IN WRITING BY ELEVATION ARCHITECTS AND WITH APPROPRIATE COMPENSATION.

SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECTS' COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.

12. THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE EXECUTION OF THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK. MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.

13. IT IS THE INTENT OF THESE DOCUMENTS TO FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. WHERE A REQUIREMENT IS IN CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. WHERE DIMENSIONS, SLOPE GRADIENTS AND OTHER CRITICAL CRITERIA ARE NOTED, THEY ARE TO BE ADHERED TO EXACTLY, UNLESS NOTED AS APPROXIMATE. CONTRACTOR'S FAILURE TO COMPLY WITH ANY PROVISION DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS RELATED TO THESE ACCESSIBILITY LAWS AND CODES WILL REQUIRE CORRECTION AT CONTRACTOR'S EXPENSE. WHERE MAXIMUM DIMENSIONS AND SLOPE GRADIENTS ARE NOTED, NO EXCEPTION WILL BE MADE FOR EXCEEDING THESE REQUIREMENTS.

WALL TYPES

	NEW
1 HOUR RATED WALL	=====
2 HOUR RATED WALL	=====
	ELEVATION KEY
	DETAIL KEY
	SECTION KEY
	WALL TYPE KEY
	DOOR NUMBER KEY
	WINDOW TYPE KEY
	REVISION CLOUD & KEY

BUILDING DEPARTMENT NOTES

ENTIRE BUILDING TO BE EQUIPPED WITH APPROVED AUTOMATIC SPRINKLER SYSTEM PER NFPA 13.

HEIGHT OF BUILDING FROM LOWEST POINT OF FIRE DEPT. ACCESS: 60'-0" TO TOP OF ELEV. PENTHOUSE

OCCUPANCY CLASSIFICATION:
COMMERCIAL: B
RESIDENTIAL: R-2

OCCUPANCY SEPARATION:
VERTICAL SHAFTS: 2-HOUR
1ST FLOOR: 3-HOUR
RESIDENTIAL: 1-HOUR

CONSTRUCTION TYPE: V-A

EXITING REQUIREMENTS: 2 MEANS OF EGRESS

PERMITS

SITE PERMIT
BUILDING PERMIT WITH:
ADDENDUM 1: FOUNDATION AND STRUCTURAL
ADDENDUM 2: ARCHITECTURAL AND MECHANICAL
ADDENDUM 3: FIRE SPRINKLER
FIRE SPRINKLER WORK TO BE DESIGN/BUILD.
APPLICATION FOR PERMITS TO BE FILED SEPARATELY.

APPLICABLE CODES

BUILDING: 2016 CBC
MECHANICAL: 2016 CMC
PLUMBING: 2016 CPC
ELECTRICAL: 2016
FIRE: CURRENT NFPA 13
ENERGY: 2016 CEC (TITLE 24, PART 6)
GREEN: 2016 GBC
WITH ALL SAN FRANCISCO AMMENDMENTS

GLOSSARY

ABV.	ABOVE	MAX.	MAXIMUM
A.D.	AREA DRAIN	MED	MEDICINE CABINET
ADJ	ADJACENT	MECH	MECHANICAL
ACT	ACOUSTIC CEILING TILE	MIN.	MINIMUM
AFF	ABOVE FINISH FLOOR	MTL	METAL
ALUM	ALUMINUM	MV	MICROWAVE
BLKG	BLOCKING	(N)	NEW
BLDG	BUILDING	N.I.C.	NOT IN CONTRACT
BD	BOARD	NTS	NOT TO SCALE
C	CENTERLINE	O.C.	ON CENTER
CLR	CLEAR	O/	OVER
CONC	CONCRETE	OD	OVERFLOW DRAIN
CONT	CONTINUOUS	O.H.	OPPOSITE HAND
CPT	CARPET	PLAM	PLASTIC LAMINATE
CT	CERAMIC TILE	PLY	PLYWOOD
DIA	DIAMETER	PTD	PAINTED
DIM.	DIMENSION		
DIMS.	DIMENSIONS	RAD	RADICAL
DN	DOWN	REF	REFRIGERATOR
DWG	DRAWING	REQ.	REQUIRED
(E), EX.	EXISTING	RB	RUBBER BASE
EA.	EACH	RM	ROOM
EJ	EXPANSION JOINT	RO	ROUGH OPENING
ELEC	ELECTRIC	RDWD	REDWOOD
EL., ELEV.	ELEVATION	SC	SOLID CORE
EMB.	EMBEDDED	SHTG	SHEETING
EQ	EQUAL	SHT	SHEET
EXT	EXTERIOR	SIM	SIMILAR
FA	FIRE ALARM	SQ	SQUARE
FD	FLOOR DRAIN	S.S.D.	SEE STRUCTURAL DWGS
FF	FINISH FLOOR	STL	STEEL
FLR	FLOOR	ST.STL	STAINLESS STEEL
F.O.S.	FACE OF STUD	STOR	STORAGE
F.O.M.	FACE OF MASONRY	STRL	STRUCTURAL
GA	GALVE	STV	SHEET VINYL
GALV	GALVANIZED	T&G	TONGUE AND GROOVE
GL	GLASS	T.C.	TOP OF CURB
GND	GROUND	TEL	TELEPHONE
GSM	GALVANIZED SHEET METAL	T.O.S.	TOP OF STEEL
GYP. BD.	GYP. BOARD	T.O.W.	TOP OF WALL
GWB	GYP. WALLBOARD	TYP.	TYPICAL
HB	HOSE BIB	U.O.N.	UNLESS OTHERWISE NOTED
HC	HANDICAPPED	VCT	VINYL COMPOSITION TILE
HM	HOLLOW METAL	VERT.	VERTICAL
H.P.	HOUSE PANEL	V.I.F.	VERIFY IN FIELD
HT	HEIGHT	WD	WOOD
INS.	INSULATION	W/D	WASHER AND DRYER
INSUL.	INSULATION	W/	WITH
INT	INTERIOR	WC	WATER CLOSET
JAN	JANITOR CLOSET	WH	WATER HEATER
KIT	KITCHEN	WP	WATERPROOF
LAV	LAVATORY		
LT	LIGHT		

SCOPE OF WORK

1 NEW 8-STORY RESIDENTIAL BUILDING WITH 69 APARTMENT UNITS GROUND FLOOR COMMERCIAL SPACE AND UNDERGROUND PARKING

PLANNING DEPARTMENT NOTES

PROJECT LOCATION: 135 HYDE STREET
BLOCK/LOT: 0346/002
TOTAL LOT AREA: 7,562.5 SF
ZONING: C - 3 - G
HEIGHT AND BULK: 80'-X

SETBACKS:
FRONT: NONE
SIDE: NONE
REAR: REQUIRED: 25% OF LOT: 55' X 137'-4" = 1,888 SF
PROVIDED: AS PER SECTION 309 DOWNTOWN AUTHORIZATION

PROPOSED BUILDING USE:
BASEMENT: ACCESSORY PARKING & UTILITIES
1-ST FLOOR: COMMERCIAL, AMENITIES & UTILITIES
1-ST THRU 8-TH FLOOR: RESIDENTIAL, AMENITIES & UTILITIES
ROOF: MECHANICAL, SOLARIUM & OPEN SPACE ROOF DECK

FAR LIMIT: 6.0 : 1
7,562.5 SF x 6.0 = **45,375 GSF ALLOWED**

PROPOSED BUILDING AREA (BASED ON ZONE C-3 DEFINITIONS):

BASEMENT	7,490 GSF
1 ST FLOOR	6,136 GSF
2 ND FLOOR	6,226 GSF
3 RD FLOOR	5,496 GSF
4 TH FLOOR	5,496 GSF
5 TH FLOOR	5,474 GSF
6 TH FLOOR	5,474 GSF
7 TH FLOOR	5,437 GSF
8 TH FLOOR	5,320 GSF
SOLARIUM & PENTHOUSE	1,004 GSF
TOTAL	53,553 GSF

REDUCTIONS FOR BUILDING SERVICES & ACCESSORY PARKING
- 6,727 SF BASEMENT (= 7,490 - 763)
- 620 SF RAMP AREA (PART OF FIRST FLOOR VOLUME)
REDUCTION FOR FIRST FLOOR ELEMENTS
- 940 SF COMMERCIAL
REDUCTION FOR ROOFTOP EQUIPMENT
- 444 SF STAIR/ELEV
REDUCTION FOR 8 BAY WINDOWS
- 56 SF (= 1/3 OF BAY WINDOW = (3' x 9')/3...
BUT LIMITED TO 7 SF/WINDOW
= 7 GSF FLOOR AREA x 8 BAY WINDOWS

53,553 - 6,727 - 620 - 940 - 444 - 56 = **44,766 NSF PROPOSED**

OPEN SPACE REQUIRED: TABLE 135B: 36 SF x 1.33 = 48 SF PER UNIT
OPEN SPACE REQUIREMENT = 1.33 X PRIVATE SPACE

REQUIRED COMMON OPEN SPACE:
REQUIRED: 69 UNITS X 48 SF = **3,312 SF**
PROVIDED: 560 SF SOLARIUM + 2,763 SF AT ROOF DECK = **3,323 SF**

BELOW MARKET RATE UNITS 69 UNITS X 14.5% => **10 UNITS**
UNIT LOCATIONS TO BE DETERMINED

PROPOSED PARKING: 19 ACCESSORY SPACES, UNDERGROUND

BICYCLE PARKING (SEC. 155.2: 1/UNIT)
REQUIRED: **69 CLASS 1** RESIDENTIAL
6 CLASS 2 (2 RESIDENTIAL, 4 COMMERCIAL)

PROVIDED: **69 CLASS 1** RESIDENTIAL
6 CLASS 2 (2 RESIDENTIAL, 4 COMMERCIAL)

SOLARIUM REQUIREMENTS: SEE A2.9 PROPOSED ROOF PLAN

PUBLIC ART PROGRAM: PROJECT WILL PAY AN 'IN LIEU FEE' OF 1% OF CONSTRUCTION COST

PROJECT TEAM

Building Owner:
455 Potrero SF LLC
1452 Broadway Street
San Francisco, CA 94109

Architect:
Elevation Architects
1159 Green Street, Suite 4
San Francisco, CA 94109
Contact: Jonathan Pearlman
(415) 537-1125
jonathan@elevationarchitects.com

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UNIT SUMMARY (NSF AVERAGES LISTED)

FL	STUDIO	ONE-BDRM	TWO-BDRM	TOTAL/FL	AREA/FL
1	1 @ 425 NSF	3 @ 425 NSF	1 @ 565 NSF	5	2,265 NSF
2		9 @ 463 NSF	1 @ 800 NSF	10	4,967 NSF
3		8 @ 474 NSF	1 @ 520 NSF	9	4,310 NSF
4		8 @ 474 NSF	1 @ 520 NSF	9	4,310 NSF
5		8 @ 474 NSF	1 @ 520 NSF	9	4,310 NSF
6		8 @ 474 NSF	1 @ 520 NSF	9	4,310 NSF
7		8 @ 470 NSF	1 @ 520 NSF	9	4,280 NSF
8		8 @ 458 NSF	1 @ 510 NSF	9	4,170 NSF
1	60	8	69	32,922 NSF	



VICINITY MAP

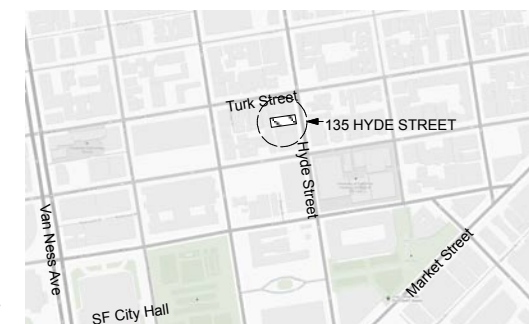


EXHIBIT B

**135 HYDE STREET
SAN FRANCISCO, CA 94102**



ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 ~v
www.elevationarchitects.com ~w



New Residential Building
135 Hyde Street
San Francisco, CA 94102

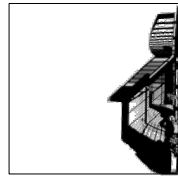
APPLICATION # 2016.1107.2110

#	date	issue
	02.28.18	SEC. 309 SET

Cover Sheet

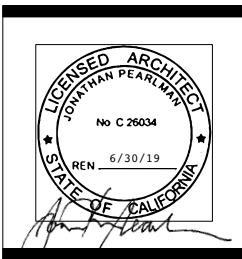
project: 16.08
drawn by: CT
checked by: JP
date: 07.17.17
scale:

A-0.1



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San Francisco, CA 94109

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www.elevationarchitects.com ~w



Attachment C-2 -
Green Building:
Site Permit Submittal
Version: July 18, 2012

135 Hyed Street Residential Building

New Residential Building
135 Hyde Street
San Francisco, CA 94102

#	date	issue
	02.28.18	SEC. 309 SET

Green Energy Form

project: 16.08
drawn by: CT
checked by: JP
date: 07.17.17
scale:

A-0.2

Green Building: Site Permit Checklist

BASIC INFORMATION:

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

Project # 135 Hyde Residential Bldg	Block/Lot 0346 / 002	Address 135 Hyde Street
Gross Building Area 54,450 SF	Primary Occupancy Residential	Design Professional/Applicant: Sign & Date <i>[Signature]</i> 07.17.17
# of Dwelling 69 Units	Height to highest occupied floor 80'-0"	Number of occupied floors 8

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. Attachment C3, C4, or C5 will be due with the applicable addendum. To use the form:

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

AND

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

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. This form is a summary; see San Francisco Building Code Chapter 13C for details.

ALL PROJECTS, AS APPLICABLE

Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	
Stormwater Control Plan - Projects disturbing ≥ 5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance	
Construction Waste Management - Comply with the San Francisco Construction & Demolition Debris Ordinance	
Recycling by Occupants - Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 085 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)	
Energy Efficiency : Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	

Notes

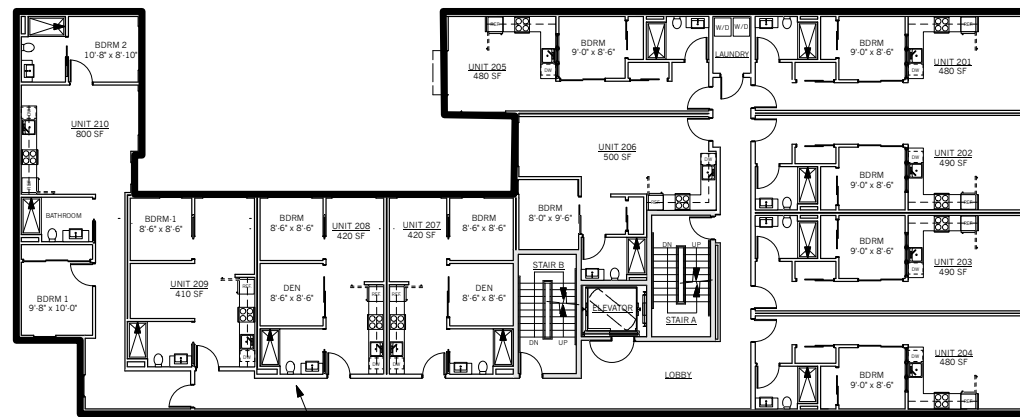
- 1) New residential projects of 75+ or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 71 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "New Residential Mid-Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.
- 3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

LEED PROJECTS

Type of Project Proposed (Indicate at right)	New Large Commercial	New Residential Mid-Rise ¹	New Residential High-Rise ¹	Commercial Interior	Commercial Alteration	Residential Alteration
Overall Requirements:						
LEED certification level (includes prerequisites):						
Base number of required points:	GOLD 60	SILVER 50	SILVER 50	GOLD 60	GOLD 60	GOLD 60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management - 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance LEED MR 2, 2 points					Meet C&D ordinance only	
15% Energy Reduction Compared to Title 24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points					LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).		n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3					Meet LEED prerequisites	
Water Use - 30% Reduction LEED WE 3, 2 points		n/r			Meet LEED prerequisites	
Enhanced Refrigerant Management LEED EA 4		n/r	n/r	n/r	n/r	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1		n/r	n/r	n/r	n/r	n/r
Low-Emitting Materials LEED IEQ 4.1.4.2, 4.3, and 4.4		n/r				
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SS4.2. (13C.5.106.4)			n/r		n/r	n/r
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)			See San Francisco Planning Code 155		n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq ft. (13C.5.504.1)		n/r	n/r	n/r	n/r	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C.5.504.5.3)		n/r	n/r	n/r	n/r	n/r
Air Filtration: Provide at least MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)		n/r		n/r	n/r	n/r
Acoustical Control: Wall and roof-ceiling STC 50, exterior windows STC 30, party walls and floor-ceiling STC 40. (13C.5.507.4)			See CBC 1207		n/r	n/r

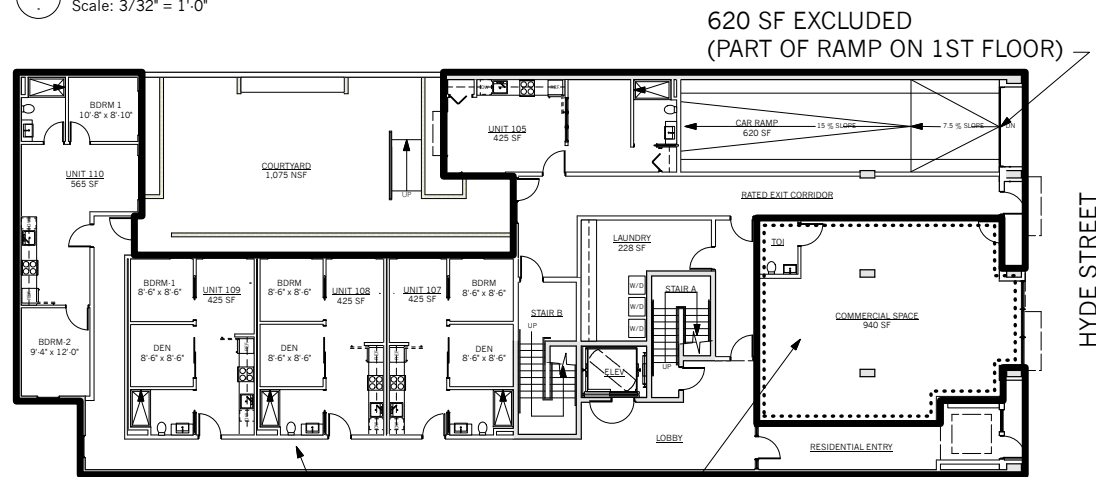
OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after ²	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >500,000 ²
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6 (13C.5.251.1-1)		n/r
Bicycle Parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SS4.2). (13C.5.106.4)		
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq ft.		
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. (13C.5.504.3)		
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. (13C.5.410.2) OR for buildings less than 10,000 sq ft, testing and adjusting of systems is required.		(Testing & Balancing)
Protect duct openings and mechanical equipment during construction (13C.5.504.3)		
Adhesives, sealants and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)		
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (13C.5.504.4.3)		
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Sustainable Choice AND Carpet cushion must meet CRI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)		
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)		
Resilient flooring systems: For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)		
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)		
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	Limited exceptions. See CA T24 Part 11 Section 5.714.6	See CA T24 Part 11 Section 5.714.6
Acoustical Control: Wall and roof-ceiling STC 50, exterior windows STC 30, party walls and floor-ceiling STC 40. (13C.5.507.4)		5.714.7
CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C.5.508.1)		
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management: Divert 75% of construction and demolition debris (i.e. 10% more than required by the San Francisco Construction & Demolition Debris Ordinance)		Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to 2.1% of total annual energy cost (LEED EA2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).		n/r



6,226 SF INCLUDED
IN GROSS FLOOR AREA

3 PROPOSED 2ND FLOOR TOTAL AREA = 6,226 GSF
Scale: 3/32" = 1'-0"

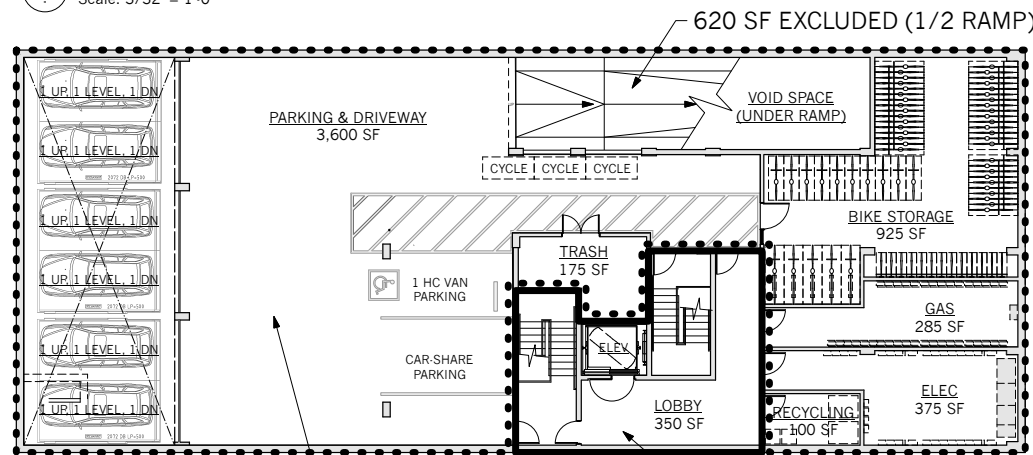


5,196 SF INCLUDED
IN GROSS FLOOR AREA

620 SF EXCLUDED
(PART OF RAMP ON 1ST FLOOR)

940 SF EXCLUDED

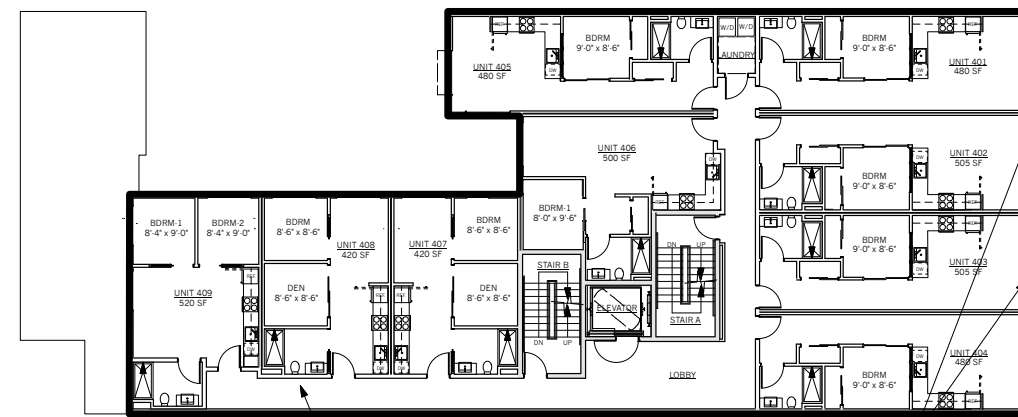
2 PROPOSED 1ST FLOOR TOTAL AREA = 7,398 GSF
Scale: 3/32" = 1'-0"



6,272 SF EXCLUDED

763 SF INCLUDED
IN GROSS FLOOR AREA

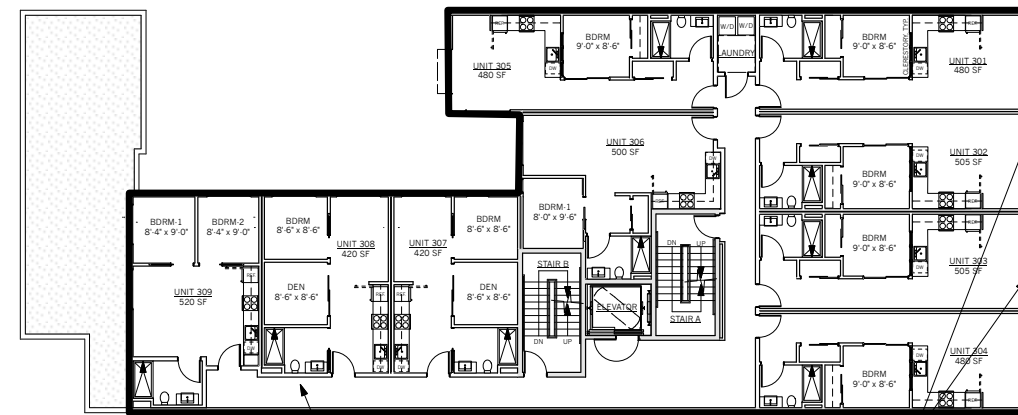
1 PROPOSED BASEMENT TOTAL AREA = 7,490 GSF
Scale: 3/32" = 1'-0"



5,482 SF INCLUDED
IN GROSS FLOOR AREA

14 SF EXCLUDED
(7 SF MAX IN EACH OF 2 BAY WINDOWS)

5 PROPOSED 4TH FLOOR TOTAL AREA = 5,496 GSF
Scale: 3/32" = 1'-0"



5,482 SF INCLUDED
IN GROSS FLOOR AREA

14 SF EXCLUDED
(7 SF MAX IN EACH OF 2 BAY WINDOWS)

4 PROPOSED 3RD FLOOR TOTAL AREA = 5,496 GSF
Scale: 3/32" = 1'-0"

PROJECT AREA NOT ATTRIBUTABLE TO FLOOR-AREA-RATIO

(b) "Gross Floor Area" shall not include the following:

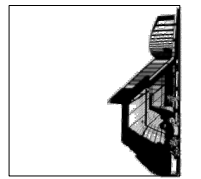
- (1) Basement and cellar space used only for storage or services necessary to the operation or maintenance of the building itself;
- (2) Elevator or stair penthouses, accessory water tanks or cooling towers, and other mechanical equipment, appurtenances, and areas necessary to the operation or maintenance of the building itself, if located at the top of the building or separated there from only by other space not included in the gross floor area;
- (3) Mechanical equipment, appurtenances, and areas necessary to the operation or maintenance of the building itself
- (4) (A) If located at an intermediate story of the building and forming a complete floor level; or (B) in C-3 Districts, if located on a number of intermediate stories occupying less than a full floor level, provided that the mechanical equipment, appurtenances, and areas are permanently separated from occupied floor areas and in aggregate area do not exceed the area of an average floor as determined by the Zoning Administrator.
- (5) Floor space dedicated to parking that does not exceed the amount principally permitted as accessory, and is located underground;
- (6) In C-3 Districts, floor space dedicated to parking which does not exceed the amount principally permitted as accessory, and is located underground.
- (7) Bicycle parking that meets the standards of Sections 155.1 through 155.4 of this Code;
- (8) Balconies, porches, roof decks, terraces, courts and similar features, except those used for primary access as described in Paragraph (a)(6) above, provided that:
 - (A) If more than 70 percent of the perimeter of such an area is enclosed, either by building walls (exclusive of a railing or parapet not more than three feet eight inches high) or by such walls and interior lot lines, and the clear space is less than 15 feet in either dimension, the area shall not be excluded from Gross Floor Area unless it is fully open to the sky (except for roof eaves, cornices, or belt courses that project not more than two feet from the face of the building wall).
 - (B) If more than 70 percent of the perimeter of such an area is enclosed, either by building walls (exclusive of a railing or parapet not more than 3'-8" high), or by such walls and interior lot lines, and clear space is 15 feet or more in both dims:
 - (i) The area shall be excluded from Gross Floor Area if it is fully open to the sky (except for roof eaves, cornices, or belt courses that project no more than two feet from the face of the building wall); and
 - (ii) The area may have roofed areas along its perimeter which are also excluded from Gross Floor Area if the minimum clear open space between any such roof and the opposite wall or roof (whichever is closer) is maintained at 15 feet (with above exceptions) & the roofed area does not exceed 10 feet in depth;
 - (iii) In addition, when the clear open area exceeds 625 square feet, a canopy, gazebo, or similar roofed structure without walls may cover up to 10 percent of such open space without being counted as gross floor area.

(10) Continued...

- (C) If, however, 70 percent or less of the perimeter of such an area is enclosed by building walls (exclusive of a railing or parapet not more than 3'-8" high) or by such walls and interior lot lines, & open side or sides face on a yard, street or court whose dimensions satisfy requirements of this Code and all other applicable codes for instances in which required windows face upon such yard, street, or court, the area may be roofed to the extent permitted by such codes in instances in which req'd windows are involved;
- (11) On lower, non-residential floors, elevator shafts and other life-support systems serving exclusively the residential uses on the upper floors of a building
- (12) One-third of that portion of a window bay conforming to the requirements of Sec.136(d)(2) that extends beyond the plane formed by the face of the facade on either side of the bay, but not to exceed seven square feet per bay window as measured at each floor;
- (13) Ground floor area in the C-3-O, C-3-O(SD), C-3-S, C-3-S(SU), and C-3-G Districts devoted to building or pedestrian circulation and building service;
- (14) In the C-3-O, C-3-O(SD), C-3-S, C-3-S(SU), and C-3-G Districts, space devoted to personal services, restaurants, and retail sales of goods intended to meet the convenience shopping and service needs of downtown workers and residents, not to exceed 5,000 occupied square feet per use and, in total, not to exceed 75 percent of the area of the ground floor of the building plus the ground level, on-site open space. Said uses shall be located on the ground floor except that, in order to facilitate the creation of more spacious ground floor interior spaces, a portion of the said uses, in an amount to be determined pursuant to the provisions of Section 309, may be located on a mezzanine level;
- (15) An interior space provided as an open space feature in accordance w/ req'ts of Section 138;
- (21) Any area devoted to bicycle parking, bicycle maintenance rooms, or car share spaces when such features are provided as part of a Development Project's compliance with the Transportation Demand Management Program set forth in Section 169 of the Planning Code.

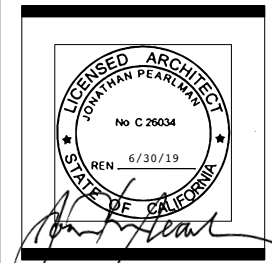
BUILDING AREA SUMMARY (GSF)

FLOOR	TOTAL/FLOOR	EXCLUDED	TYPE OF AREA	INCLUDED
BASEMENT	7,490 GSF	7,490 GSF	PARKING, UTILITIES	763 GSF
1	6,136 GSF	1,560 GSF	COMMERCIAL	5,196 GSF
2	6,226 GSF	- GSF		6,226 GSF
3	5,496 GSF	14 GSF	2 BAY WNDWS	5,482 GSF
4	5,496 GSF	14 GSF	2 BAY WNDWS	5,482 GSF
5	5,474 GSF	14 GSF	2 BAY WNDWS	5,482 GSF
6	5,474 GSF	14 GSF	2 BAY WNDWS	5,482 GSF
7	5,437 GSF	- GSF		5,437 GSF
8	5,320 GSF	- GSF		5,320 GSF
ROOF	1,004 GSF	444 GSF	ELEV, STAIRS	560 GSF
TOTAL	44,766 GSF	7,000 GSF		53,553 NSF



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www.elevationarchitects.com w



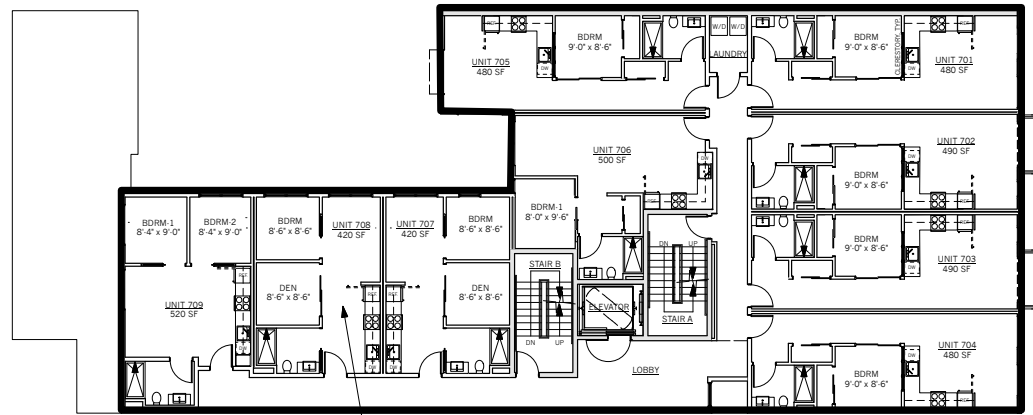
New Residential Building
135 Hyde Street
San Francisco, CA 94102

#	date	issue
	02.28.18	SEC. 309 SET

Building Area Calcs,
Floors B, 1, 2, 3, 4

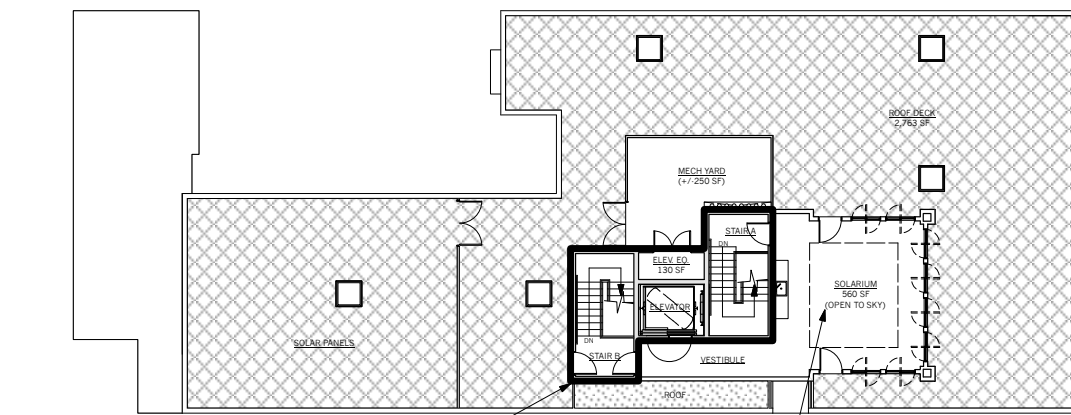
project:	16.08
drawn by:	CT
checked by:	JP
date:	07.17.17
scale:	

A-0.3



5,437 SF INCLUDED
IN GROSS FLOOR AREA

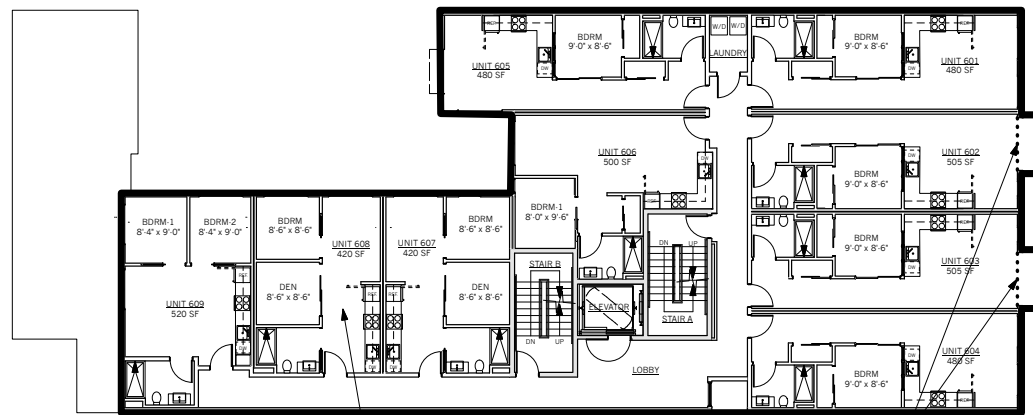
3 PROPOSED 7TH FLOOR TOTAL AREA = 5,437 GSF
Scale: 3/32" = 1'-0"



444 SF EXCLUDED (ELEVATOR, STAIRS)

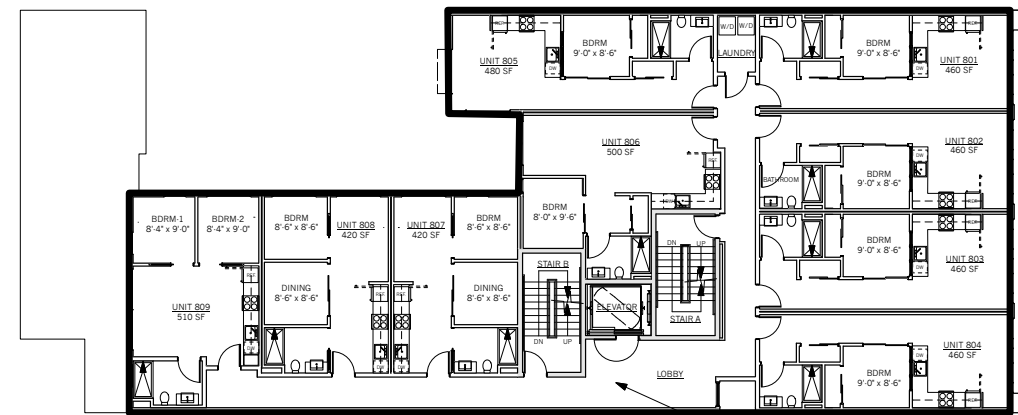
1,004 SF INCLUDED
IN GROSS FLOOR AREA

5 PROPOSED ROOF PLAN TOTAL AREA = 1,004 GSF
Scale: 3/32" = 1'-0"



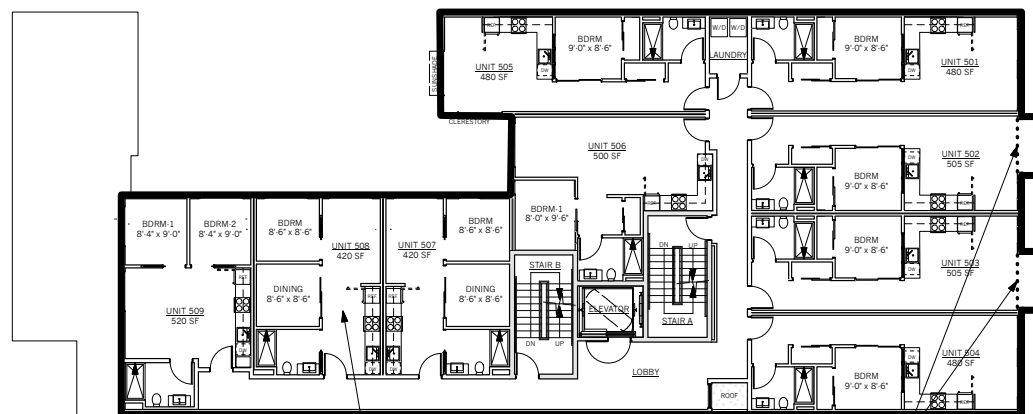
5,482 SF INCLUDED
IN GROSS FLOOR AREA
14 SF EXCLUDED
(7 SF MAX IN EACH OF 2 BAY WINDOWS)

2 PROPOSED 6TH FLOOR TOTAL AREA = 5,474 GSF
Scale: 3/32" = 1'-0"



5,320 SF INCLUDED
IN GROSS FLOOR AREA

4 PROPOSED 8TH FLOOR TOTAL AREA = 5,320 GSF
Scale: 3/32" = 1'-0"



5,482 SF INCLUDED
IN GROSS FLOOR AREA
14 SF EXCLUDED
(7 SF MAX IN EACH OF 2 BAY WINDOWS)

1 PROPOSED 5TH FLOOR TOTAL AREA = 5,474 GSF
Scale: 3/32" = 1'-0"

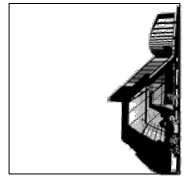
PROJECT AREA NOT ATTRIBUTABLE TO FLOOR-AREA-RATIO
(b) "Gross Floor Area" shall not include the following:

- (1) Basement and cellar space used only for storage or services necessary to the operation or maintenance of the building itself;
- (2) Elevator or stair penthouses, accessory water tanks or cooling towers, and other mechanical equipment, appurtenances, and areas necessary to the operation or maintenance of the building itself, if located at the top of the building or separated there from only by other space not included in the gross floor area;
- (3) Mechanical equipment, appurtenances, and areas necessary to the operation or maintenance of the building itself
(A) if located at an intermediate story of the building and forming a complete floor level; or
(B) in C-3 Districts, if located on a number of intermediate stories occupying less than a full floor level, provided that the mechanical equipment, appurtenances, and areas are permanently separated from occupied floor areas and in aggregate area do not exceed the area of an average floor as determined by the Zoning Administrator.
- (4) Floor space dedicated to parking that does not exceed the amount principally permitted as accessory, and is located underground;
- (5) In C-3 Districts, floor space dedicated to parking which does not exceed the amount principally permitted as accessory, and is located underground.
- (6) Bicycle parking that meets the standards of Sections 155.1 through 155.4 of this Code;
- (7) Balconies, porches, roof decks, terraces, courts and similar features, except those used for primary access as described in Paragraph (a)(6) above, provided that:
(A) If more than 70 percent of the perimeter of such an area is enclosed, either by building walls (exclusive of a railing or parapet not more than three feet eight inches high) or by such walls and interior lot lines, and the clear space is less than 15 feet in either dimension, the area shall not be excluded from Gross Floor Area unless it is fully open to the sky (except for roof eaves, cornices, or belt courses that project not more than two feet from the face of the building wall);
(B) If more than 70 percent of the perimeter of such an area is enclosed, either by building walls (exclusive of a railing or parapet not more than 3'-8" high) or by such walls and interior lot lines, and clear space is 15 feet or more in both dims:
(i) The area shall be excluded from Gross Floor Area if it is fully open to the sky (except for roof eaves, cornices, or belt courses that project no more than two feet from the face of the building wall); and
(ii) The area may have roofed areas along its perimeter which are also excluded from Gross Floor Area if the minimum clear open space between any such roof and the opposite wall or roof (whichever is closer) is maintained at 15 feet (with above exceptions) & the roofed area does not exceed 10 feet in depth; (with above exceptions) & the roofed area does not exceed 10 feet in depth; or
(iii) In addition, when the clear open area exceeds 625 square feet, a canopy, gazebo, or similar roofed structure without walls may cover up to 10 percent of such open space without being counted as gross floor area.

- (10) Continued...
(C) If, however, 70 percent or less of the perimeter of such an area is enclosed by building walls (exclusive of a railing or parapet not more than 3'-8" high) or by such walls and interior lot lines, & open side or sides face on a yard, street or court whose dimensions satisfy requirements of this Code and all other applicable codes for instances in which required windows face upon such yard, street, or court, the area may be roofed to the extent permitted by such codes in instances in which req'd windows are involved;
- (11) On lower, non-residential floors, elevator shafts and other life-support systems serving exclusively the residential uses on the upper floors of a building;
- (12) One-third of that portion of a window bay conforming to the requirements of Sec.134(d)(2) that extends beyond the plane formed by the face of the facade on either side of the bay, but not to exceed seven square feet per bay window as measured at each floor;
- (13) Ground floor area in the C-3-O, C-3-O(SD), C-3-S, C-3-S(SU), and C-3-G Districts devoted to building or pedestrian circulation and building service;
- (14) In the C-3-O, C-3-O(SD), C-3-S, C-3-S(SU), and C-3-G Districts, space devoted to personal services, restaurants, and retail sales of goods intended to meet the convenience shopping and service needs of downtown workers and residents, not to exceed 5,000 occupied square feet per use and, in total, not to exceed 75 percent of the area of the ground floor of the building plus the ground level, on-site open space. Said uses shall be located on the ground floor except that, in order to facilitate the creation of more spacious ground floor interior spaces, a portion of the said uses, in an amount to be determined pursuant to the provisions of Section 309, may be located on a mezzanine level;
- (15) An interior space provided as an open space feature in accordance w/ req'ts of Section 138;
- (21) Any area devoted to bicycle parking, bicycle maintenance rooms, or car share spaces when such features are provided as part of a Development Project's compliance with the Transportation Demand Management Program set forth in Section 169 of the Planning Code.

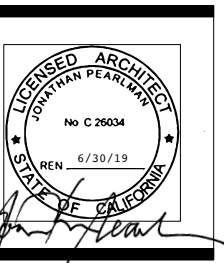
BUILDING AREA SUMMARY (GSF)

FLOOR	TOTAL/FLOOR	EXCLUDED	TYPE OF AREA	INCLUDED
BASEMENT	7,490 GSF	7,490 GSF	PARKING, UTILITIES	763 GSF
1	6,136 GSF	1,560 GSF	COMMERCIAL	5,196 GSF
2	6,226 GSF	- GSF		6,226 GSF
3	5,496 GSF	14 GSF	2 BAY WNDWS	5,482 GSF
4	5,496 GSF	14 GSF	2 BAY WNDWS	5,482 GSF
5	5,474 GSF	14 GSF	2 BAY WNDWS	5,482 GSF
6	5,474 GSF	14 GSF	2 BAY WNDWS	5,482 GSF
7	5,437 GSF	- GSF		5,437 GSF
8	5,320 GSF	- GSF		5,320 GSF
ROOF	1,004 GSF	444 GSF	ELEV, STAIRS	560 GSF
TOTAL	44,766 GSF	7,000 GSF		53,553 NSF



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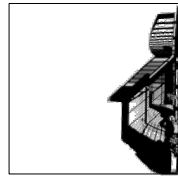
New Residential Building
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#	date	issue
	02.28.18	SEC. 309 SET

Building Area Calcs,
Floors 5, 6, 7, 8, Roof

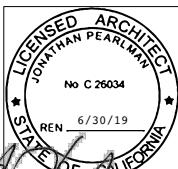
project: 16.08
drawn by: CT
checked by: JP
date: 07.17.19
scale:

A-0.4



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GOLDEN GATE AVENUE

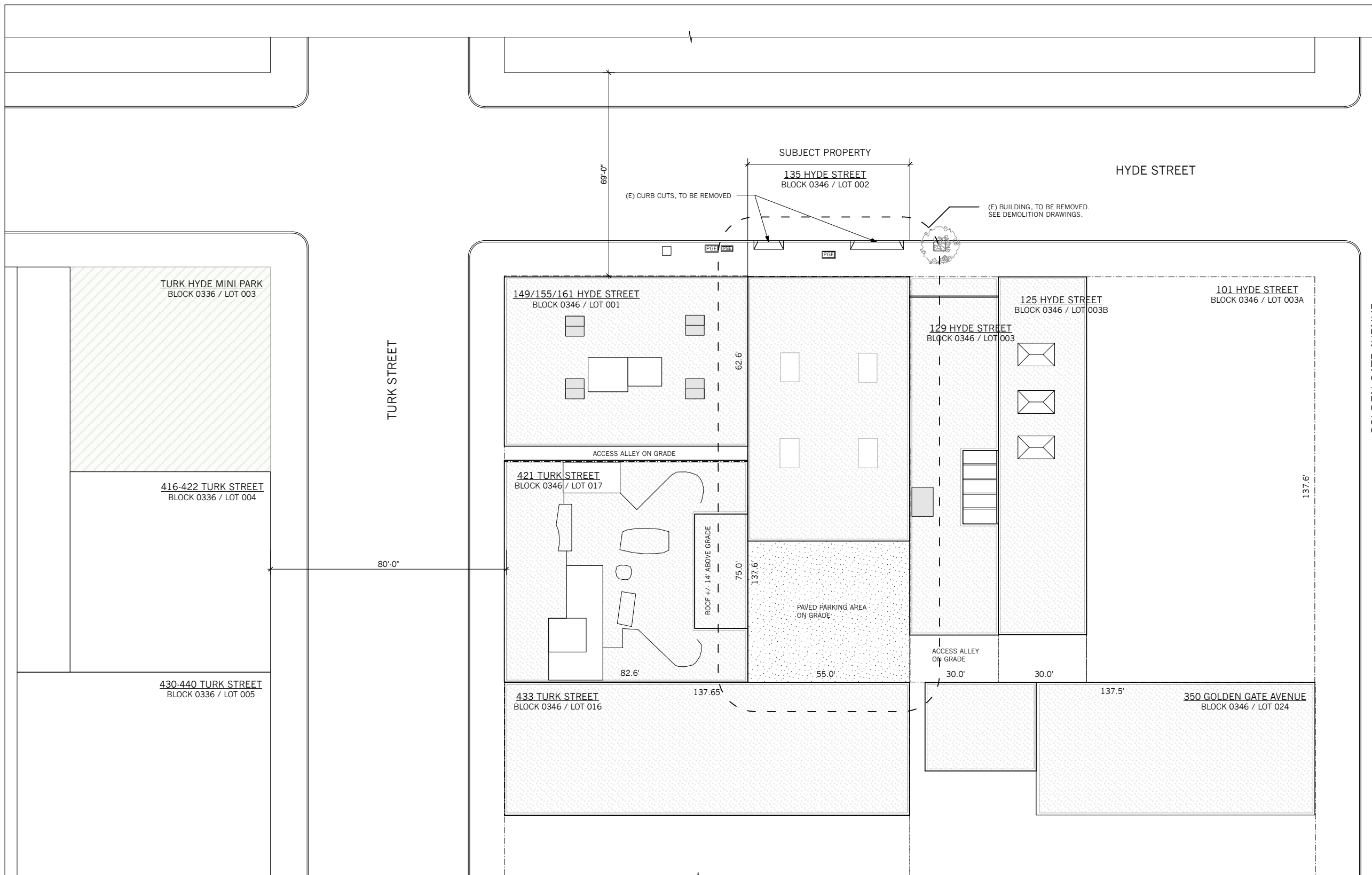
New Residential Building
 135 Hyde Street
 San Francisco, CA 94102

#	date	issue
02.28.18	SEC. 309 SET	

EXISTING SITE PLAN

project: 16.08
 drawn by: CT
 checked by: JP
 date: 07.17.17
 scale:

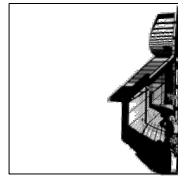
A-1.1



EXISTING SITE PLAN

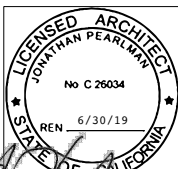
Scale: 1/16" = 1'-0"

SEE SITE SURVEY FOR ADDITIONAL DETAILS



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GOLDEN GATE AVENUE

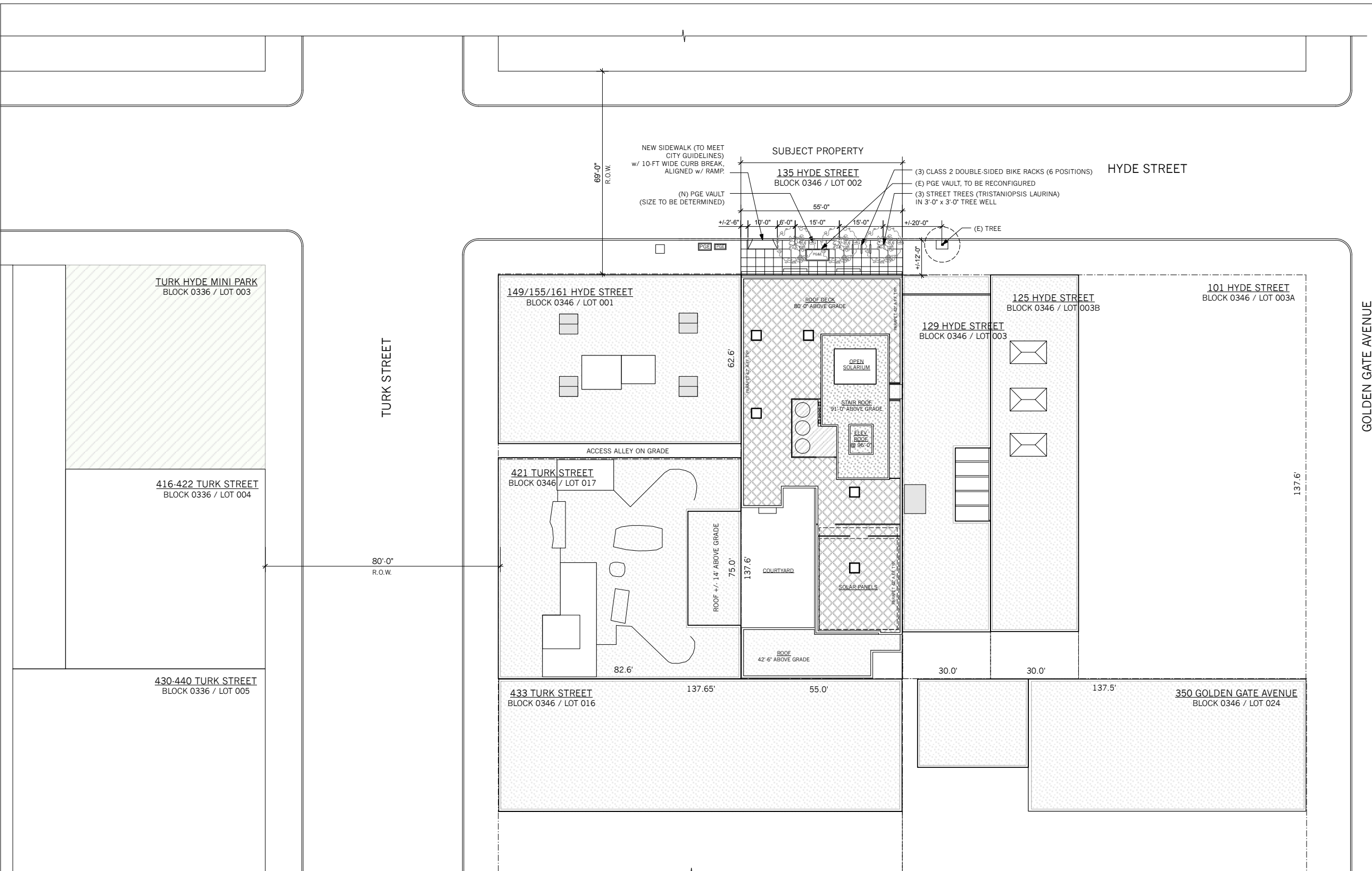
New Residential Building
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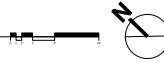
PROPOSED SITE PLAN

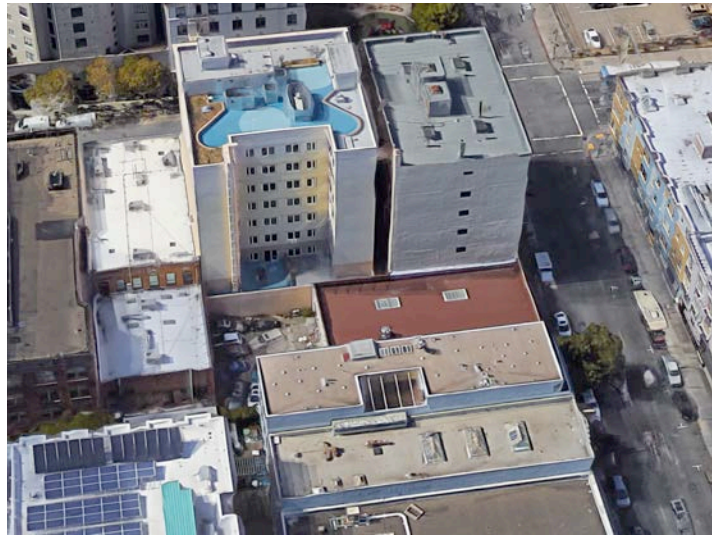
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 drawn by: CT
 checked by: JP
 date: 07.17.17
 scale:

A-1.2

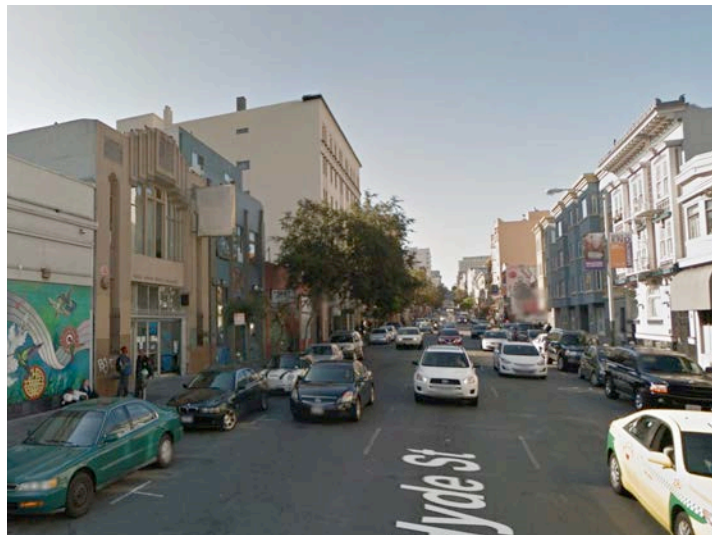


2 PROPOSED SITE PLAN
 Scale: 1/16" = 1'-0"

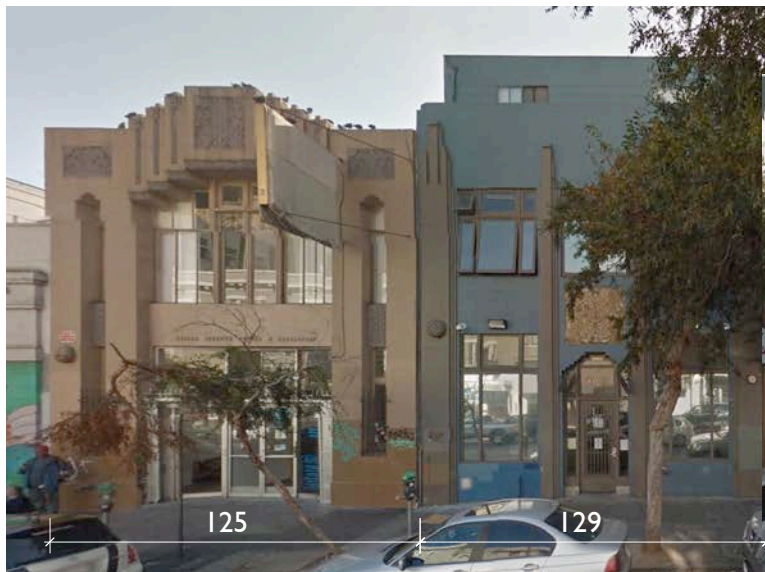




AERIAL VIEW FROM THE SOUTH



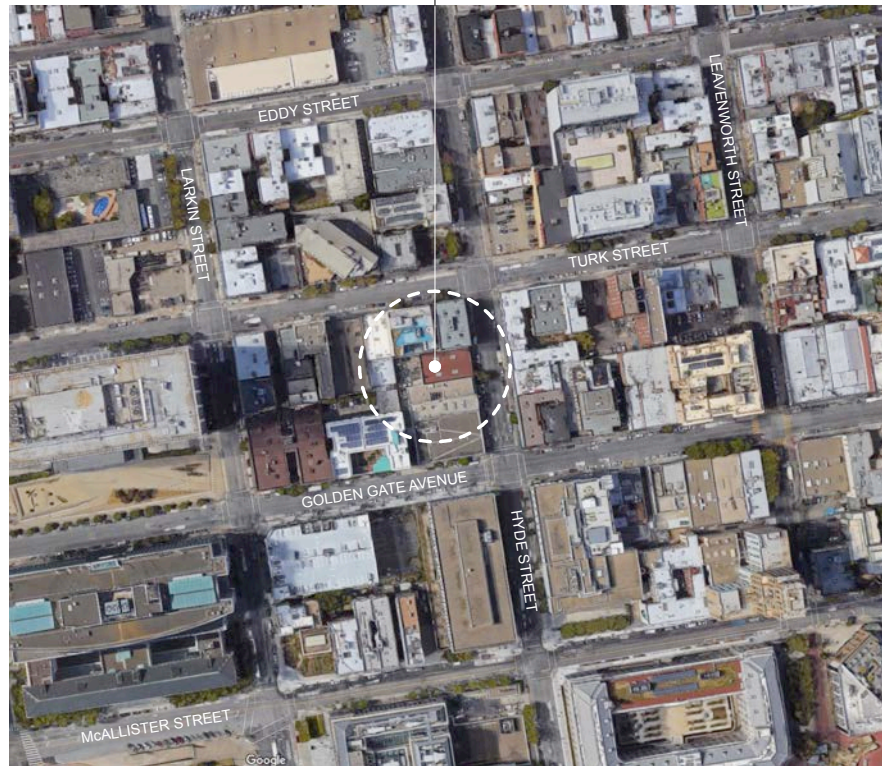
HYDE STREET VIEW FROM THE SOUTH



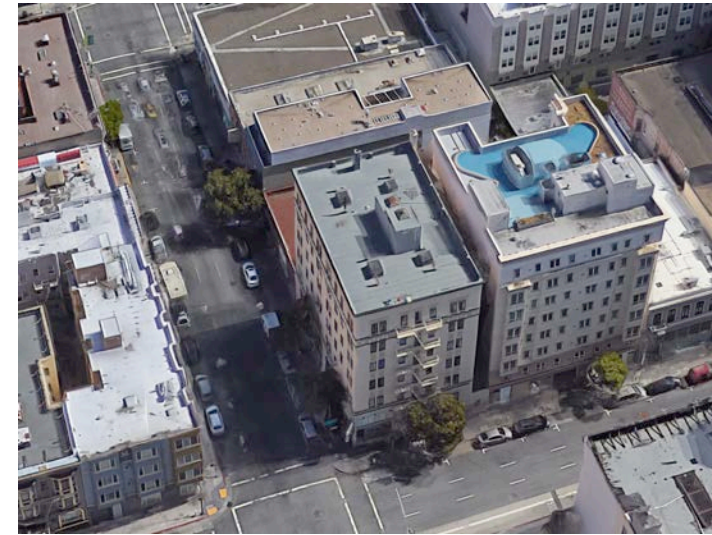
EYE LEVEL VIEW ON HYDE STREET

135 HYDE STREET

SAN FRANCISCO, CA 94102



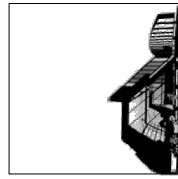
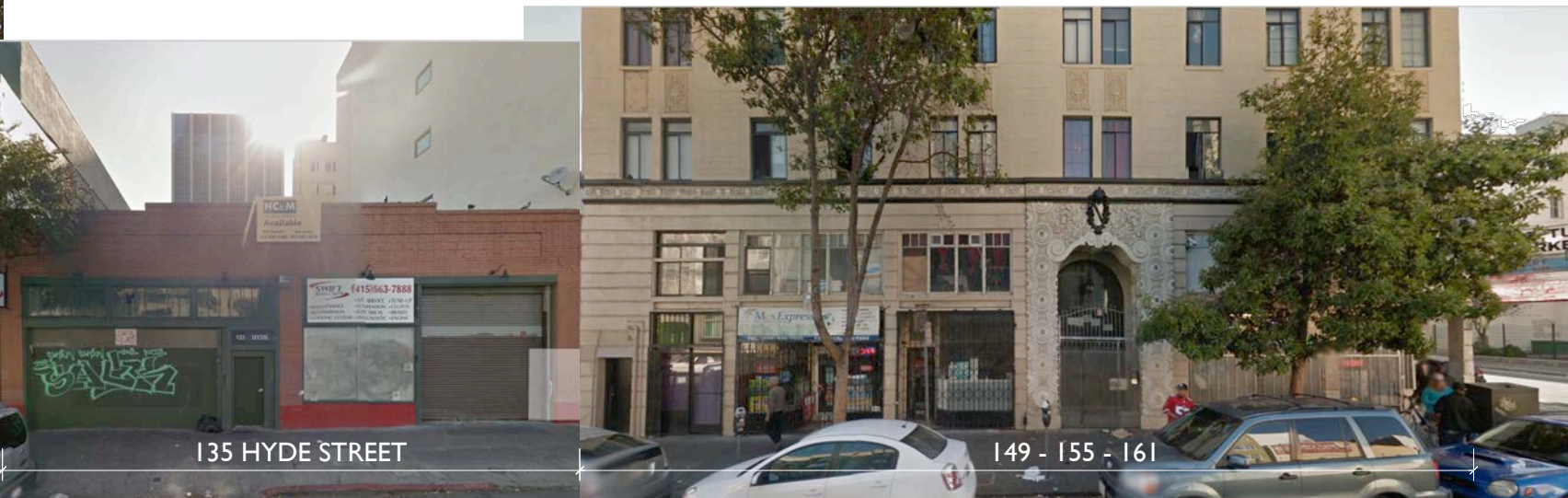
AERIAL VIEW FROM ABOVE



AERIAL VIEW FROM THE NORTH

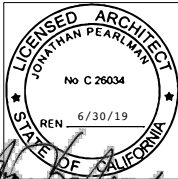


HYDE STREET VIEW FROM THE NORTH



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	02.28.18	SEC. 309 SET

PHOTOGRAPHS OF EXISTING CONDITIONS

project:	16.08
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scale:	

A-1.3



SIDEWALK VIEW FROM THE SOUTHEAST (trees not shown for clarity)



MID-HEIGHT AERIAL VIEW



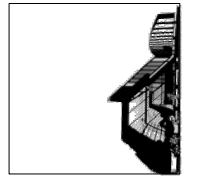
SIDEWALK VIEW FROM THE NORTHEAST (trees not shown for clarity)



AERIAL VIEW OF ROOF

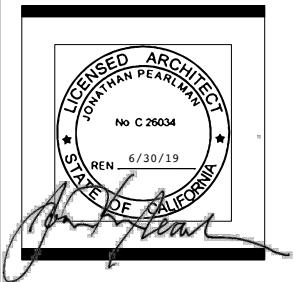


AERIAL VIEW FROM ACROSS THE STREET



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	02.28.18	SEC. 309 SET

CONCEPT IMAGES

project:	16.08
drawn by:	CT
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date:	07.17.17
scale:	

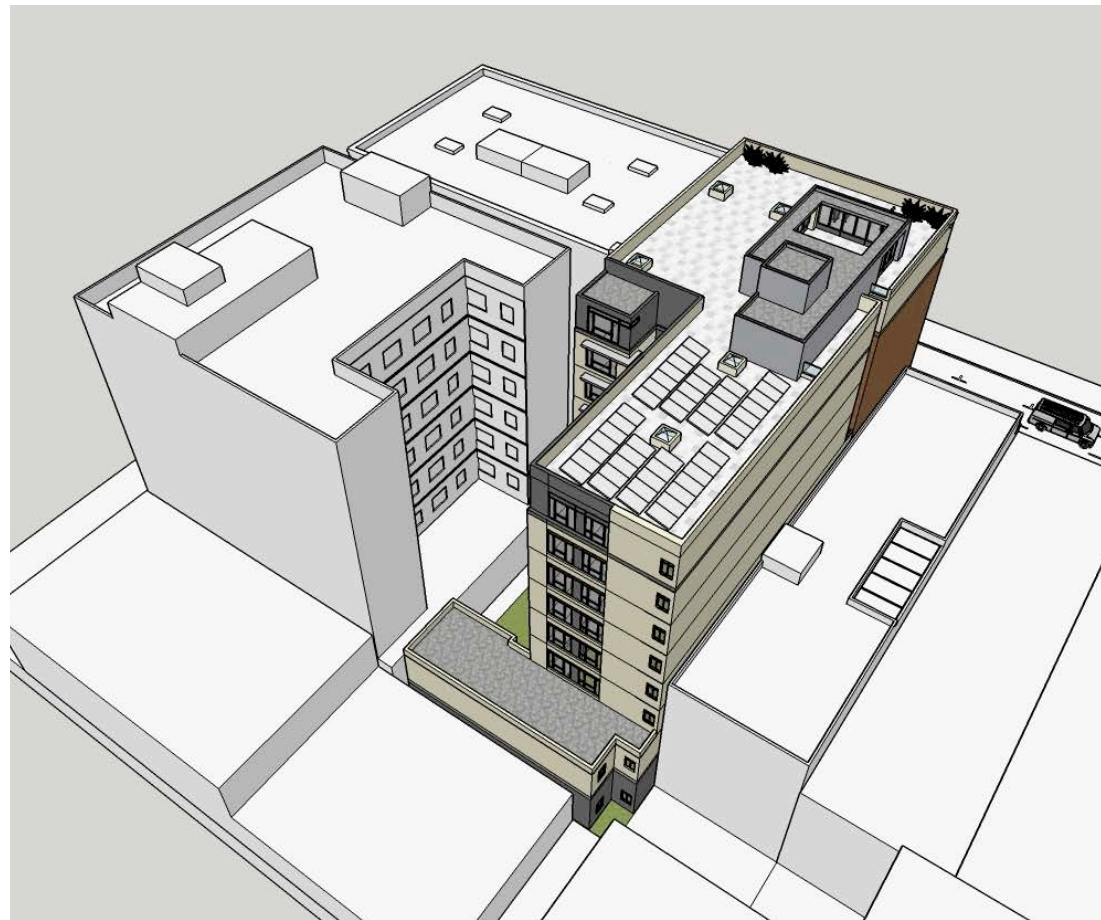
A-1.4



STREET VIEW FROM THE SOUTHEAST



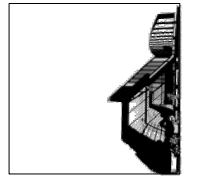
AERIAL VIEW FROM THE SOUTHEAST



AERIAL VIEW FROM THE SOUTHWEST

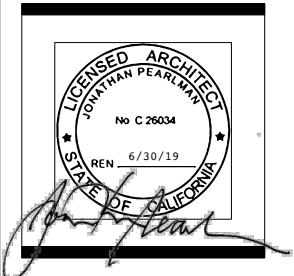


STREET VIEW FROM THE NORTHEAST



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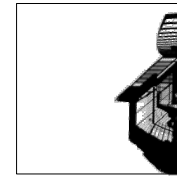


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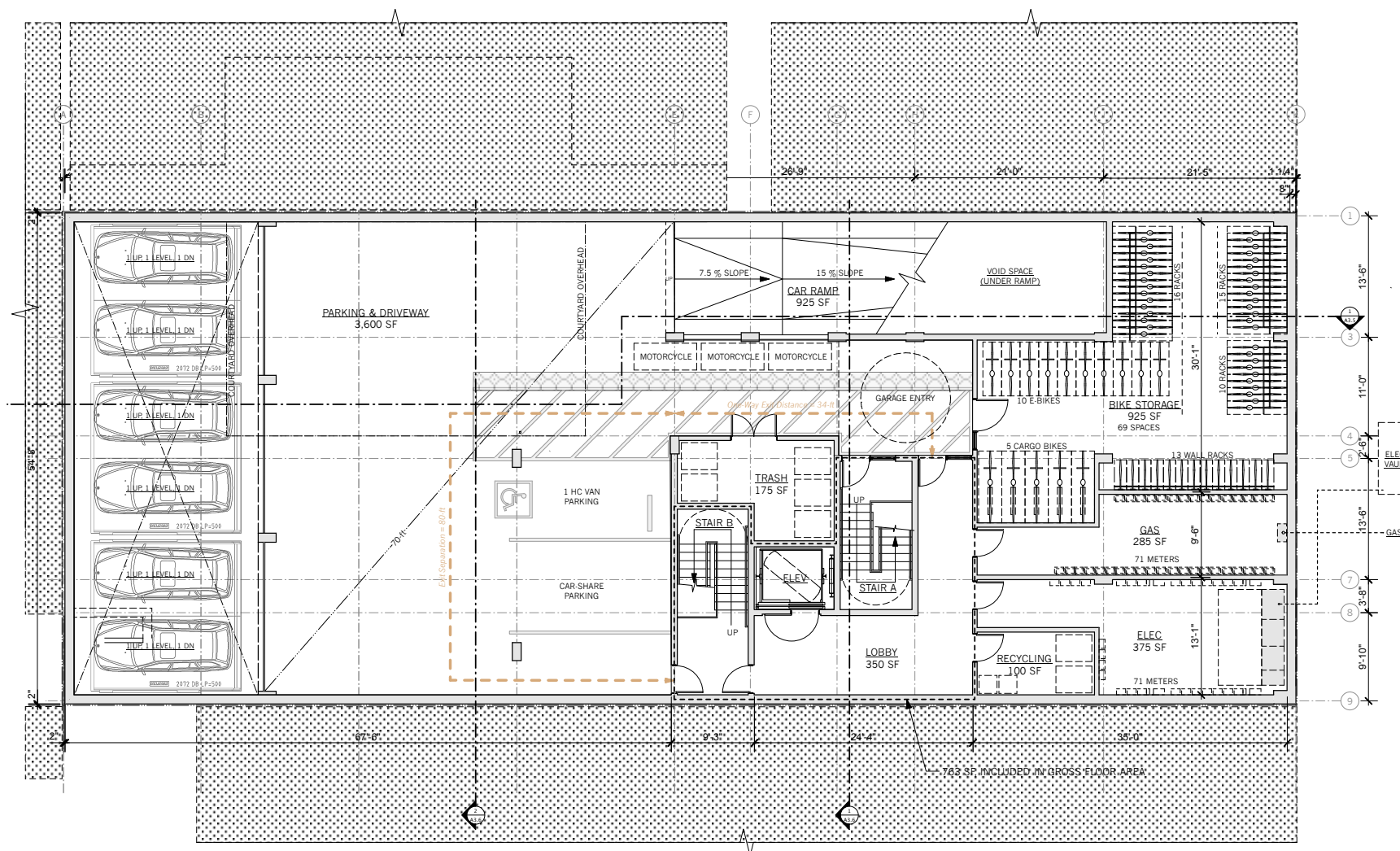
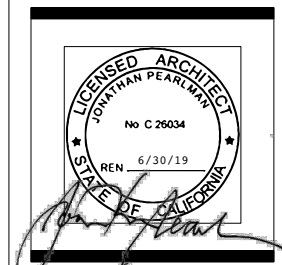
CONCEPT IMAGES

project: 16.08
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scale:



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1 PROPOSED BASEMENT
Scale: 1/8" = 1'-0"

MOTOR VEHICLES

STANDARD CARS	17 Net Spaces 3-Level Automated System (1 Open Space Required For Operation)
	1 Space For Car-Share
HANDICAP VAN	1 Space w/ Loading Zone
TOTAL CAR PARKING =	19 Spaces
SCOOTERS / CYCLES	3 Spaces Self-Park

BIKE STORAGE

BASEMENT	41 Stack Racks Class 1	
	13 Wall Racks Class 1	
	10 E-Bikes On Floor Class 1	
	5 Cargo Bikes Class 1	
TOTAL	69 Bikes	
ON-STREET	6 Sidewalk Locations Class 2	

7,490 GSF

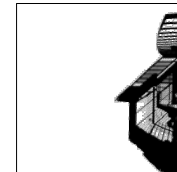
#	date	issue
	02.28.18	SEC. 309 SET

PROPOSED BASEMENT FLOOR PLAN

project: 16.08
drawn by: CT
checked by: JP
date: 07.17.17
scale:

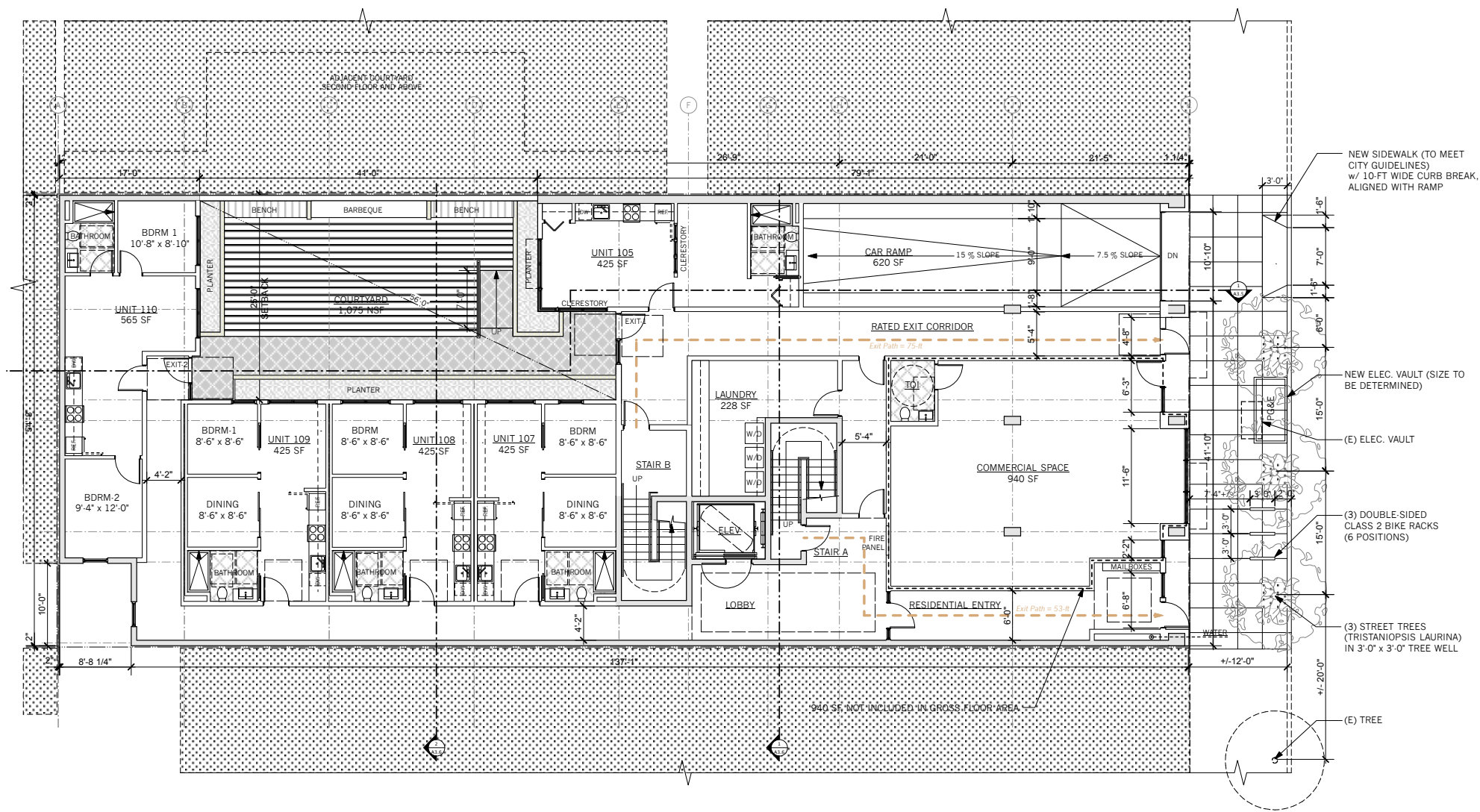
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1 PROPOSED 1ST FLOOR
Scale: 1/8" = 1'-0"

RESIDENTIAL UNITS

UNIT 105	425 SF	STUDIO
UNIT 107	425 SF	1 BEDROOM
UNIT 108	425 SF	1 BEDROOM
UNIT 109	425 SF	1 BEDROOM
UNIT 110	565 SF	2 BEDROOM

TOTAL = 2,265 SF

GROSS FLOOR = 6,136 SF

WALL TYPES

Concrete Shear Wall	=====
Interior Steel Stud & Drywall	=====

GROUND FLOOR FRONTAGE

FRONTAGE REQUIRING 'ACTIVE' FENESTRATION
60% OF (55' · 14') = 24'-7"
WINDOWS/DOORS PROVIDED = 26'-7"

NEW SIDEWALK (TO MEET CITY GUIDELINES) w/ 10-FT WIDE CURB BREAK, ALIGNED WITH RAMP

NEW ELEC. VAULT (SIZE TO BE DETERMINED)

(E) ELEC. VAULT

(3) DOUBLE-SIDED CLASS 2 BIKE RACKS (6 POSITIONS)

(3) STREET TREES (TRISTANIOPSIS LAURINA) IN 3'-0" x 3'-0" TREE WELL

(E) TREE

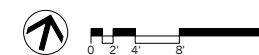
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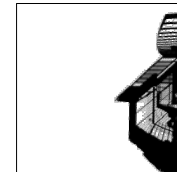
#	date	issue
02.28.18	SEC. 309 SET	

PROPOSED 1st FLOOR PLAN

project:	16.08
drawn by:	CT
checked by:	JP
date:	07.17.17
scale:	

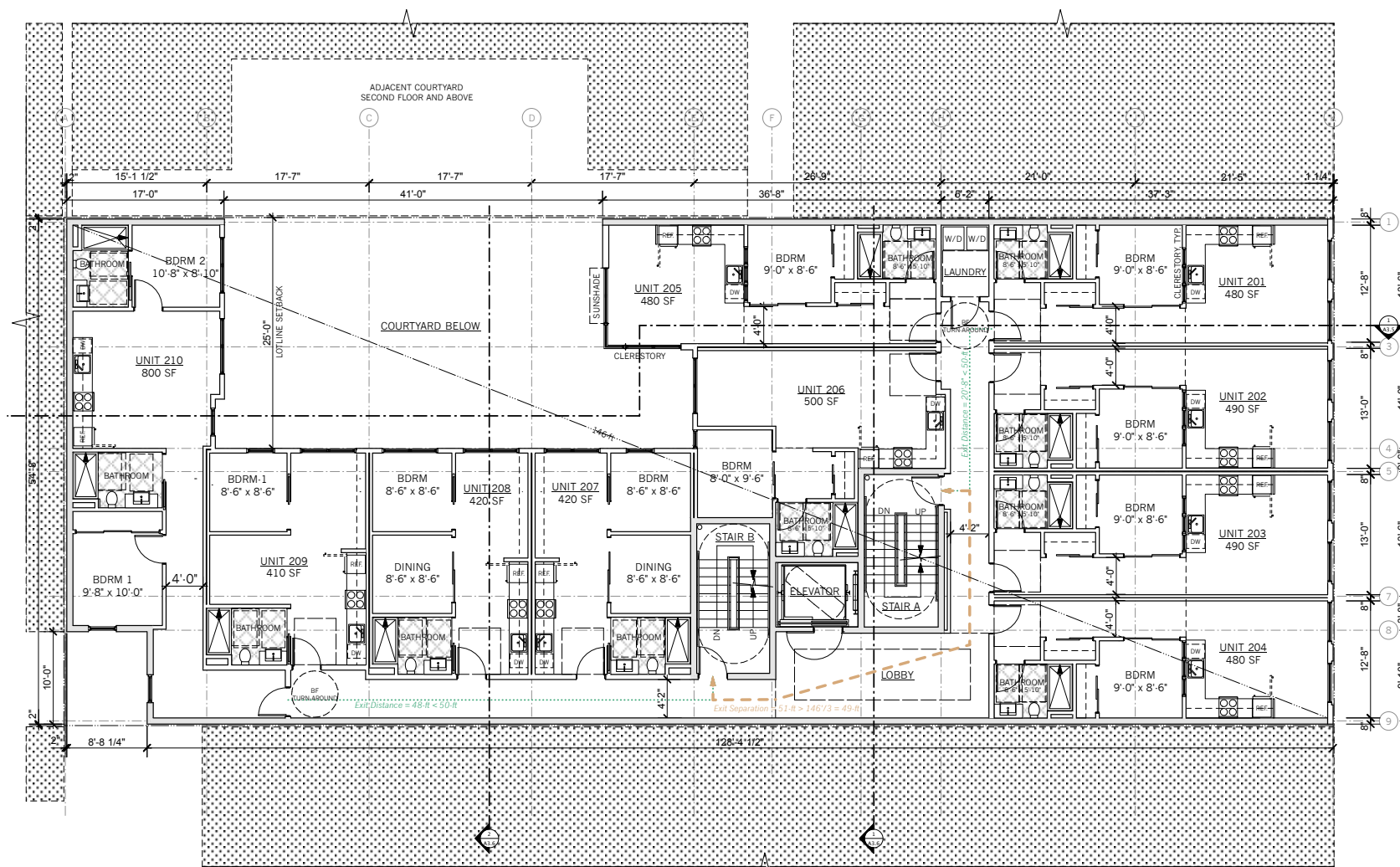
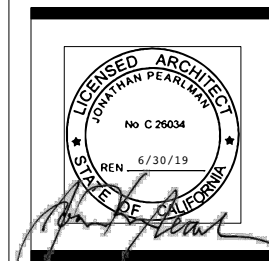
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1 PROPOSED 2ND FLOOR
Scale: 1/8" = 1'-0"

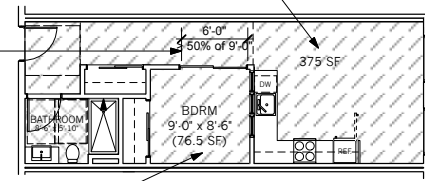
RESIDENTIAL UNITS			
UNIT 201	480 SF	1 BEDROOM	
UNIT 202	490 SF	1 BEDROOM	
UNIT 203	490 SF	1 BEDROOM	
UNIT 204	480 SF	1 BEDROOM	
UNIT 205	480 SF	1 BEDROOM	
UNIT 206	500 SF	1 BEDROOM	
UNIT 207	420 SF	1 BEDROOM	
UNIT 208	420 SF	1 BEDROOM	
UNIT 209	410 SF	1 BEDROOM	
UNIT 210	800 SF	2 BEDROOM	
TOTAL	= 4,970 SF		
GROSS FLOOR	= 6,226 SF		

WALL TYPES	
Concrete Shear Wall	=====
Interior Steel Stud & Drywall	=====

CODE DIAGRAM
MIN. GLAZED AREA AT EXTERIOR WALL
EQUAL TO 8% OF FLOOR AREA OF ROOM
• 30 SF REQUIRED IN THIS CONFIGURATION
• 46 SF PROVIDED IN THIS CONFIGURATION

50% OF SHARED WALL OPEN TO LIGHT (GLAZED) w/ OPENING EQUAL TO 1/10th OF INTERIOR ROOM (BDRM) OR 25 sf, WHICHEVER IS GREATER (10% OF 76.5 sf = 7.65 sf 25 sf DOOR OPENING REQ'D 42 sf (6'-0" x 7'-0") PROVIDED)

NESTED ROOM MIN. 70 SF, TYP.
ADJOINING SPACES NATURAL LIGHTING PER SFBC SECTION 1 205.2

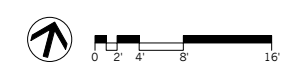


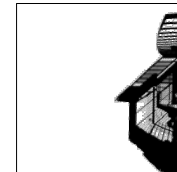
#	date	issue
02.28.18	SEC. 309 SET	

PROPOSED 2nd FLOOR PLAN

project:	16.08
drawn by:	CT
checked by:	JP
date:	07.17.17
scale:	

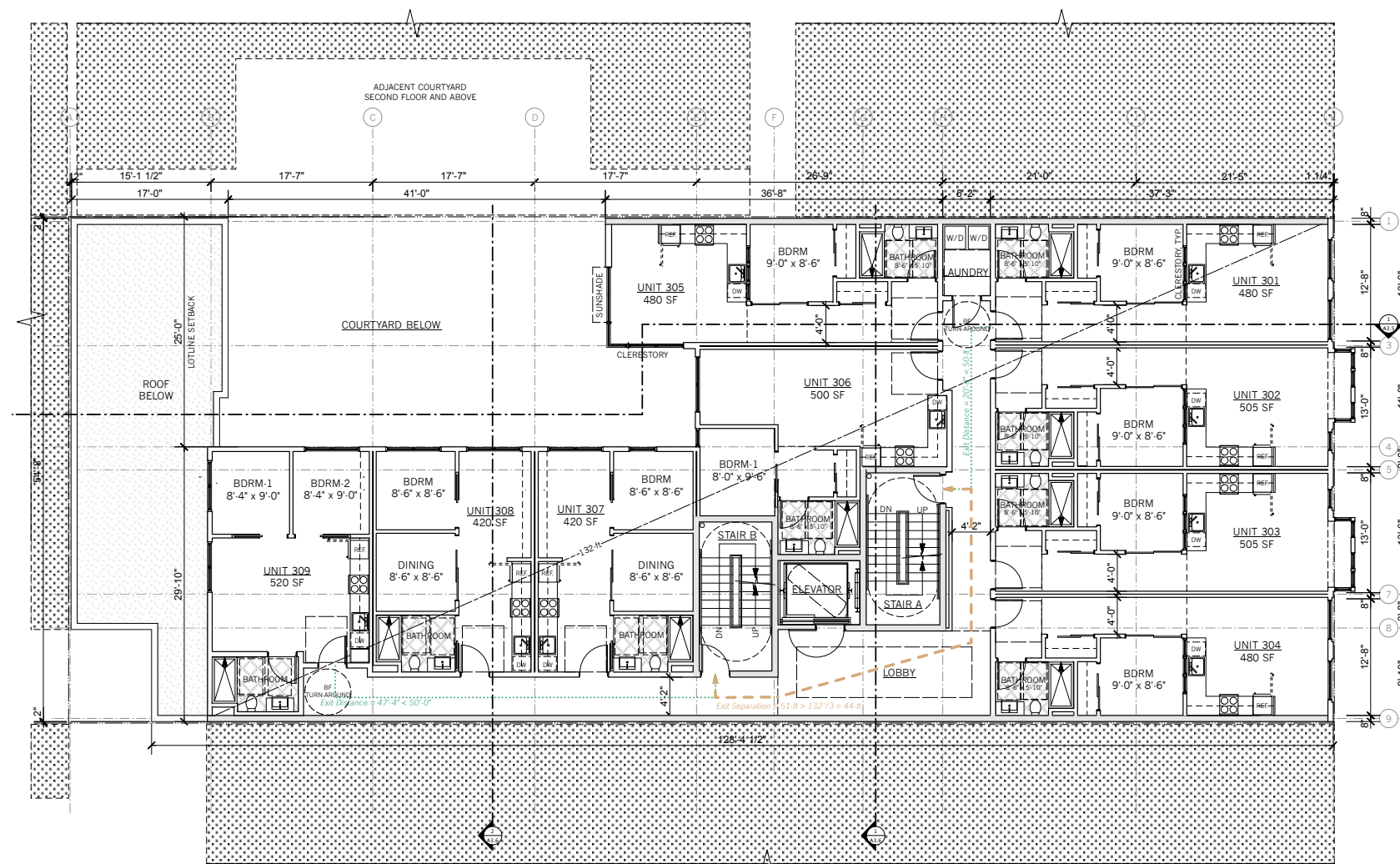
A-2.2





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1 PROPOSED 3RD FLOOR
Scale: 1/8" = 1'-0"

RESIDENTIAL UNITS

UNIT 301	480 SF	1 BEDROOM
UNIT 302	505 SF	1 BEDROOM
UNIT 303	505 SF	1 BEDROOM
UNIT 304	480 SF	1 BEDROOM
UNIT 305	480 SF	1 BEDROOM
UNIT 306	500 SF	1 BEDROOM
UNIT 307	420 SF	1 BEDROOM
UNIT 308	420 SF	1 BEDROOM
UNIT 309	520 SF	2 BEDROOM

TOTAL = 4,310 SF

GROSS FLOOR = 5,496 SF

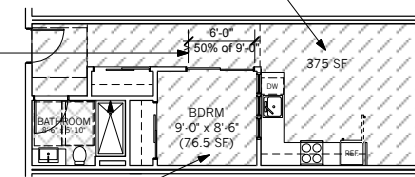
WALL TYPES

Concrete Shear Wall	=====
Interior Steel Stud & Drywall	=====

CODE DIAGRAM

- MIN. GLAZED AREA AT EXTERIOR WALL EQUAL TO 8% OF FLOOR AREA OF ROOM
- 30 SF REQUIRED IN THIS CONFIGURATION
- 46 SF PROVIDED IN THIS CONFIGURATION

50% OF SHARED WALL OPEN TO LIGHT (GLAZED) w/ OPENING EQUAL TO 1/10th OF INTERIOR ROOM (BDRM) OR 25 sf, WHICHEVER IS GREATER (10% OF 76.5 sf = 7.65 sf 25 sf DOOR OPENING REQ'D 42 sf (6'-0" x 7'-0") PROVIDED)



NESTED ROOM MIN. 70 SF, TYP.

ADJOINING SPACES NATURAL LIGHTING PER SFBC SECTION 1 205.2

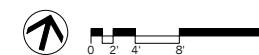
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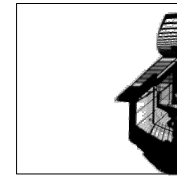
#	date	issue
02.28.18	SEC. 309 SET	

PROPOSED 3rd FLOOR PLAN

project:	16.08
drawn by:	CT
checked by:	JP
date:	07.17.17
scale:	

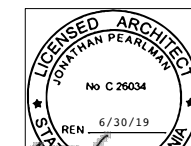
A-2.3



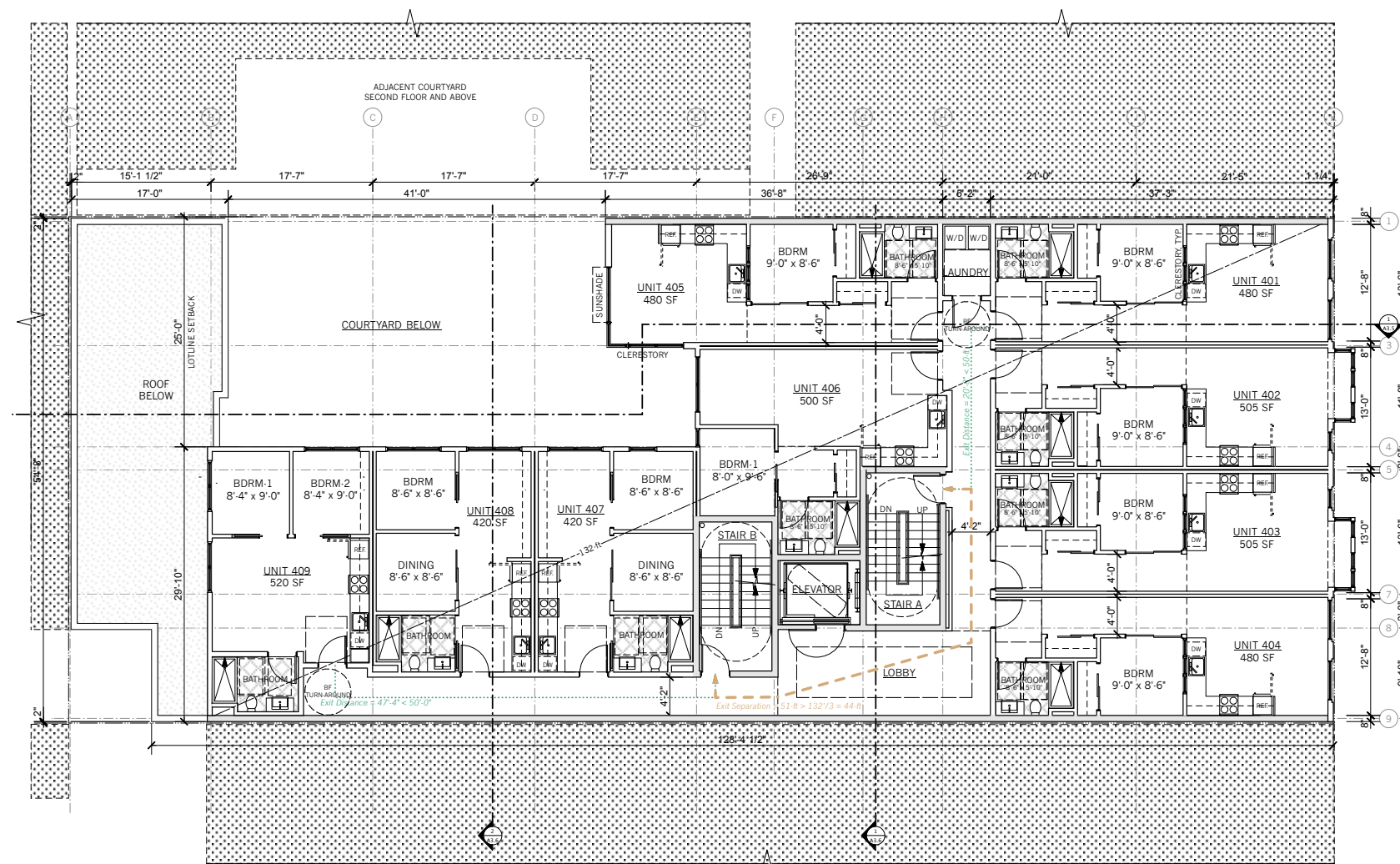


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1 PROPOSED 4TH FLOOR
Scale: 1/8" = 1'-0"

RESIDENTIAL UNITS

UNIT 401	480 SF	1 BEDROOM
UNIT 402	505 SF	1 BEDROOM
UNIT 403	505 SF	1 BEDROOM
UNIT 404	480 SF	1 BEDROOM
UNIT 405	480 SF	1 BEDROOM
UNIT 406	500 SF	1 BEDROOM
UNIT 407	420 SF	1 BEDROOM
UNIT 408	420 SF	1 BEDROOM
UNIT 409	520 SF	2 BEDROOM

TOTAL = 4,310 SF

GROSS FLOOR = 5,496 SF

WALL TYPES

Concrete Shear Wall	====
Interior Steel Stud & Drywall	====

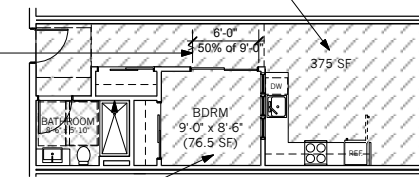
CODE DIAGRAM

MIN. GLAZED AREA AT EXTERIOR WALL
EQUAL TO 8% OF FLOOR AREA OF ROOM
• 30 SF REQUIRED IN THIS CONFIGURATION
• 46 SF PROVIDED IN THIS CONFIGURATION

50% OF SHARED WALL OPEN
TO LIGHT (GLAZED) w/ OPENING
EQUAL TO 1/10th OF INTERIOR
ROOM (BDRM) OR 25 sf,
WHICHEVER IS GREATER
(10% OF 76.5 sf = 7.65 sf
25 sf DOOR OPENING REQ'D
42 sf (6'-0" x 7'-0") PROVIDED)

NESTED ROOM
MIN. 70 SF, TYP.

ADJOINING SPACES
NATURAL LIGHTING PER
SFBC SECTION 1 205.2



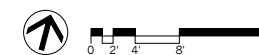
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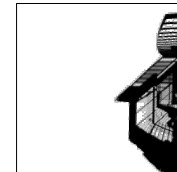
#	date	issue
02.28.18	SEC. 309 SET	

PROPOSED 4th FLOOR PLAN

project:	16.08
drawn by:	CT
checked by:	JP
date:	07.17.17
scale:	

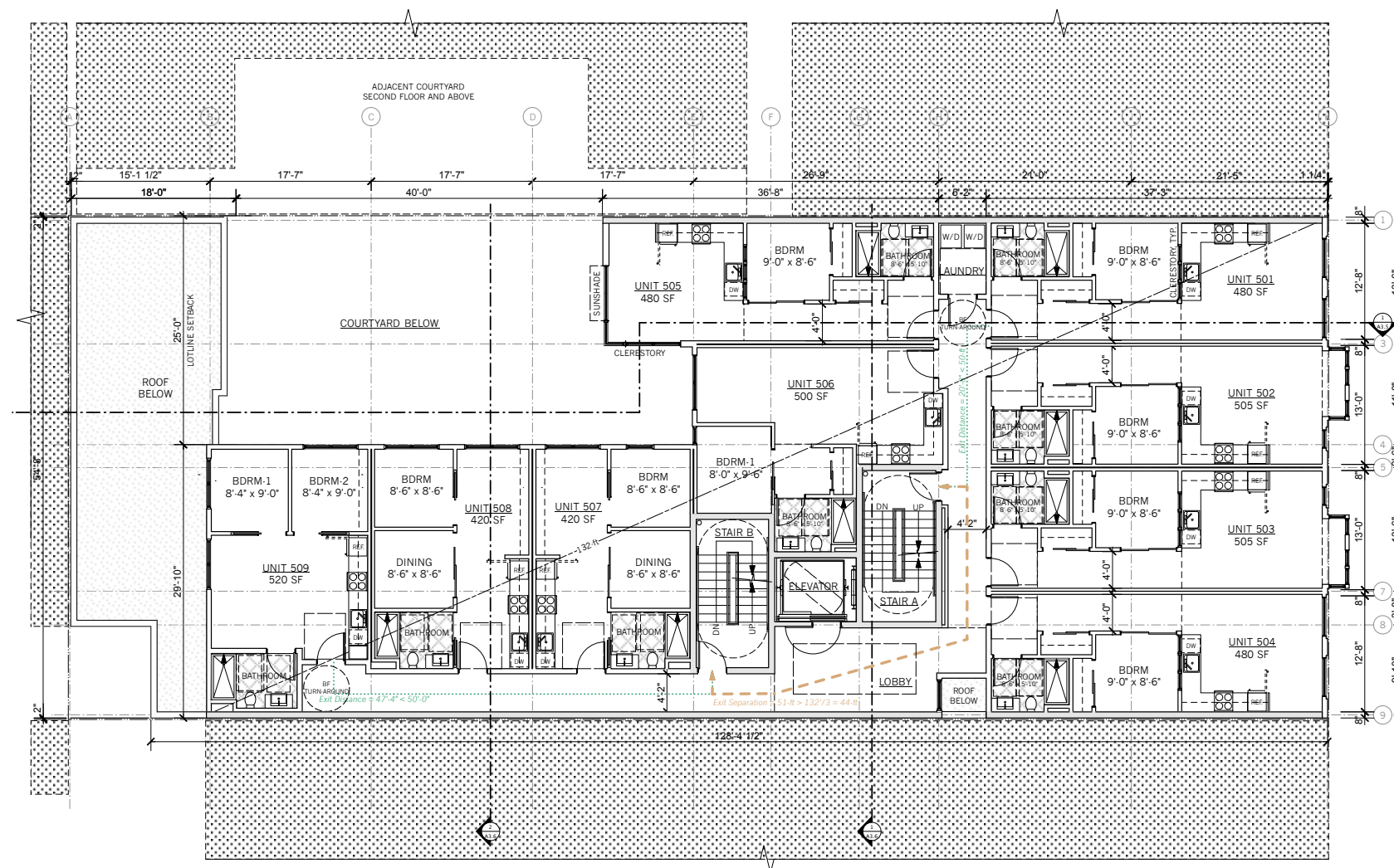
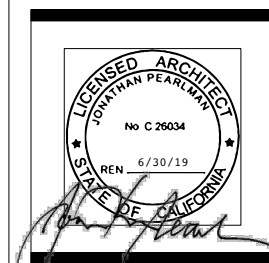
A-2.4





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1 PROPOSED 5TH FLOOR
Scale: 1/8" = 1'-0"

RESIDENTIAL UNITS

UNIT 501	480 SF	1 BEDROOM
UNIT 502	505 SF	1 BEDROOM
UNIT 503	505 SF	1 BEDROOM
UNIT 504	480 SF	1 BEDROOM
UNIT 505	480 SF	1 BEDROOM
UNIT 506	500 SF	1 BEDROOM
UNIT 507	420 SF	1 BEDROOM
UNIT 508	420 SF	1 BEDROOM
UNIT 509	520 SF	2 BEDROOM

TOTAL = 4,310 SF

GROSS FLOOR = 5,474 SF

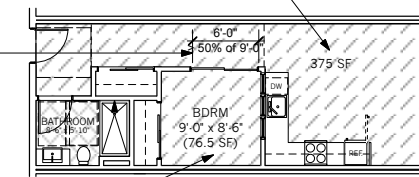
WALL TYPES

Concrete Shear Wall	=====
Interior Steel Stud & Drywall	=====

CODE DIAGRAM

MIN. GLAZED AREA AT EXTERIOR WALL
EQUAL TO 8% OF FLOOR AREA OF ROOM
• 30 SF REQUIRED IN THIS CONFIGURATION
• 46 SF PROVIDED IN THIS CONFIGURATION

50% OF SHARED WALL OPEN
TO LIGHT (GLAZED) w/ OPENING
EQUAL TO 1/10th OF INTERIOR
ROOM (BDRM) OR 25 sf,
WHICHEVER IS GREATER
(10% OF 76.5 sf = 7.65 sf
25 sf DOOR OPENING REQ'D
42 sf (6'-0" x 7'-0") PROVIDED)



NESTED ROOM
MIN. 70 SF, TYP.

ADJOINING SPACES
NATURAL LIGHTING PER
SFBC SECTION 1 205.2

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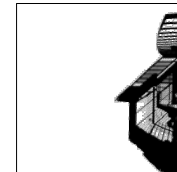
#	date	issue
02.28.18	SEC. 309 SET	

PROPOSED 5th FLOOR PLAN

project:	16.08
drawn by:	CT
checked by:	JP
date:	07.17.17
scale:	

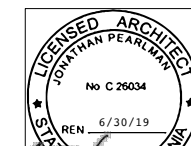
A-2.5



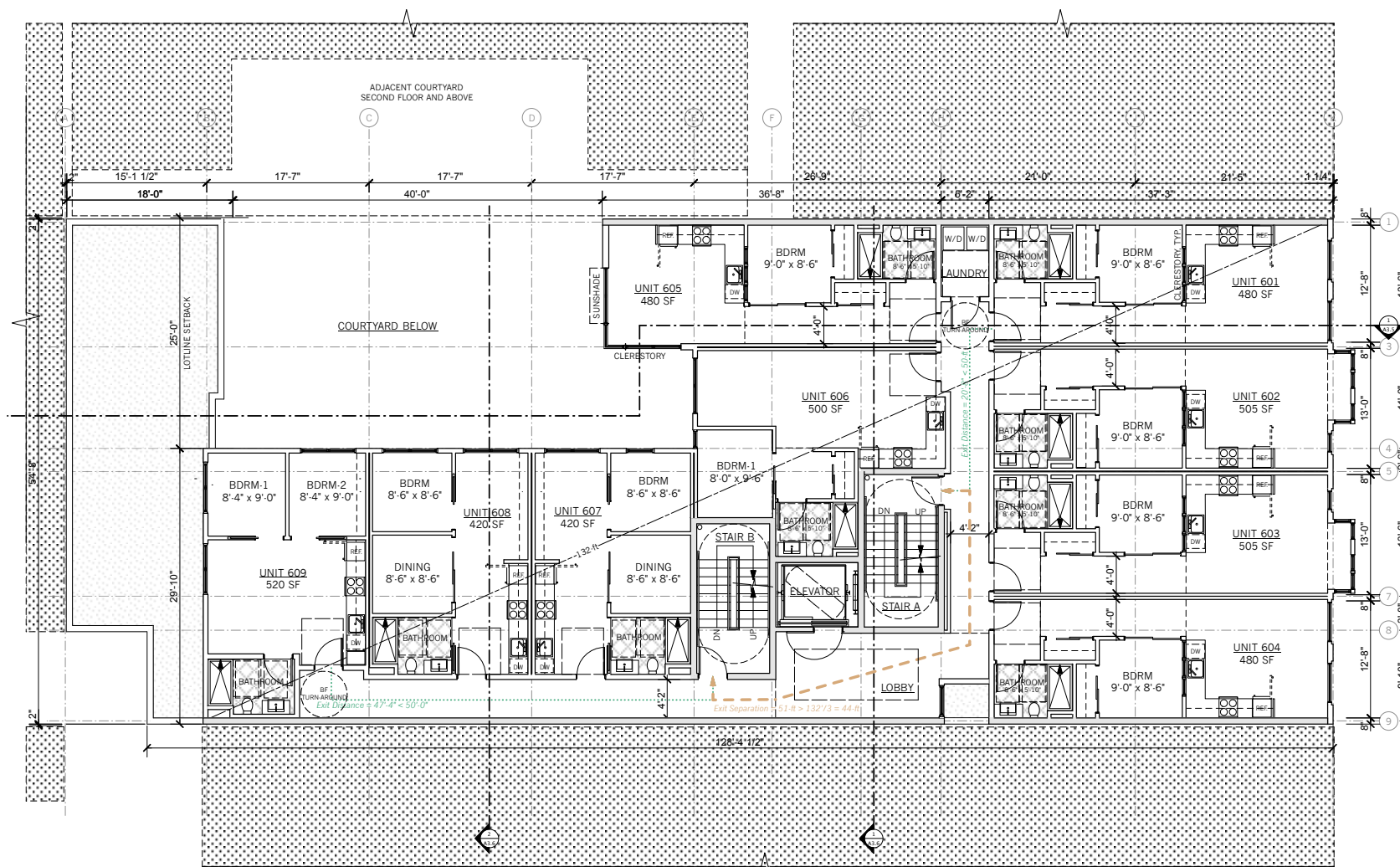


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1 PROPOSED 6TH FLOOR
Scale: 1/8" = 1'-0"

RESIDENTIAL UNITS

UNIT 601	480 SF	1 BEDROOM
UNIT 602	505 SF	1 BEDROOM
UNIT 603	505 SF	1 BEDROOM
UNIT 604	480 SF	1 BEDROOM
UNIT 605	480 SF	1 BEDROOM
UNIT 606	500 SF	1 BEDROOM
UNIT 607	420 SF	1 BEDROOM
UNIT 608	420 SF	1 BEDROOM
UNIT 609	520 SF	2 BEDROOM

TOTAL = 4,310 SF

GROSS FLOOR = 5,474 SF

WALL TYPES

- Concrete Shear Wall
- Interior Steel Stud & Drywall

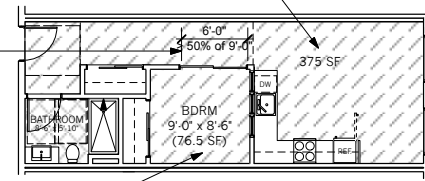
CODE DIAGRAM

- MIN. GLAZED AREA AT EXTERIOR WALL EQUAL TO 8% OF FLOOR AREA OF ROOM
- 30 SF REQUIRED IN THIS CONFIGURATION
- 46 SF PROVIDED IN THIS CONFIGURATION

50% OF SHARED WALL OPEN TO LIGHT (GLAZED) w/ OPENING EQUAL TO 1/10th OF INTERIOR ROOM (BDRM) OR 25 sf, WHICHEVER IS GREATER (10% OF 76.5 sf = 7.65 sf 25 sf DOOR OPENING REQ'D 42 sf (6'-0" x 7'-0") PROVIDED)

NESTED ROOM MIN. 70 SF, TYP.

ADJOINING SPACES NATURAL LIGHTING PER SFBC SECTION 1 205.2



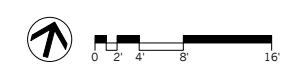
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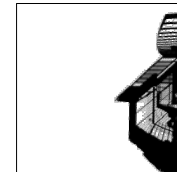
#	date	issue
02.28.18	SEC. 309 SET	

PROPOSED 6th FLOOR PLAN

project: 16.08
drawn by: CT
checked by: JP
date: 07.17.17
scale:

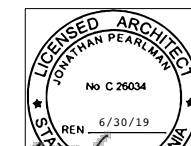
A-2.6



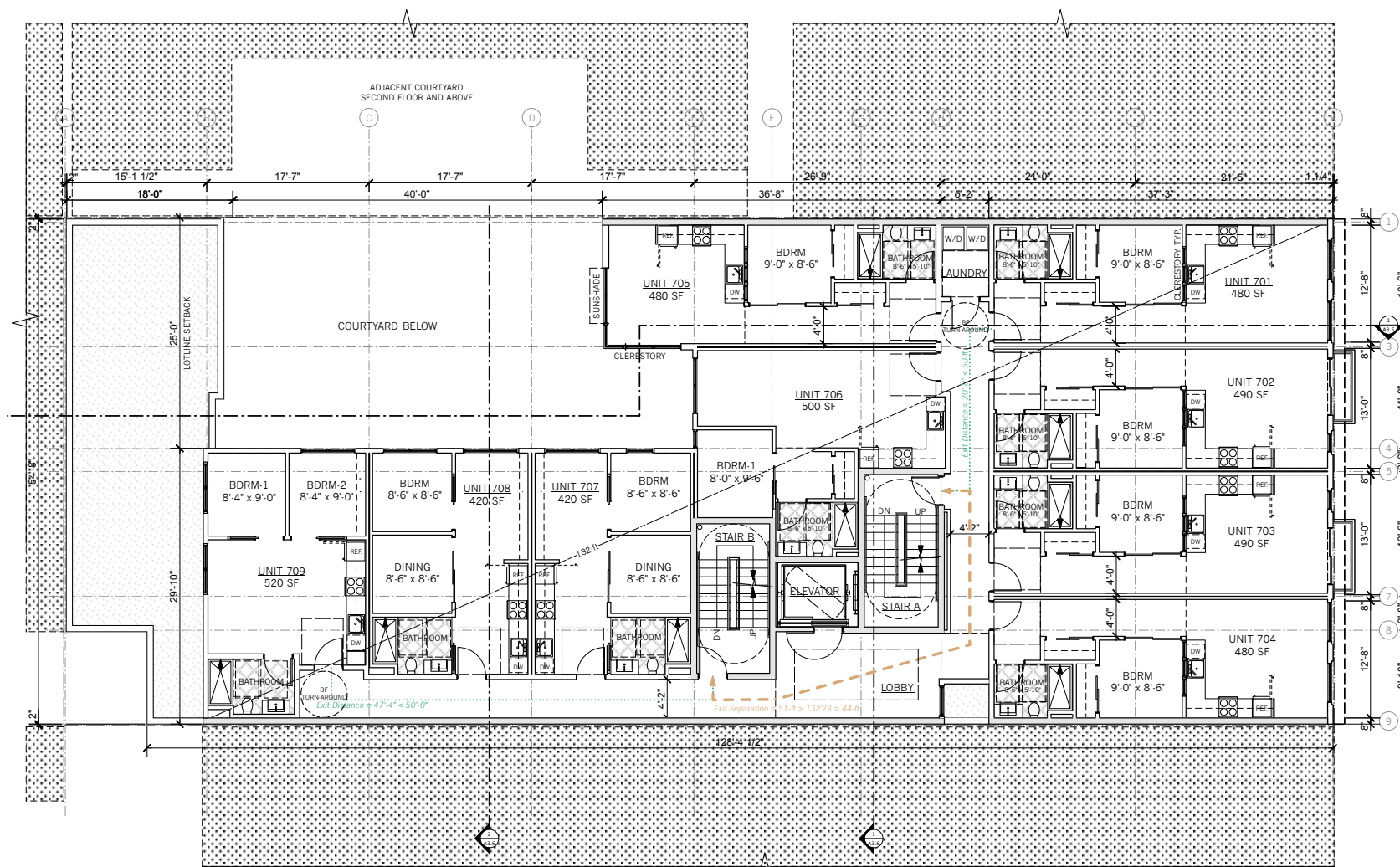


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1 PROPOSED 7TH FLOOR
Scale: 1/8" = 1'-0"

RESIDENTIAL UNITS

UNIT 701	480 SF	1 BEDROOM
UNIT 702	490 SF	1 BEDROOM
UNIT 703	490 SF	1 BEDROOM
UNIT 704	480 SF	1 BEDROOM
UNIT 705	480 SF	1 BEDROOM
UNIT 706	500 SF	1 BEDROOM
UNIT 707	420 SF	1 BEDROOM
UNIT 708	420 SF	1 BEDROOM
UNIT 709	520 SF	2 BEDROOM

TOTAL = 4,280 SF

GROSS FLOOR = 5,437 SF

WALL TYPES

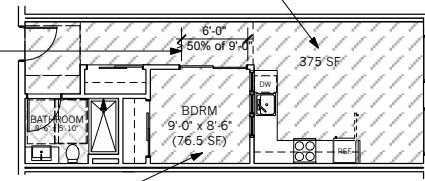
- Concrete Shear Wall
- Interior Steel Stud & Drywall

CODE DIAGRAM

- MIN. GLAZED AREA AT EXTERIOR WALL EQUAL TO 8% OF FLOOR AREA OF ROOM
- 30 SF REQUIRED IN THIS CONFIGURATION
- 46 SF PROVIDED IN THIS CONFIGURATION

50% OF SHARED WALL OPEN TO LIGHT (GLAZED) w/ OPENING EQUAL TO 1/10th OF INTERIOR ROOM (BDRM) OR 25 sf, WHICHEVER IS GREATER (10% OF 76.5 sf = 7.65 sf 25 sf DOOR OPENING REQ'D 42 sf (6'-0" x 7'-0") PROVIDED)

NESTED ROOM MIN. 70 SF, TYP.
ADJOINING SPACES NATURAL LIGHTING PER SFBC SECTION 1 205.2



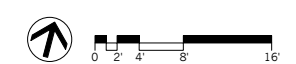
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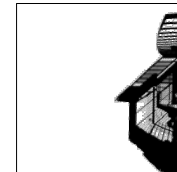
#	date	issue
02.28.18	SEC. 309 SET	

PROPOSED 7th FLOOR PLAN

project:	16.08
drawn by:	CT
checked by:	JP
date:	07.17.17
scale:	

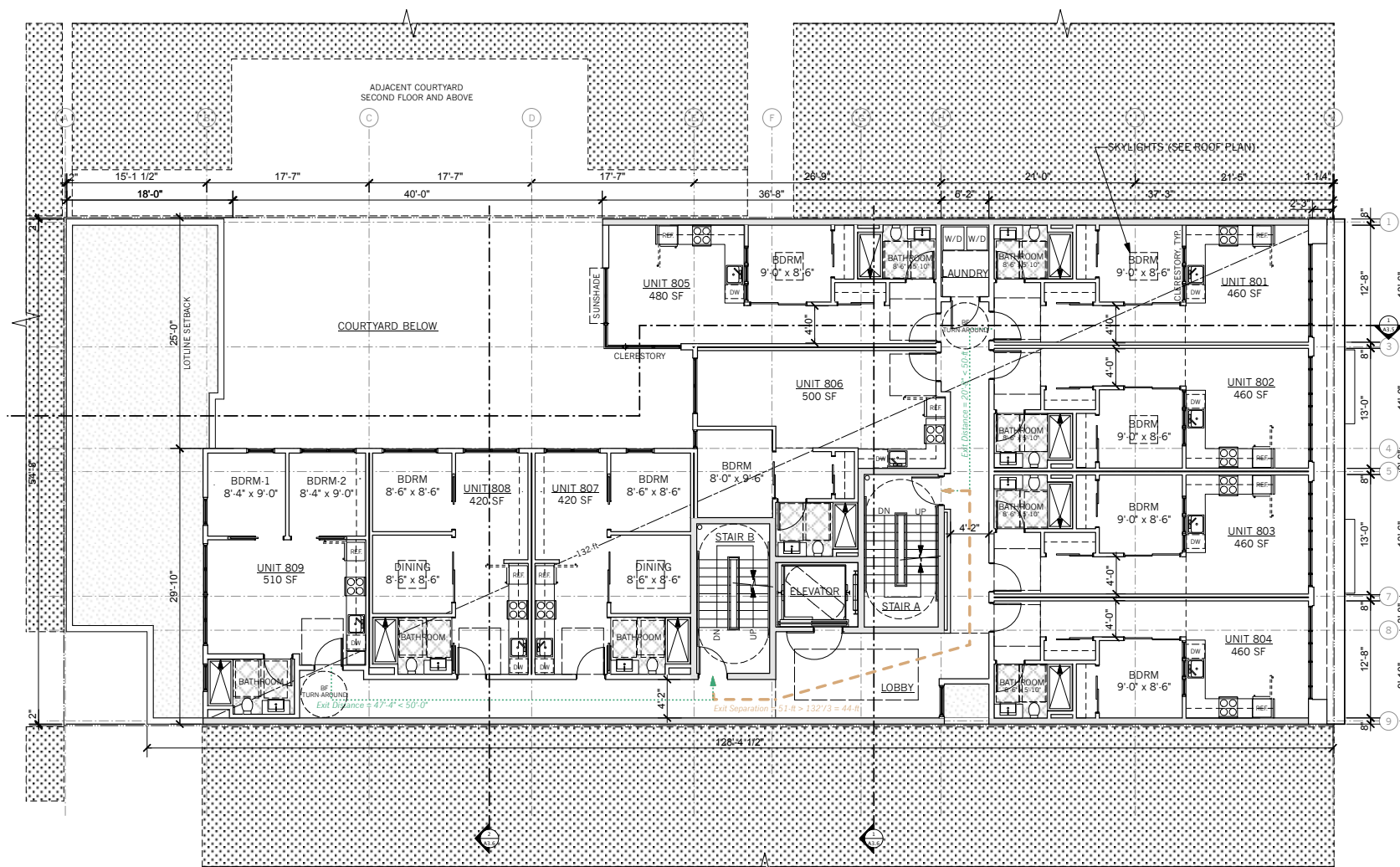
A-2.7





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1 PROPOSED 8TH FLOOR
Scale: 1/8" = 1'-0"

RESIDENTIAL UNITS

UNIT 801	460 SF	1 BEDROOM
UNIT 802	460 SF	1 BEDROOM
UNIT 803	460 SF	1 BEDROOM
UNIT 804	460 SF	1 BEDROOM
UNIT 805	480 SF	1 BEDROOM
UNIT 806	500 SF	1 BEDROOM
UNIT 807	420 SF	1 BEDROOM
UNIT 808	420 SF	1 BEDROOM
UNIT 809	510 SF	2 BEDROOM

TOTAL = 4,170 SF

GROSS FLOOR = 5,320 SF

WALL TYPES

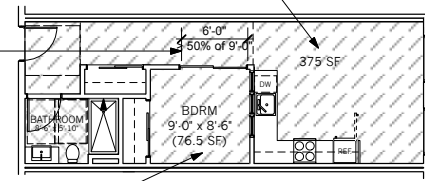
- Concrete Shear Wall
- Interior Steel Stud & Drywall
- 36" X 36" TRANSLUCENT SKYLIGHT, 5 TOTAL

CODE DIAGRAM

MIN. GLAZED AREA AT EXTERIOR WALL EQUAL TO 8% OF FLOOR AREA OF ROOM
 • 30 SF REQUIRED IN THIS CONFIGURATION
 • 46 SF PROVIDED IN THIS CONFIGURATION

50% OF SHARED WALL OPEN TO LIGHT (GLAZED) w/ OPENING EQUAL TO 1/10th OF INTERIOR ROOM (BDRM) OR 25 sf, WHICHEVER IS GREATER
 (10% OF 76.5 sf = 7.65 sf
 25 sf DOOR OPENING REQ'D
 42 sf (6'-0" x 7'-0") PROVIDED)

NESTED ROOM MIN. 70 SF, TYP.
 ADJOINING SPACES NATURAL LIGHTING PER SFBC SECTION 1 205.2



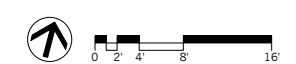
New Residential Building
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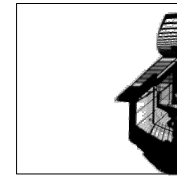
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02.28.18	SEC. 309 SET	

PROPOSED 8th FLOOR PLAN

project: 16.08
 drawn by: CT
 checked by: JP
 date: 07.17.17
 scale:

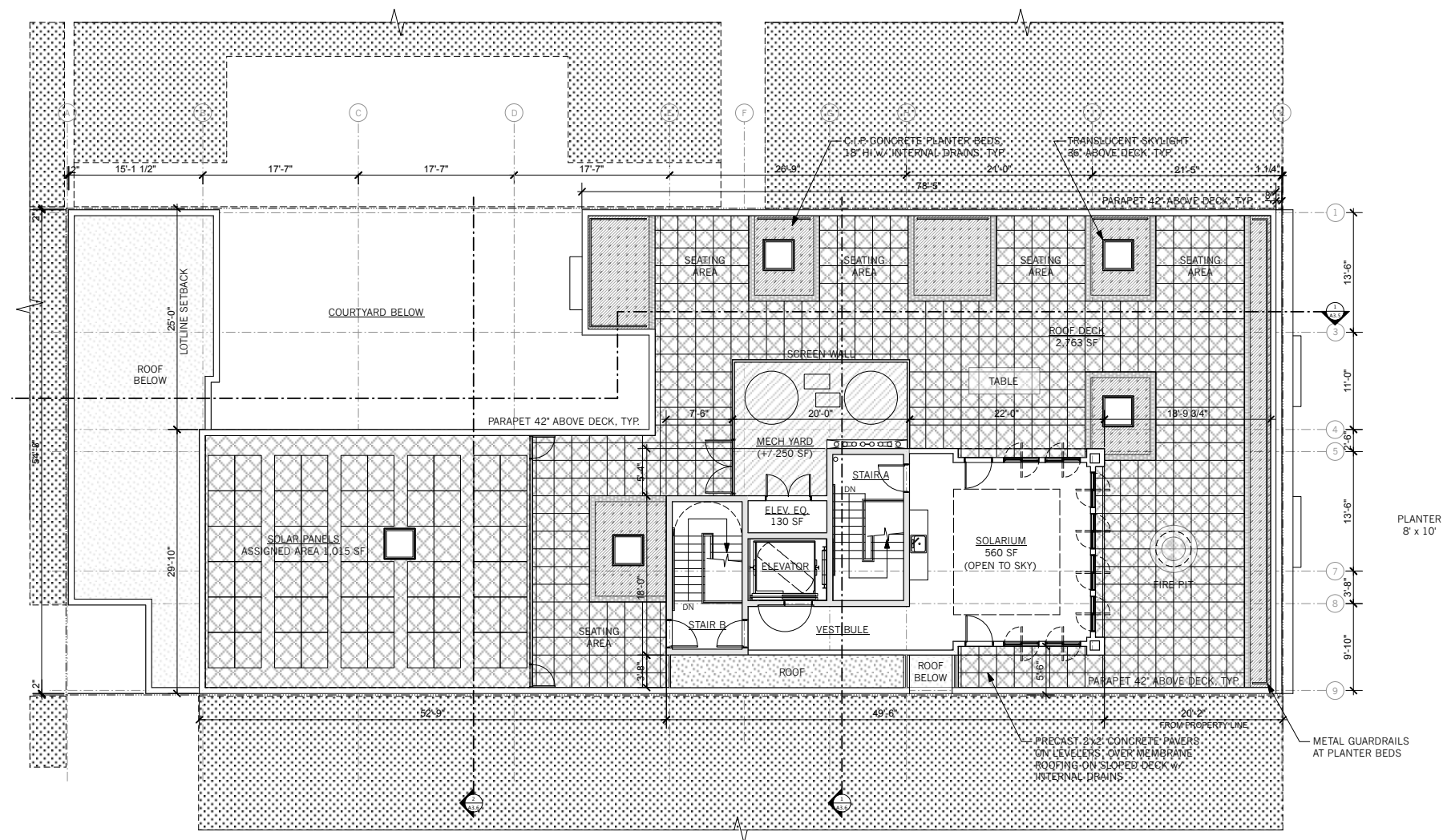
A-2.8





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1 PROPOSED ROOF PLAN
Scale: 1/8" = 1'-0"

COMMON OPEN SPACE REQUIREMENTS

48 SF REQUIRED PER UNIT 48 X 69 UNITS	3,312 SF
COURTYARD ON GRADE	- SF
SOLARIUM	560 SF
ROOF DECK	2,763 SF
PROVIDED	3,323 SF

SOLAR PANEL AREA

TOTAL ROOF AREA:	773 GSF
2ND FLOOR ROOF	5,475 GSF
8TH FLOOR ROOF	6,248 GSF
MIN. 15% OF ROOF:	937 SF
SOLAR PANEL AREA:	1,015 SF

SOLARIUM REQUIREMENTS

TOTAL UPPER ROOF	5,475 GSF
STRUCTURES LIMITED TO 20% OF ROOF	1,095 GSF
SOLARIUM	560 SF
ELEVATOR & STAIRS	444 SF
PROVIDED	1,004 SF

WINDOW/SKYLIGHT REQUIREMENTS

30% PERIMETER W/GLASS (85 LF x .3 = 26 LF)	PROVIDED: 8 x 4 LF + 6 LF = 38 LF
30% ROOF W/SKYLIGHTS (560 SF x .3 = 168 SF)	PROVIDED: 168 SF (OPEN TO SKY)
25% PERIMETER OPERABLE (85 LF x .25 = 21 LF)	PROVIDED: 8 x 2 LF + 3 x 2 LF = 22 LF

WALL TYPES

Concrete Shear Wall	==
Interior Steel Stud & Drywall	==

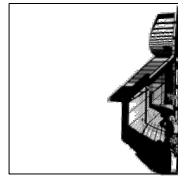
#	date	issue
	02.28.18	SEC. 309 SET

PROPOSED ROOF PLAN

project:	16.08
drawn by:	CT
checked by:	JP
date:	07.17.17
scale:	

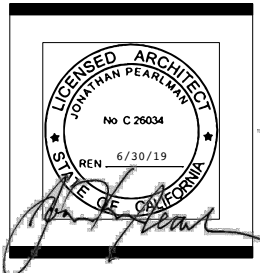
A-2.9





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1 PROPOSED EAST ELEVATION
Scale: 1/8" = 1'-0"

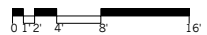
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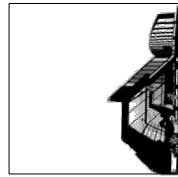
#	date	issue
	02.28.18	SEC. 309 SET

PROPOSED EAST ELEVATION

project: 16.08
drawn by: CT
checked by: JP
date: 06.17.17
scale:

A-3.1

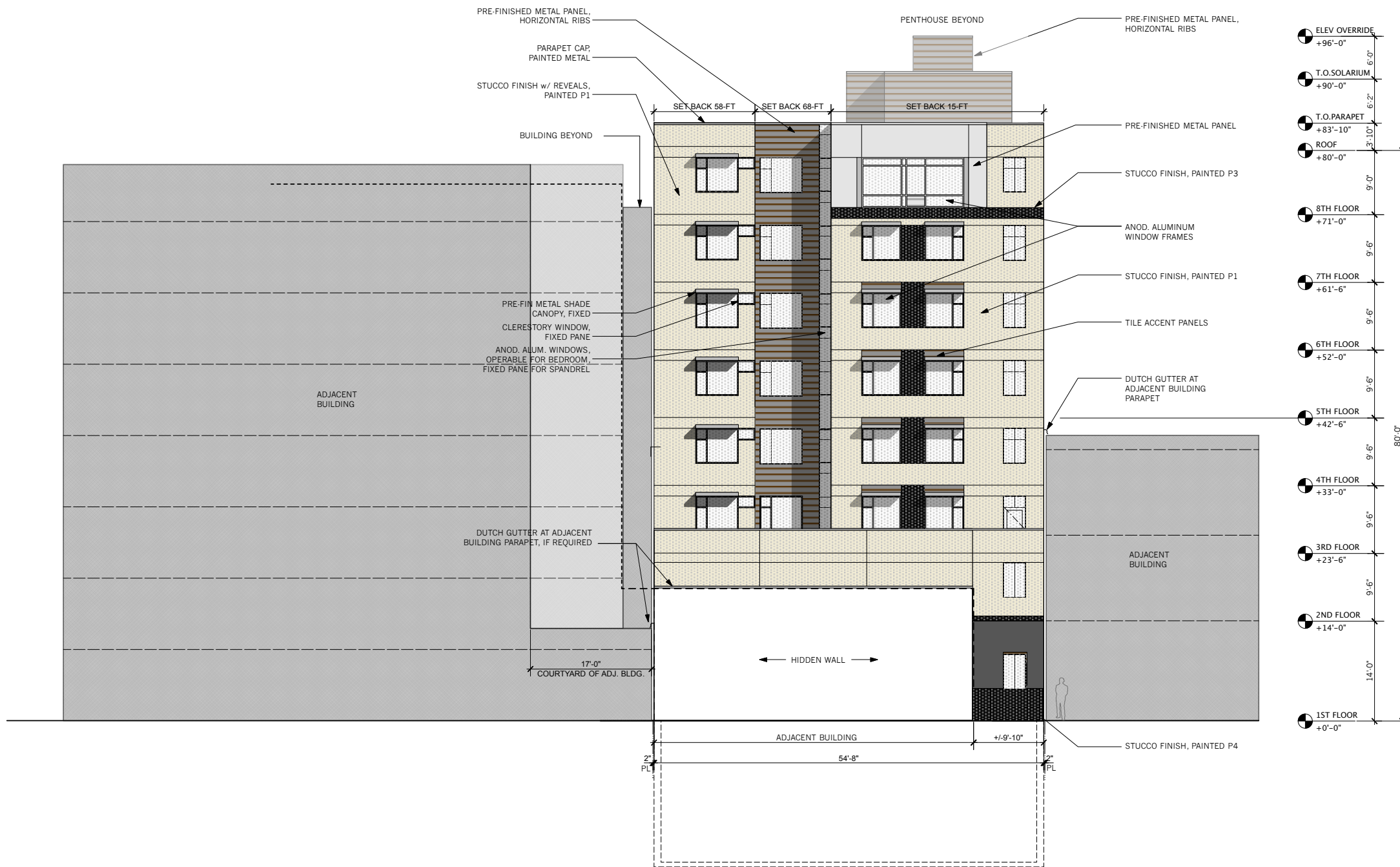
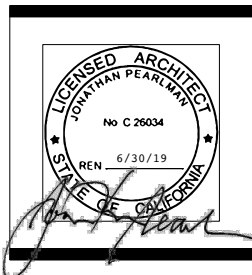




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1 PROPOSED WEST ELEVATION
Scale: 1/8" = 1'-0"

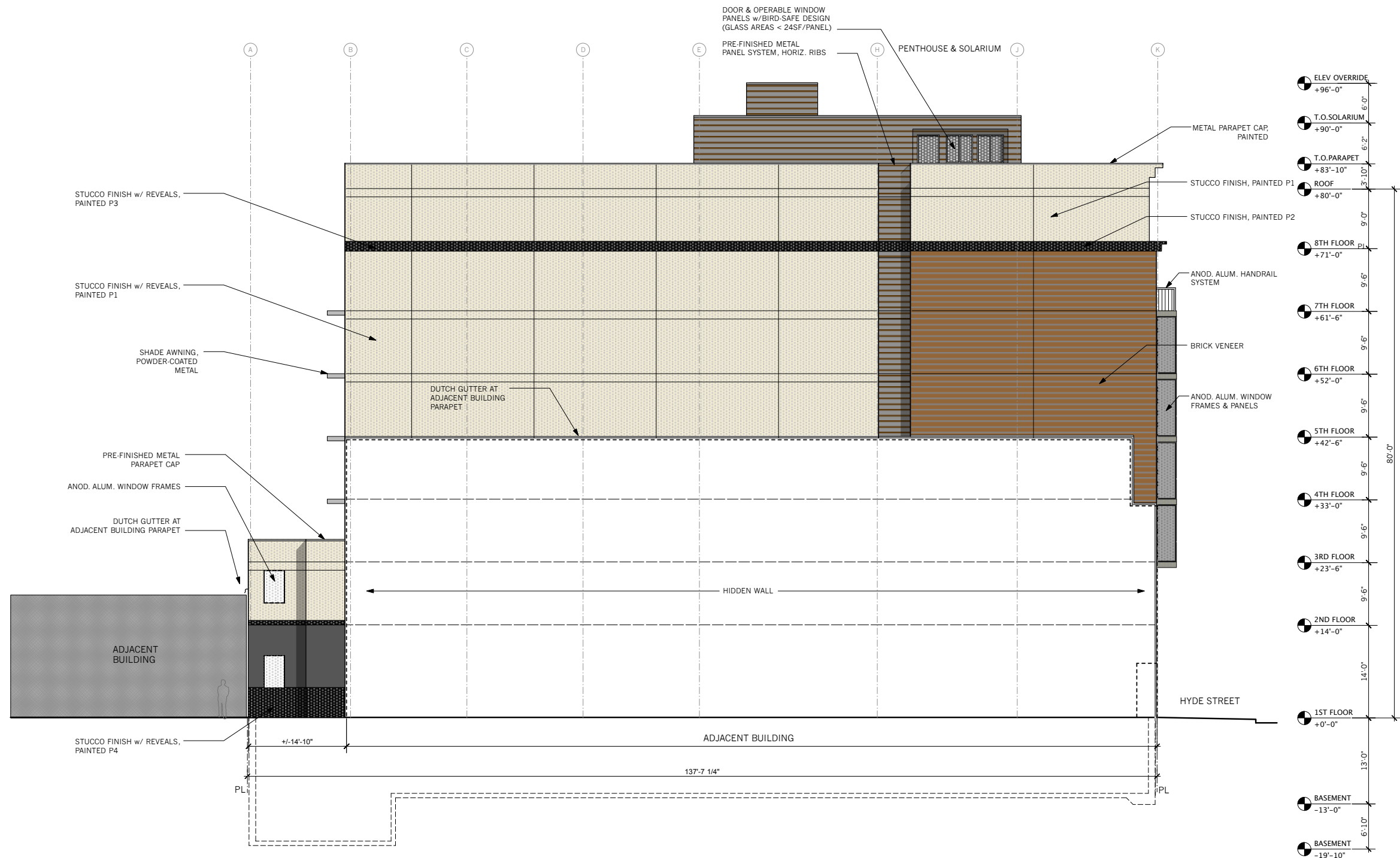
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#	date	issue
02.28.18	SEC. 309 SET	

PROPOSED WEST ELEVATION

project:	16.08
drawn by:	CT
checked by:	JP
date:	06.17.17
scale:	

A-3.2

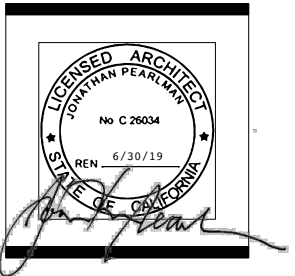


1 PROPOSED SOUTH ELEVATION
Scale: 1/8" = 1'-0"



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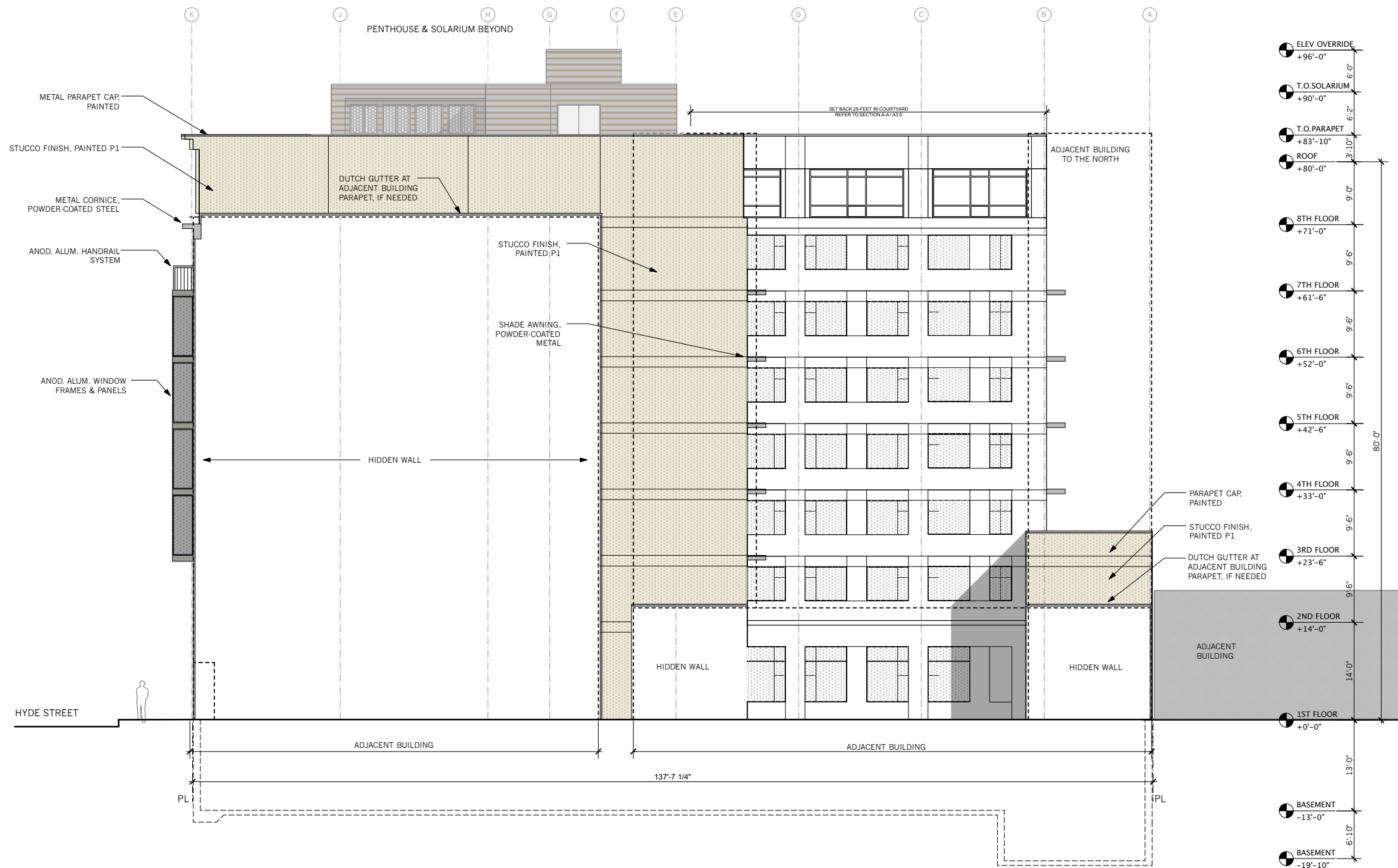
#	date	issue
	02.28.18	SEC. 309 SET

PROPOSED SOUTH ELEVATION

project:	16.08
drawn by:	CT
checked by:	JP
date:	06.17.17
scale:	

A-3.3



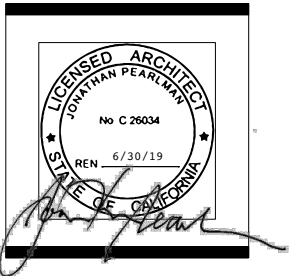


- ELEV OVERRIDE +96'-0"
- T.O. SOLARIUM +90'-0"
- T.O. PARAPET +83'-10"
- ROOF +80'-0"
- 8TH FLOOR +71'-0"
- 7TH FLOOR +61'-6"
- 6TH FLOOR +52'-0"
- 5TH FLOOR +42'-6"
- 4TH FLOOR +33'-0"
- 3RD FLOOR +23'-6"
- 2ND FLOOR +14'-0"
- 1ST FLOOR +0'-0"
- BASEMENT -13'-0"
- BASEMENT -19'-10"



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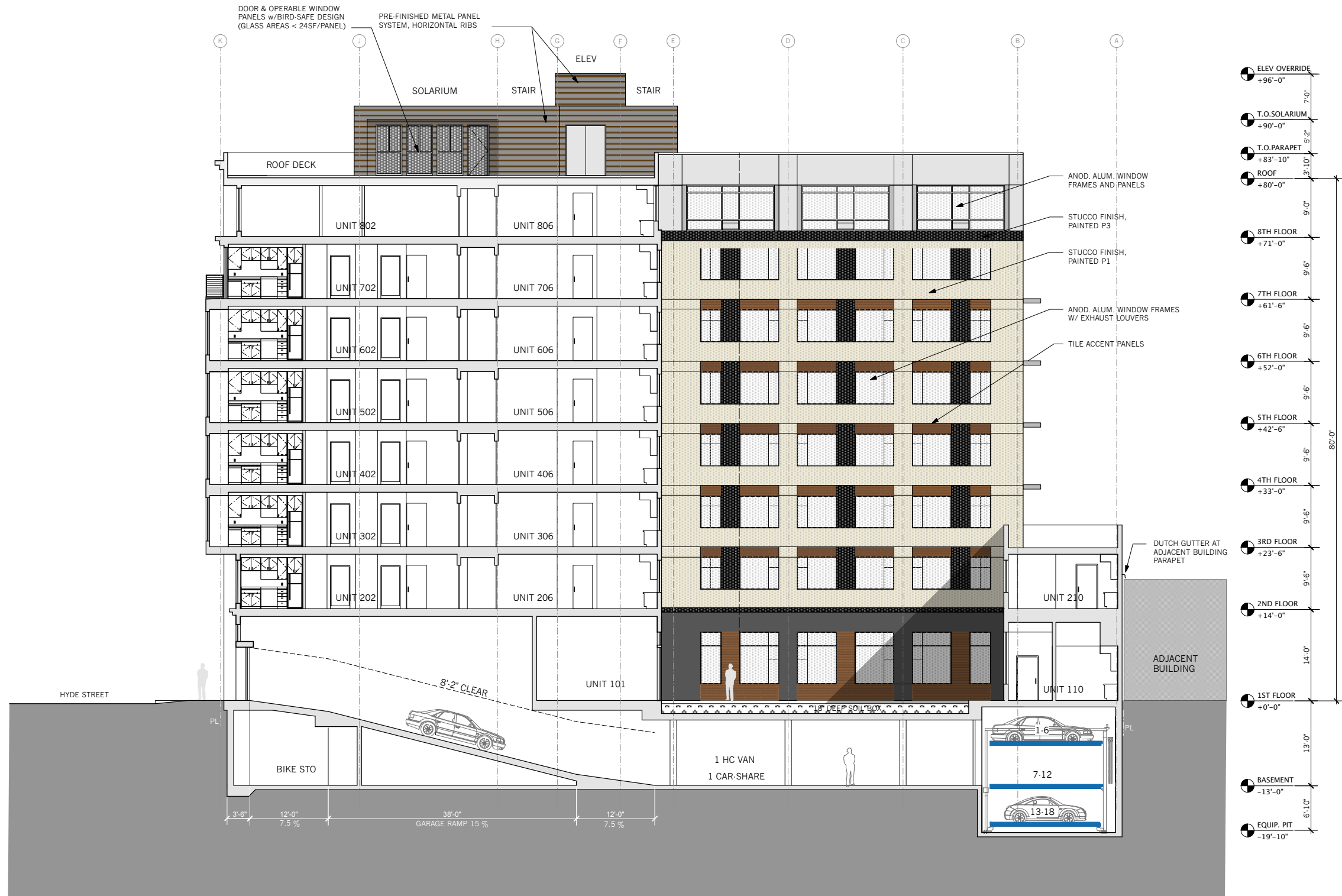
#	date	issue
02.28.18	SEC. 309 SET	

PROPOSED NORTH ELEVATION

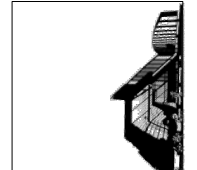
project: 16.08
drawn by: CT
checked by: JP
date: 06.17.17
scale:

A-3.4



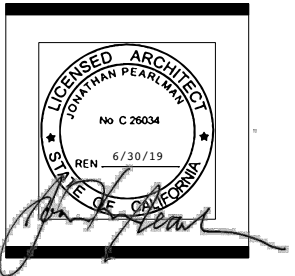


1 SECTION A-A LOOKING SOUTH
Scale: 1/8" = 1'-0"



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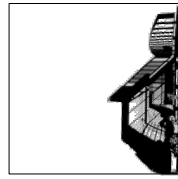
#	date	issue
02.28.18	SEC. 309 SET	

PROPOSED
BUILDING SECTION A-A

project: 16.08
drawn by: CT
checked by: JP
date: 06.17.17
scale:

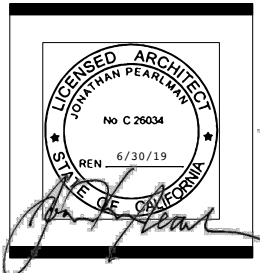
A-3.5





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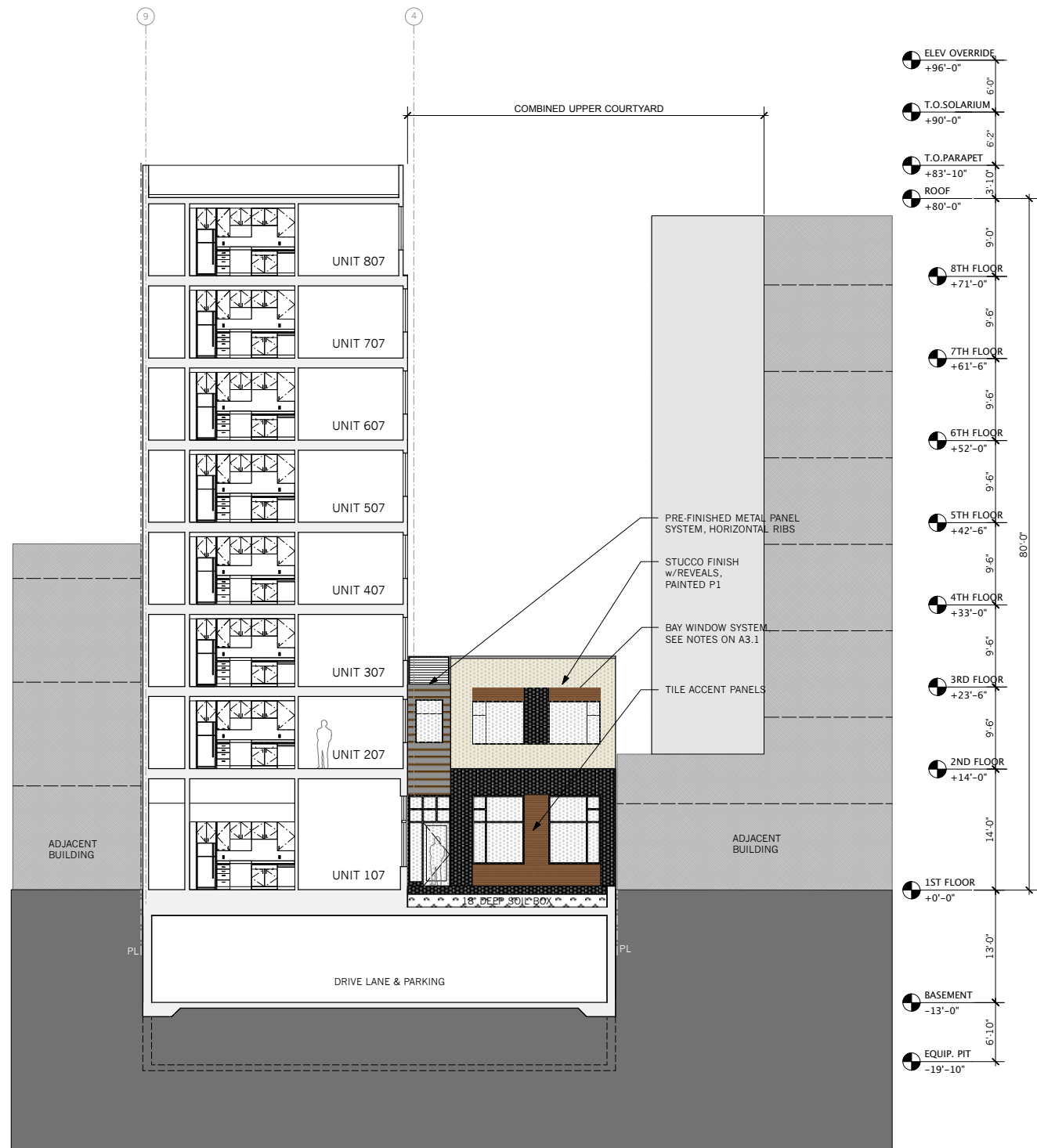
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#	date	issue
02.28.18	SEC. 309 SET	

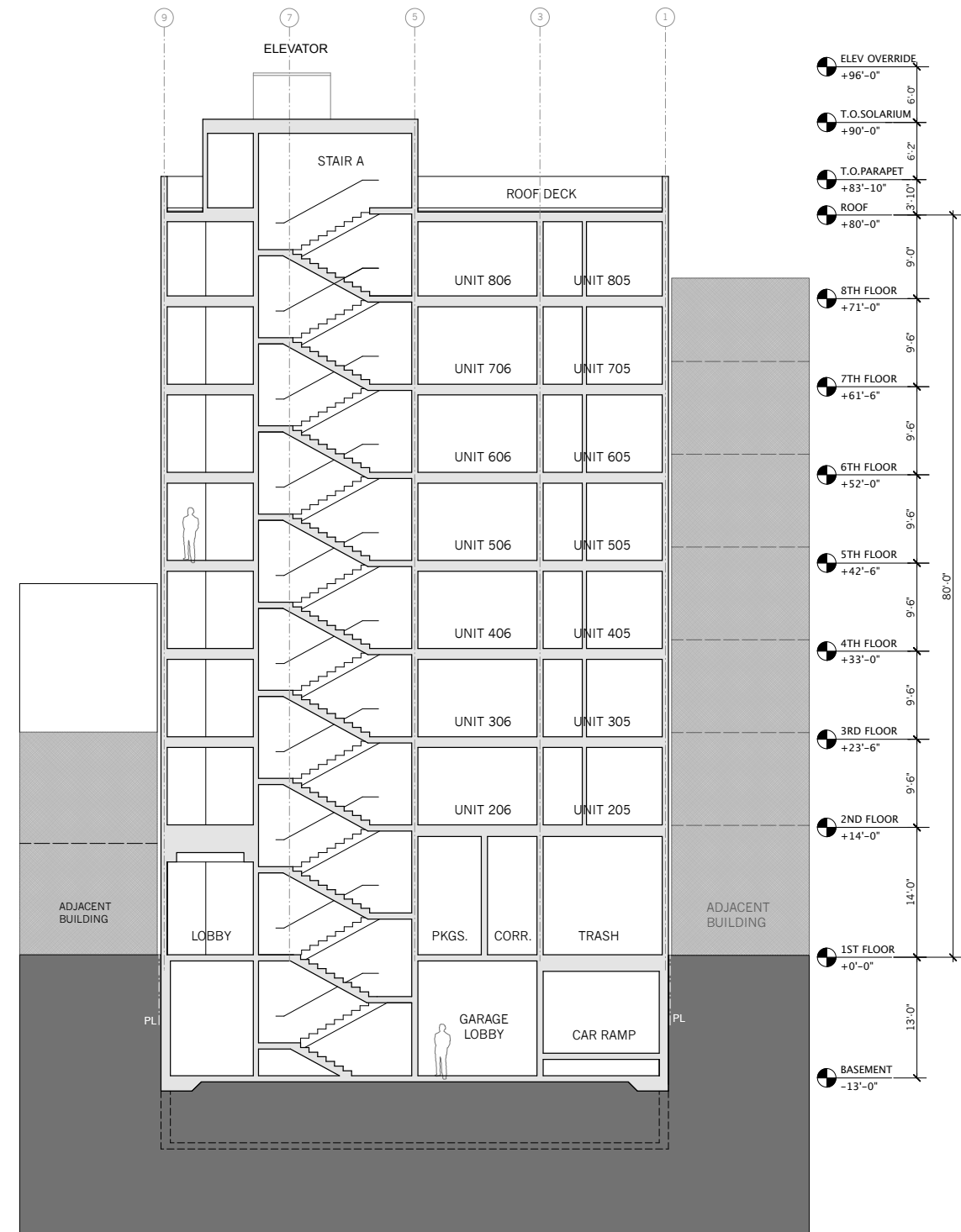
PROPOSED
 BUILDING SECTION B-B,
 BUILDING SECTION C-C

project: 16.08
 drawn by: CT
 checked by: JP
 date: 06.17.17
 scale:

A-3.6



2 SECTION C-C THROUGH COURTYARD
 Scale: 1/8" = 1'-0"



1 SECTION B-B THROUGH EAST STAIRWAY
 Scale: 1/8" = 1'-0"