



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: FEBRUARY 21, 2019

Record No.: 2016-015997CUA
Project Address: 820 POST STREET
Zoning: RC-4 (Residential-Commercial, High Density) District
80-A Height and Bulk District
Block/Lot: 0300/003C
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
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project includes the demolition of the existing one-story commercial building, last used as a retail sales and service dry cleaning use, and new construction of an eight-story, 80-ft tall, mixed-use residential building with 12 dwelling units (approximately 13,135 square feet) and approximately 1,200 square feet of ground floor retail. The Project would include 12 Class 1 bicycle parking spaces and 4 Class 2 bicycle parking spaces.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization for the construction of a building in excess of 50 feet within an RC (Residential-Commercial) District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has received communications in opposition to the project from a resident at 715 Leavenworth Street and from the owner of 711 Leavenworth Street; both buildings are adjacent to the subject property along the rear and east side property lines. Additionally, a petition in opposition to the proposal has been circulated and signed by 8 other people living or working in the vicinity. These adjacent neighbors are primarily concerned with the anticipated loss of light and air to their residences that would result from the project, and request that the project is limited to no more than 5 or 6 stories in height, in keeping with the immediate adjacent buildings.

The Department has also received a communication in support of the proposed project from Marvis Phillips, Board Chair of District 6 Community Planners, stating that the project will provide for housing, particularly where smaller units and bedrooms are in high demand.

During the application review process, the Project Sponsor has conducted outreach to adjacent building residents, including holding an additional meeting for those residents of 715 Leavenworth, who stated that they did not receive the original pre-application meeting notice. The Project Sponsor has also conducted outreach to The Royale at 800 Post Street, through the Entertainment Commission's outreach process.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan, and is necessary and desirable for, and compatible with the surrounding neighborhood. The Project results in the addition of twelve residential dwelling units to the City's housing stock, of which, more than half contain at least two bedrooms. Additionally, one of the two-bedroom dwelling units would be designated as permanently affordable. The Project Site is located within a transit-rich area and does not propose any off-street parking. The Project fully complies with the requirements of the Planning Code and does not require any variances or exceptions. Lastly, while it is understood that the Project will result in some loss of light and air to adjacent properties, the Project's design has been revised since the original submittal to include an additional building setback at the rear of the 8th floor level, thereby reducing the massing at the rear and allowing for a greater amount of light and air to adjacent buildings.

ATTACHMENTS:

- Draft Motion – Conditional Use Authorization
- Exhibit A – Conditions of Approval
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit F – Public Correspondence
- Exhibit G – Project Sponsor Brief
- Exhibit H – Inclusionary Affordable Housing Affidavit
- Exhibit I – Anti-Discriminatory Housing Affidavit
- Exhibit J – First Source Hiring Affidavit



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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Zoning: RC-4 (Residential-Commercial, High Density) District
80-A Height and Bulk District
Block/Lot: 0300/003C
Project Sponsor: Jonathan Pearlman
Elevation Architects
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Property Owner: 820 Post Street, LLC
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ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 253 AND 303, TO DEMOLISH THE EXISTING ONE-STORY COMMERCIAL BUILDING AND CONSTRUCT AN EIGHT-STORY (80-FOOT TALL) MIXED-USE RESIDENTIAL BUILDING IN EXCESS OF 50 FEET WITHIN AN RC (RESIDENTIAL-COMMERCIAL) DISTRICT, CONTAINING TWELVE (12) DWELLING UNITS, APPROXIMATELY 1,200 SQUARE FEET OF GROUND FLOOR RETAIL, 12 CLASS 1 AND 4 CLASS 2 BICYCLE PARKING SPACES, WITHIN THE RC-4 (RESIDENTIAL-COMMERCIAL, HIGH DENSITY) ZONING DISTRICT AND A 80-A HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 14, 2018, Jonathan Pearlman of Elevation Architects (hereinafter "Project Sponsor") filed Application No. 2016-015997CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish the existing structure and construct a new 8-story, 80-ft tall, residential building with 12 dwelling units (hereinafter "Project") at 820 Post Street, Block 0300 Lot 003C (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2016-015997CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On February 21, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2016-015997CUA.

On February 11, 2019 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.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2016-015997CUA, 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 Project includes the demolition of the existing one-story commercial building, last used as a retail sales and service dry cleaning use, and new construction of an eight-story, 80-ft tall, mixed-use residential building with 12 dwelling units (approximately 13,135 square feet) and approximately 1,200 square feet of ground floor retail. The Project would include 12 Class 1 bicycle parking spaces and 4 Class 2 bicycle parking spaces. The Project includes a dwelling-unit mix consisting of five (5) one-bedroom units, six (6) two-bedroom units, and one (1) 3-bedroom unit.
3. **Site Description and Present Use.** The Project Site is located on a 2,400 square-foot lot with 40 feet of frontage along Post Street and 60 feet of lot depth. The Project Site contains a single, one-story commercial building with full lot coverage, which was last used as a dry cleaner. The commercial space was vacated in November 2016.
4. **Surrounding Properties and Neighborhood.** The Project Site and the blocks in the immediate vicinity are located within the RC-4 (Residential-Commercial, High Density) Zoning District, characterized by high-density residential uses combined with neighborhood-serving commercial uses at or below the ground floor. The Project Site is located between the Nob Hill neighborhood to the north and the Downtown/Civic Center and Tenderloin neighborhoods to the south. The Polk Street Neighborhood Commercial District is located approximately two blocks west of the site, and Union Square approximately four blocks east. Additionally, the Project Site is located within the Lower Nob Hill Apartment Historic District. Buildings in the vicinity exhibit a range of sizes from one- and two-story commercial buildings up to 16-stories as seen on two buildings less than one block to the east. The immediate vicinity has a predominant streetwall that is established by buildings that range between four and eight-stories and tall ground floor heights.

The subject block demonstrates a variable streetwall and contains fewer ground floor commercial uses, particularly in midblock locations, compared with adjacent blocks.

5. **Public Outreach and Comments.** The Department has received communications in opposition to the project from a resident at 715 Leavenworth Street and from the owner of 711 Leavenworth Street; both buildings are adjacent to the subject property along the rear and east side property lines. Additionally, a petition in opposition to the proposal has been circulated and signed by 8 other people living or working in the vicinity. These adjacent neighbors are primarily concerned with the anticipated loss of light and air to their residences that would result from the project, and request that the project is limited to no more than 5 or 6 stories in height, in keeping with the immediate adjacent buildings.

The Department has also received a communication in support of the proposed project from Marvis Phillips, Board Chair of District 6 Community Planners, stating that the project will provide for housing, particularly where smaller units and bedrooms are in high demand.

During the application review process, the Project Sponsor has conducted outreach to adjacent building residents, including holding an additional meeting for those residents of 715 Leavenworth, who stated that they did not receive the original pre-application meeting notice. The Project Sponsor has also conducted outreach to The Royale at 800 Post Street, through the Entertainment Commission's outreach process.

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. **Use and Density.** Planning Code Section 209.3 states that residential uses are permitted within the RC-4 District at a density up to one unit per 200 square feet of lot area.

The Project Site contains 2,400 square feet of lot area and therefore may principally permit up to 12 residential dwelling units. The Project proposes 12 dwelling units, consistent with the allowable density permitted in the RC-4 District.

- B. **Required Minimum Dwelling Unit Mix.** Planning Code Section 207.7 requires that all projects that propose creation of 10 or more dwelling units shall provide no less than 25% of the total number of proposed dwelling units as having at least two bedrooms, and that no less than 10% of the total number of proposed dwelling units as having at least three bedrooms.

The Project proposes the creation of 12 dwelling units, therefore the minimum dwelling unit mix requirements apply. The Project is required to include no fewer than three dwelling units with at least two bedrooms, and no fewer than one dwelling unit with at least three bedrooms. The Project includes seven dwelling units with at least two bedrooms, one of which also contains three bedrooms; therefore, the Project complies with this requirement.

- C. **Floor Area Ratio.** Planning Code Sections 124 and 209.3 state that the basic floor area ratio (“FAR”) within the RC-4 District is limited to a ratio of 4.8 to 1. Further, in RC Districts, FAR limits shall not apply to dwellings or to other residential uses.

The Project consists primarily of residential uses. At the ground floor, a commercial space containing approximately 1,200 square feet is proposed, resulting in a building FAR of 0.5 to 1; therefore, the Project complies with the basic floor area ratio limit.

- D. **Rear Yard.** Planning Code Section 134 requires that projects in the RC-4 District provide a minimum rear yard depth equal to 25 percent of lot depth at the lowest story containing a dwelling unit and above.

The Project Site has a lot depth of 60 feet, with a required rear yard setback of 15 feet at the lowest story containing a dwelling unit. Dwelling units are proposed at the second floor and above, and the Project proposes a 15-foot rear yard setback at these levels, thereby complying with the Code requirement. The rear of the proposed building also includes a bay window at floors 4 through 8, which projects out beyond the rear yard setback line, and which complies with permitted bay obstructions as specified in Planning Code Section 136(c)(2).

- E. **Residential Open Space.** Planning Code Section 135 requires 36 square feet of private usable open space per dwelling unit or 48 square feet of common usable open space per dwelling unit within the RC-4 District. Any space credited as private usable open space shall have a minimum horizontal dimension of 6 feet and minimum area of 36 square feet if located on a deck, balcony, porch or roof; additionally, the area credited on a deck, balcony, porch or roof must either face a street, face or be within a rear yard, or face or be within some other space which at the level of the private usable open space meets the minimum dimension and area requirements for common usable open space. Common usable open space shall be at least 15 feet in every horizontal dimension and shall have a minimum area of 300 square feet.

The Project provides an area of private usable open space at the rear of the 8th floor for the residential unit at that level. The provided deck measures approximately 5 feet by 36 feet, an area of approximately 180 square feet and which faces onto the Code-complying rear yard setback. The remaining 11 dwelling units in the proposed Project require a total of 528 square feet of common usable open space. A common deck area is provided within the rear yard setback at the second floor, which measures approximately 15 feet by 40 feet, for a total area of approximately 540 square feet. The Project therefore complies with residential usable open space requirements.

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

The Project proposes 12 dwelling units, all of which either face out onto Post Street or the Code-compliant rear yard; therefore, the project meets exposure for all proposed dwelling units.

- G. **Street Frontages in Residential-Commercial Districts.** Planning Code Section 145.1(c)(3) requires space for “active uses” be provided within the first 25 feet of building depth on the ground floor, and first 15 feet above the ground floor. Building systems including mechanical, electrical and plumbing may be exempted from this requirement by the Zoning Administrator in instances where those features are provided in such a fashion as to not negatively impact the quality of the ground floor space. Planning Code Section 145.1(c)(4) requires that ground floor non-residential uses in RC Districts have a minimum floor-to-floor height of 14 feet. Planning Code Section 145.1(c)(6) requires frontages with active uses that are not residential or PDR to be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level to allow visibility to the inside of the building.

The Project proposes residential dwelling units at the second floor and above, which are considered active uses. At the ground floor, the Project proposes a narrow residential lobby entry approximately 5'-6" wide, a small amount of frontage dedicated for access to gas meters and a required second means of egress, and the remainder of the ground floor is allocated to the proposed commercial space thereby meeting the requirement for active uses. The Project proposes a floor-to-floor height of 14 feet at the ground floor, as required in the RC District. Lastly, the Project contains 40 feet of frontage along Post Street, of which approximately 28 feet (70%) is fenestrated with transparent doorways and windows; the portion left without fenestration are those areas devoted to gas meters and second means of egress, which are not considered active uses.

- H. **Off-Street Parking.** Planning Code Section 151.1 does not require off-street parking for any use within RC Districts.

The Project does not propose any off-street vehicle parking and therefore complies with this Code Section.

- I. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking space per dwelling unit for buildings with fewer than 100 units, and one Class 2 bicycle parking space per each 20 units. Additionally, for unspecified retail uses this Section requires one Class 1 space for every 7,500 square feet of Occupied Floor Area, and one Class 2 space for every 2,500 square feet of Occupied Floor Area or a minimum requirement of at least 2 Class 2 spaces.

The Project proposes 12 dwelling units and therefore requires 12 Class 1 bicycle parking spaces and 1 Class 2 bicycle parking space. Additionally, the proposed 1,200 square-foot commercial space requires the minimum of two Class 2 spaces. In total, the Project proposes to provide 12 Class 1, and 4 Class 2 bicycle parking spaces, thereby fulfilling the Code requirement.

- J. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior to Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 8 points.

The Project submitted a completed Environmental Evaluation Application prior to January 1, 2018. Therefore, the Project must only achieve 75% of the point target established in the TDM Program Standards, resulting in a required target of 8 points. As currently proposed, the Project will achieve its required 8 points through the following TDM measures:

- *Parking Supply (Option K)*
- *Bicycle Parking*
- *Bicycle Repair Station*
- *Multimodal Wayfinding Signage*
- *On-Site Affordable Housing*

- K. **Height in RH, RM, or RC Districts.** Planning Code Section 253 requires that wherever a height limit of more than 40 feet in an RH District, or more than 50 feet in an RM or RC District is prescribed by the height and bulk district in which the property is located, any building or structure exceeding those heights shall be permitted only upon approval by the Planning Commission according to the procedures for conditional use approval in Section 303 of the Code.

The Project would result in an 8-story structure with a finished roof height of 80 feet; therefore, Conditional Use Authorization is required. For further discussion and consideration of the Project's height and bulk, see Section 6(L), below. See Section 7, below, for Section 303 findings.

- L. **Height and Bulk.** The Project is located within an 80-A Height and Bulk District, which limits buildings to a height of 80 feet. Pursuant to Planning Code Section 270, maximum bulk dimensions apply to those portions of the building above 40 feet in height; above that threshold, the building may not exceed a length of 110 feet, or a diagonal dimension of 125 feet.

The Project would result in an 8-story structure with a finished roof height of 80 feet, which complies with the prescribed height limit. At the roof level, the Project includes a designated solar panel area and associated screening not to exceed 42 inches in height, as well as an elevator penthouse which rises 7'-6" above the finished roof; these features are exempt from height measurements pursuant to Planning Code Section 260(b). Above a height of 40 feet, the Project has a maximum length of 45 feet and maximum diagonal of approximately 60 feet, which complies with the "A" Bulk controls.

- M. **Shadows on Parks.** Planning Code Section 295 requires any project proposing a structure exceeding a height of 40 feet to undergo a shadow analysis to determine if the project would

result in the net addition of shadow to properties under the jurisdiction of the Recreation and Park Department.

A preliminary shadow fan analysis was conducted, and it was determined that the Project would not cast shadow on any properties under the jurisdiction of the Recreation and Park Commission, other publicly accessible open spaces, or any school properties.

- N. **Entertainment Commission Outreach.** Planning Code Section 314 requires that the Planning Department and Planning Commission consider the compatibility of uses when approving residential uses adjacent to or near existing permitted Places of Entertainment and shall take all reasonably available means through the City's design review and approval processes to ensure that the design of such new residential development project takes into account the needs and interests of both the Places of Entertainment and the future residents of the new development.

The Project Site is located within 300' of a Place of Entertainment, specifically "The Royale", located in the adjacent building to the east at 800 Post Street. The Project Sponsor has conducted outreach to the subject business during review of the development application and has hired a consultant to conduct a sound study to inform the level of soundproofing that would be required for the proposed building to have adequate insulation from the Place of Entertainment. The Entertainment Commission received notification of the proposed residential project and in accordance with the approved "Guidelines for Entertainment Commission Review of Residential Development Proposals Under Administrative Code Chapter 116" has determined that a hearing on this project was not required under Section 116.7(c) of the Administrative Code. The Entertainment Commission recommends that the Planning Department and/or Department of Building Inspection adopt the standard "Recommended Noise Attenuation Conditions for Chapter 116 Projects" as well as a condition requiring notice to prospective tenants/HOA acknowledging the existence of a Place of Entertainment located at 800 Post Street. These conditions have been incorporated into this motion as conditions of approval.

- O. **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. Pursuant to Planning Code Section 415.5 and 415.6, the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 12% 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. In order for the Project to be eligible for the On-Site Affordable Housing Alternative, the Project must submit an "Affidavit of

Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415” to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project. The Project Sponsor submitted such Affidavit on December 7, 2018. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date of the accepted Project Application. A Project Application was accepted on November 9, 2017. Pursuant to Planning Code Section 415.3 and 415.6, the on-site requirement is 12%. One (1) unit (a two-bedroom unit) of the 12 total units provided will be an affordable unit. 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.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:
- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed Project, at 8-stories tall and 12 dwelling units, is at a size and intensity that is desirable for and compatible with the surrounding neighborhood and historic context. The Project results in the net addition of dwelling units to the City’s housing stock and maximizes the allowable base density of the site. The Project fully complies with the Planning Code, including provision of the required rear yard setback. Additionally, the upper floor of the building has been proposed to include an additional five-foot setback at the rear of the building to allow for better transmittal of light and air to the midblock open space and adjacent residential buildings.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the proposed Project is consistent with the surrounding context and the allowable provisions of the Planning Code. The proposed structure results in increased building massing from what currently exists at the site, and so cannot completely preserve the existing light and air to the midblock open space or adjacent residential buildings. However, the building does incorporate an additional five-foot setback at the rear of the upper floor in order to maximize, to the extent feasible, the amount of light into the midblock space, while also allowing for full development to the permitted density. The proposed structure would not include any side setbacks at the front property line, helping to more fully establish a continuous streetwall, characteristic of the district.

The adjacent structure to the east has an 8-foot side setback at its upper stories along the full length of the shared side property line; this existing separation is sufficient to provide light and air to the windows along that side of the building and no further setback on the subject building is warranted. The adjacent building to the west contains a lightwell along the shared side property line, which starts approximately 32 feet back from the front of the building. Along this side property line, the subject building length terminates at approximately 36 feet from the front, then continuing for another 9 feet of building depth while providing a 3'-8" side setback; in this manner the proposed building respects the adjacent lightwell and maintains an open visual and spatial connection to adjacent rear yard open space and greenery.

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

The Planning Code does not require parking or loading for a 12-unit, approximately 14,335 square-foot building within the RC-4 Zoning District. The Project Site is located within a quarter-mile of several MUNI bus lines (1AX, 1BX, 2, 3, 19, 27, 31AX, 31BX, 38, 38AX, 38BX, 38R, 61, 76X, and NX) and is approximately a 0.6-mile walk from Powell Street BART station. The Project is consistent with the City's Transit First Policy and will also remove an existing curb cut at the Project Site, resulting in the creation of one new on-street parking space.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposed project primarily consists of residential uses and is not anticipated to be a source of significant noise, glare, dust or odor. If the ground floor commercial space is leased to a restaurant or entertainment use, that business will be subject to standard operating conditions for such uses as codified under Section 202.2 of the Planning Code.

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

The Project includes a rear yard setback at the second floor, which will function as common usable open space for the proposed dwelling units. The rear yard deck area will include some movable planters, maximizing the usable area of the deck for residents. The Project will not include any off-street parking or loading, and any project lighting will be directed downward to minimize light pollution and disruption to neighboring buildings.

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

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

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Use District.

The Project is located within the RC-4 District, characterized primarily by high-density residential uses with supporting commercial uses at the ground floor. The Project would replace an underutilized and vacant one-story commercial structure with an 8-story mixed-use building, containing 12 dwelling units at the upper floors of the building and a ground floor commercial space at a size that is appropriate for and principally permitted within the subject Zoning District. The Project would achieve the maximum permitted base density as allowed under Code, and therefore conforms with the expressed purpose of this District.

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 1.10

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

OBJECTIVE 4:

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

Policy 4.1

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

Policy 4.5

Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

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 11.7

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

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3

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

OBJECTIVE 3:

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

Policy 3.1

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

Policy 3.2

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

The Project is an in-fill residential development that would replace the existing, underutilized and vacant one-story commercial building with an 8-story, 12-unit residential building and ground floor commercial space. The Project will not remove any existing housing and succeeds at maximizing the permitted base density of the site. The Project intends to develop the units as condo/ownership units and will include one (1) permanently affordable dwelling unit, in compliance with the requirements of the Inclusionary Affordable Housing Program. The Project would include a mix of primarily one- and two-bedroom units, with one three-bedroom unit included as well; the proposed dwelling unit mix complies with the requirements of the Planning Code and broad policy objectives to create units suitable for habitation by families. At the same time, the proposed units are efficient in their layout and overall square footage, which can help encourage the relative affordability of these units on the market. The Project would not provide any off-street vehicle parking and is located within walking distance of numerous local MUNI bus lines as well as the Powell BART Station, thus serving to reinforce the use of public transportation to meet the majority of daily trip needs. The Project's massing and scale are consistent and compatible with the surrounding neighborhood and context of the Lower Nob Hill Apartment Hotel Historic District. The Project draws on a similar tripartite architectural expression and uses materials and detailing that relates to the established architectural language of adjacent buildings and surrounding vicinity. For all these reasons, the Project is, on balance, consistent with the stated Objectives and Policies of the General Plan.

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 will result in the demolition of an existing commercial structure, last used as a dry cleaner; however, the space has been vacant for approximately two years. A quick search indicates that there are approximately five other similar businesses within a two-block radius of the site. Lastly, the Project does include a ground floor commercial space of approximately 1,200 square feet, thereby retaining the opportunity on the site to provide neighborhood serving retail uses and opportunities for resident employment and ownership of such a business.

- 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 will not demolish or remove any existing housing at the site. The Project will develop 12 units of housing thereby maximizing the base density of the site and resulting in a more compatible land use within the context of the neighborhood and Zoning District. The Project has been designed to be compatible with the scale and massing, the architectural expression, and the material detailing of adjacent buildings and the surrounding historical context. The Project does not require any variances and will provide a Code-compliant rear yard setback with an additional setback at the rear of the upper floor in an effort to maintain access to light and air for adjacent buildings.

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

The Project will increase the City's supply of permanently affordable housing by one (1) unit, and in general, the Project contains smaller, more efficient unit layouts helping to encourage the relative affordability of these units compared with others on the market.

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

The Project will not impede MUNI transit service or overburden streets or neighborhood parking. The Project does not propose any parking and is located within a transit-rich neighborhood with access to numerous MUNI bus lines and within walking distance to a BART station. The existing curb cut at the Project Site will be removed making an additional on-street parking space available to the neighborhood.

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

The Project does not include commercial office development and will have no effect on the City's industrial and service sectors.

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

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code.

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain any landmarks or historic buildings. The Project Site is located within the boundaries of the Lower Nob Hill Apartment Hotel Historic District and has been designed to be compatible with the characteristics of that District.

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

The Project will have no effect on parks and open space and their access to sunlight and vistas.

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 Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2016-015997CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated December 7, 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 Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on February 21, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 21, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the demolition of the existing one-story commercial building and new construction of an eight-story, 80-foot tall mixed-use residential building containing 12 dwelling units and approximately 1,200 square feet of ground floor commercial space and no proposed off-street parking, located at 820 Post Street, Block 0300, Lot 003C, pursuant to Planning Code Section(s) 253 and 303, within the RC-4 (Residential-Commercial, High Density) District and an 80-A Height Bulk District; in general conformance with plans, dated December 7, 2018, and stamped "EXHIBIT B" included in the docket for Record No. 2016-015997CUA and subject to conditions of approval reviewed and approved by the Commission on February 21, 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 February 21, 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 Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

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 this Authorization was approved.

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

ENTERTAINMENT COMMISSION – NOISE ATTENUATION CONDITIONS

6. **Chapter 116 Residential Projects.** The Project Sponsor shall comply with the “Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects,” which were recommended by the Entertainment Commission on August 25, 2015. These conditions state:
 - A. **Community Outreach.** Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form.
 - B. **Sound Study.** Project sponsor shall conduct an acoustical sound study, which shall include sound readings taken when performances are taking place at the proximate Places of Entertainment, as well as when patrons arrive and leave these locations at closing time. Readings should be taken at locations that most accurately capture sound from the Place of Entertainment to best of their ability. Any recommendation(s) in the sound study regarding window glaze ratings and soundproofing materials including but not limited to walls, doors, roofing, etc. shall be given highest consideration by the project sponsor when designing and building the project.
 - C. **Design Considerations.**
 - i. During design phase, project sponsor shall consider the entrance and egress location and paths of travel at the Place(s) of Entertainment in designing the location of (a) any entrance/egress for the residential building and (b) any parking garage in the building.
 - ii. In designing doors, windows, and other openings for the residential building, project sponsor should consider the POE’s operations and noise during all hours of the day and night.
 - D. **Construction Impacts.** Project sponsor shall communicate with adjacent or nearby Place(s) of Entertainment as to the construction schedule, daytime and nighttime, and consider how this schedule and any storage of construction materials may impact the POE operations.
 - E. **Communication.** Project Sponsor shall make a cell phone number available to Place(s) of Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.
 - F. **Notice to Prospective Tenants.** The property owner or Home Owner’s Association (HOA) shall include a notice to all prospective tenants or purchasers that acknowledges the existence of a Place of Entertainment located at 800 Post Street.

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, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
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 building 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 building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
10. **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>

11. **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

12. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

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

PARKING AND TRAFFIC

13. **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.

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 415-558-6377, www.sf-planning.org.

14. **Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 15 bicycle parking spaces (12 Class 1 spaces and 1 Class 2 space for the residential portion of the Project and 2 Class 2 spaces for the commercial portion 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

15. **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

16. **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

17. **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

18. **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

19. **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

20. **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 415.6, the Project is required to provide 12% of the proposed dwelling units as affordable to qualifying households. The Project contains 12 units; therefore, one (1) affordable unit is required. The Project will fulfill this requirement by providing the one (1) affordable unit on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from the Planning Department 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 5 one-bedroom, 6 two-bedroom, and 1 three-bedroom units; therefore, the required affordable unit mix is 1 two-bedroom unit. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from the Planning Department 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. **Income Levels for Affordable Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 12% of the proposed dwelling units as affordable to qualifying households at a rental rate of 80% of Area Median Income. 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.

- D. **Minimum Unit Sizes.** Pursuant to Planning Code Section 415.6(f)(2), the affordable units shall meet the minimum unit sizes standards established by the California Tax Credit Allocation Committee (TCAC) as of May 16, 2017. One-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square feet pursuant to Planning Code Section 415.6(f)(2). The total residential floor area devoted to the affordable units shall not be less than the applicable percentage applied to the total residential floor area of the principal project, provided that a 10% variation in floor area is permitted.

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. **Notice of Special Restrictions.** 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 architectural addenda.
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. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project shall have designated not less than 12 percent (12%) of 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.
- G. **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.
- H. **Expiration of the Inclusionary Rate.** Pursuant to Planning Code Section 415.6(a)(10), if the Project has not obtained a site or building permit within 30 months of Planning Commission Approval of this Motion No. ~~XXXXX~~, then it is subject to the Inclusionary Affordable Housing Requirements in effect at the time of site or building permit issuance.
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. **Reduction of On-Site Units after Project Approval.** Pursuant to Planning Code Section 415.5(g)(3), any changes by the project sponsor which result in the reduction of the number of on-site affordable units shall require public notice for hearing and approval from the Planning Commission.
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.
- J. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Planning Code Section 415 et seq. and 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 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.

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 document by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building floor plates; and (3) 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 sale, the affordable unit(s) shall be sold to first time home buyer households, as defined in the Procedures Manual. The affordable unit shall be affordable to low-income households, as defined in the Planning Code and Procedures Manual. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply 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. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the Project.
- vii. If the Project 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'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, including penalties and interest, if applicable.

MONITORING - AFTER ENTITLEMENT

21. **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
22. **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

23. **Sidewalk Maintenance.** The Project Sponsor 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 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>
24. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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
25. **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

Exhibit B

Plans and Renderings

820 POST STREET

SAN FRANCISCO, CA 94109

VIEW FROM THE SOUTHWEST



VIEW FROM THE SOUTHEAST



PROJECT TEAM

Building Owner:
820 Post Investment LLC
315 Fernando Ave
Palo Alto, CA 94306
Contact: Jeff Fu
650.771.1745
yj_fu@yahoo.com

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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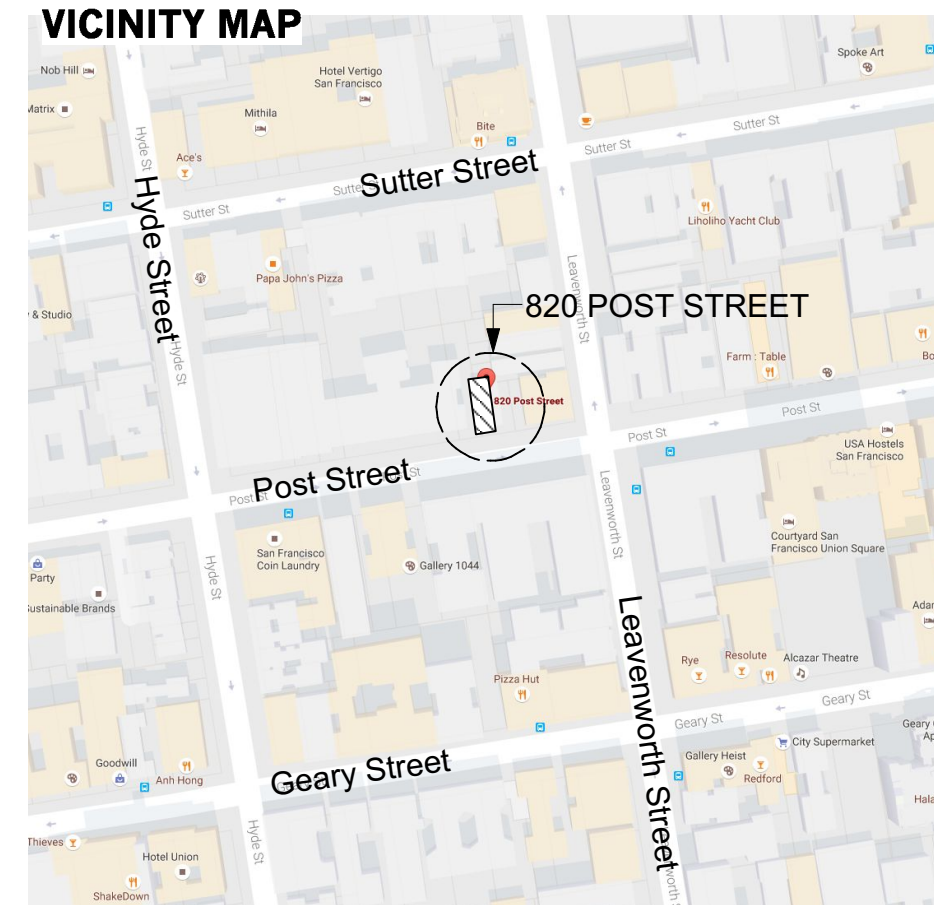
A-0.1	COVER SHEET AND RENDERINGS
A-0.2	GREEN ENERGY FORM
A-1.1	EXISTING & DEMOLITION SITE PLAN
A-1.2	PROPOSED SITE PLAN
A-1.3	PHOTOGRAPHS OF EXISTING CONDITIONS SITE SURVEY (BY OTHERS)
A-2.1	FIRST AND SECOND FLOOR PLANS
A-2.2	3RD THROUGH 8TH FLOOR PLANS
A-2.3	ROOF PLAN
A-3.1	SOUTH ELEVATION
A-3.2	EAST ELEVATION
A-3.3	NORTH ELEVATION
A-3.4	WEST ELEVATION
A-3.5	BUILDING SECTION A-A

UNIT SUMMARY

820 POST STREET

FLOOR	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
1 ST	0	0	0	
2 ND	0	1 @ 785 SF	0	1
3 RD	1 @ 525 SF	1 @ 785 SF	0	2
4 TH	1 @ 525 SF	1 @ 785 SF	0	2
5 TH	1 @ 525 SF	1 @ 785 SF	0	2
6 TH	1 @ 525 SF	1 @ 785 SF	0	2
7 TH	1 @ 525 SF	1 @ 785 SF	0	2
8 TH	0	0	1 @ 1,235 SF	1
TOTAL	5	6	1	12 UNITS

VICINITY MAP



PERMITS

SITE PERMIT

BUILDING PERMIT WITH:
ADDENDUM 1: FOUNDATION AND STRUCTURAL
ADDENDUM 2: ARCHITECTURAL AND MECH/ELEC/PLUMBING
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 AMENDMENTS

SCOPE OF WORK

1 NEW 8-STORY RESIDENTIAL BUILDING WITH 12 APARTMENT UNITS, AND GROUND FLOOR COMMERCIAL SPACE.

PLANNING DEPARTMENT NOTES

PROJECT LOCATION: 820 POST STREET
BLOCK/LOT: 0300 / 003C
TOTAL LOT AREA: 2,400 SF
ZONING: RC-4
HEIGHT AND BULK: 80-A

PROPOSED BUILDING USE:
1-ST FLOOR COMMERCIAL: 1,200 SF PLUS UTILITIES & CIRC.
2-ND THRU 8-TH FLOOR: RESIDENTIAL UNITS PLUS COMM. RM.
ROOF: MECHANICAL & SOLAR

PROPOSED BUILDING AREA:

1 ST FLOOR	2,315 GSF
2 ND FLOOR	1,750 GSF
3 RD FLOOR	1,750 GSF
4 TH FLOOR	1,750 GSF
5 TH FLOOR	1,750 GSF
6 TH FLOOR	1,750 GSF
7 TH FLOOR	1,750 GSF
8 TH FLOOR	1,520 GSF
TOTAL	14,335 GSF

PROPOSED PARKING: NONE

BICYCLE PARKING (SEC. 155.2: 1/UNIT)
REQUIRED: 12 CLASS 1 FOR RESIDENTIAL UNITS
1 CLASS 2 FOR COMMERCIAL USE

PROVIDED: 12 CLASS 1 FOR RESIDENTIAL UNITS
4 CLASS 2 FOR COMMERCIAL USE

OPEN SPACE REQUIRED (TABLE 135B):
36 SF x 1.33 = 48 SF PER UNIT
SHARED OPEN SPACE REQ'T = 1.33 X PRIVATE SPACE
11 UNITS x 48 SF + 1 UNITS x 1.33 X 48 SF = 592 SF

PROVIDED COMMON OPEN SPACE:
540 SF ON 2ND LEVEL
PROVIDED PRIVATE OPEN SPACE:
180 SF ON 8TH FLOOR
TOTAL PROVIDED:
720 SF

BELOW MARKET RATE UNITS: 12 UNITS X 12 % 1.44 => 1 UNIT
UNIT LOCATION TO BE DETERMINED

SETBACKS:
FRONT: NONE
SIDE: NONE
REAR: REQUIRED: 25% OF LOT: 40' x 60' = 600 SF
PROVIDED: 15' x 40' = 600 SF

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:
80'-0" TO ROOFTOP
HATCH ACCESS TO ROOF

OCCUPANCY CLASSIFICATION:
COMMERCIAL: B
RESIDENTIAL: R-2

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

CONSTRUCTION TYPE : I-B

EXITING REQUIREMENTS: 2 MEANS OF EGRESS

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, EXCEPTING 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 ARCHITECT'S 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 UNDU E 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.

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
L	CENTERLINE	O.C.	ON CENTER
CLR	CLEAR	O/	OVER
CONC	CONCRETE	OD	OVERFLOW DRAIN
CONT	CONTINUOUS	O.H.	OPPOSITE HAND
CPT	CARPET		
CT	CERAMIC TILE	PLAM	PLASTIC LAMINATE
DIA	DIAMETER	PLY.	PLYWOOD
DIM.	DIMENSION	PTD	PAINTED
DIMS.	DIMENSIONS		
DN	DOWN	RAD	RADICAL
DWG	DRAWING	REF	REFRIGERATOR
(E), EX.	EXISTING	REQ.	REQUIRED
EA.	EACH	RB	RUBBER BASE
EJ	EXPANSION JOINT	RM	ROOM
ELEC	ELECTRIC	RO	ROUGH OPENING
EL., ELEV.	ELEVATION	RWD	REDWOOD
EMB.	EMBEDDED	SC	SOLID CORE
EQ	EQUAL	SHTG	SHEETING
EXT	EXTERIOR	SHT	SHEET
FA	FIRE ALARM	SIM	SIMILAR
FD	FLOOR DRAIN	SO	SQUARE
FF	FINISH FLOOR	S.S.D.	SEE STRUCTURAL DWGS
FLR	FLOOR	STL	STEEL
F.O.S.	FACE OF STUD	ST. STL	STAINLESS STEEL
F.O.M.	FACE OF MASONRY	STOR	STORAGE
GA	GAUGE	STR/L	STRUCTURAL
GALV	GALVANIZED	STV	SHEET VINYL
GL	GLASS	T&G	TONGUE AND GROOVE
GND	GROUND	T.C.	TOP OF CURB
GSM	GALVANIZED SHEET METAL	TEL	TELEPHONE
GYP. BD.	GYP. BOARD	T.O.S.	TOP OF STEEL
GWB	GYP. WALLBOARD	T.O.W.	TOP OF WALL
HB	HOSE BIB	TYP.	TYPICAL
HC	HANDICAPPED	U.O.N.	UNLESS OTHERWISE NOTED
HM	HOLLOW METAL	VCT	VINYL COMPOSITION TILE
H.P.	HOUSE PANEL	VERT.	VERTICAL
HT	HEIGHT	V.I.F.	VERIFY IN FIELD
INS.	INSULATION	WD	WOOD
INSUL.	INSULATION	W/D	WASHER AND DRYER
INT	INTERIOR	W/	WITH
JAN	JANITOR CLOSET	WC	WATER CLOSET
KIT	KITCHEN	WH	WATER HEATER
LAV	LAVATORY	WP	WATERPROOF
LT	LIGHT		

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
--	-----------------

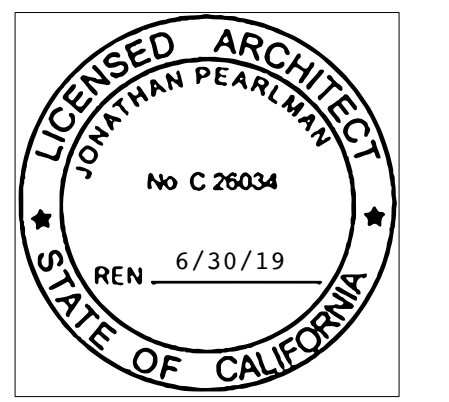
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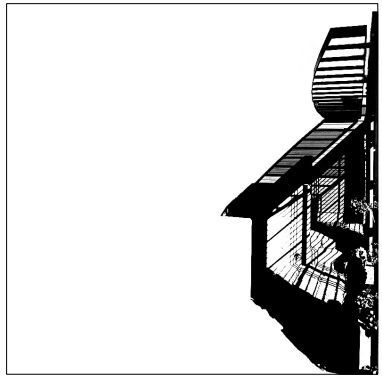
New Residential Building
820 Post Street
San Francisco, CA 94109

#	date	issue
	12.07.18	NOPDR#2 RESPONSE

Cover Sheet

project: 16.08
drawn by: CT
checked by: JP
date: 06.12.17
scale:

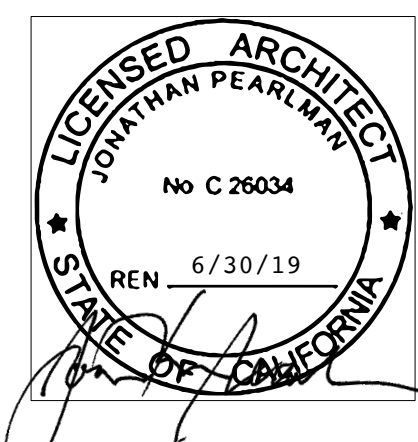
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Attachment C-2 -
Green Building:
Site Permit Submittal
Version: July 18, 2012

Green Building: Site Permit Checklist

BASIC INFORMATION:

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

Project Name: New Residential Building	Block/Lot: 0300 / 003	Address: 820 Post Street
Gross Building Area: 14,335 SF	Primary Occupancy: 12 Unit Residential	Design Professional/Applicant: Sign & Date <i>[Signature]</i> 06.12.17
# of Dwelling Units: 12	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 069 for details.	

Type of Project Proposed (Indicate at right)	LEED PROJECTS					
	New Large Commercial	New Residential Mid-Rise ^a	New Residential High-Rise ^a	Commercial Interior	Commercial Alteration	Residential Alteration
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60		50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment):				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management - 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance LEED MR 2, 2 points					Meet C&D ordinance only	
15% Energy Reduction Compared to Title 24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points					LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6)		n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3					Meet LEED prerequisites	
Water Use - 30% Reduction LEED WE 3, 2 points		n/r			Meet LEED prerequisites	
Enhanced Refrigerant Management LEED EA 4		n/r	n/r	n/r	n/r	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1		n/r	n/r	n/r	n/r	n/r
Low-Emitting Materials LEED IEQ 4.1.4.2, 4.3, and 4.4		n/r				
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SS4.2, (13C.5.106.4)			n/r		n/r	n/r
Designated parking: Mark 3% 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. (13C5.504.3)		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-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)			See CBC 1207		n/r	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Type of Project Proposed (Check box if applicable)	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >500,000 ^b
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6 (13C.5.201.1.1)		n/r
Bicycle Parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SS4.2), (13C.5.106.4)		
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 SCAGM 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 System Sustainable Choice AND Carpet cushion must meet CRI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)		
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)		
Resilient flooring systems: For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)		
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)		
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)		Limited exceptions. See CA T24 Part 11 Section 5.714.6
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceiling STC 40. (13C.5.507.4)		See CA T24 Part 11 Section 5.714.7
CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C.5.508.1)		
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management: Divert 75% of construction and demolition debris (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 ≥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

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.

820 Post Street
New Residential Building

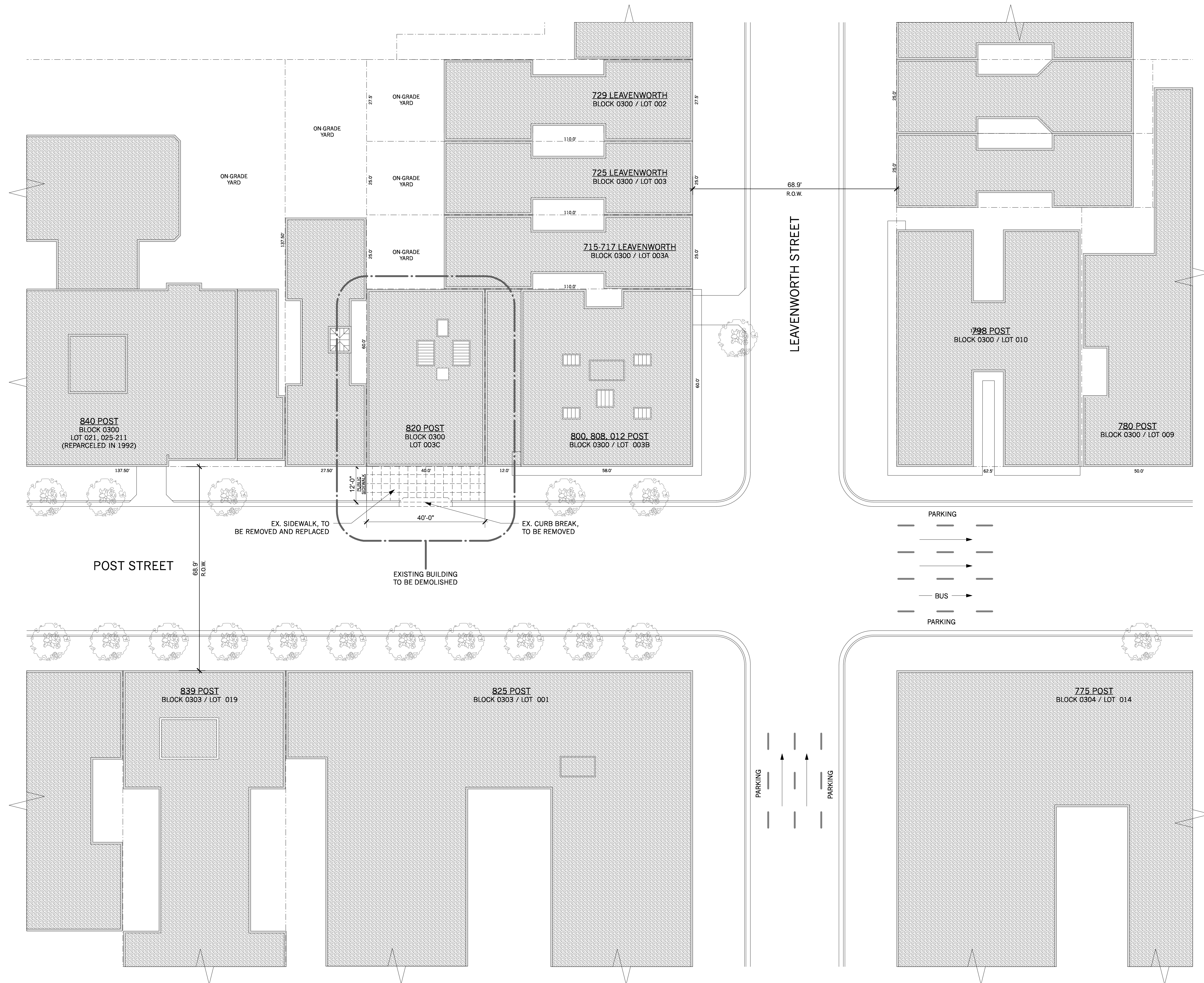
New Residential Building
820 Post Street
San Francisco, CA 94109

#	date	issue
	11.28.18	PLANNER RESPONSE

Green Energy Form

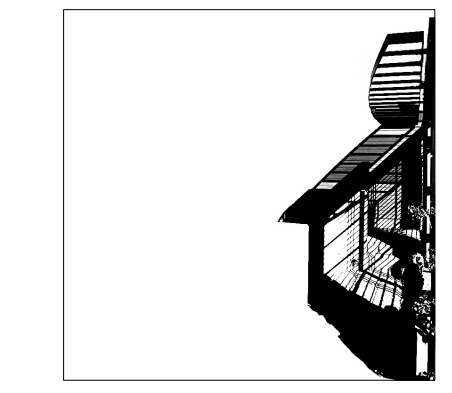
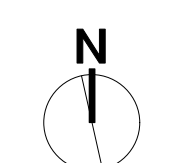
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 checked by: JP
 date: 06.12.17
 scale:

A-0.2

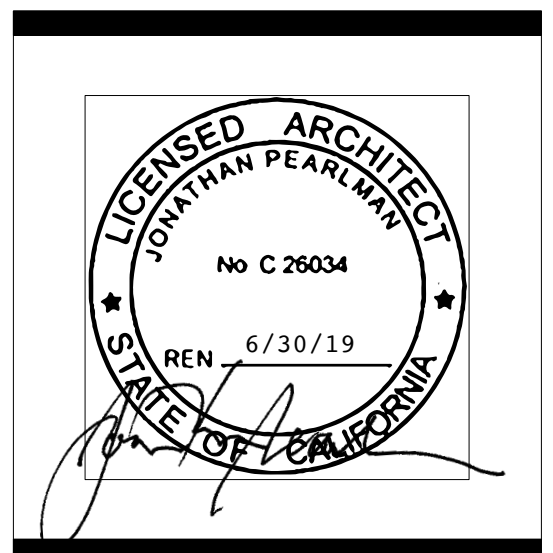


1 EXISTING SITE PLAN
Scale: 1/16" = 1'-0"

SEE SITE SURVEY FOR ADDITIONAL DETAILS



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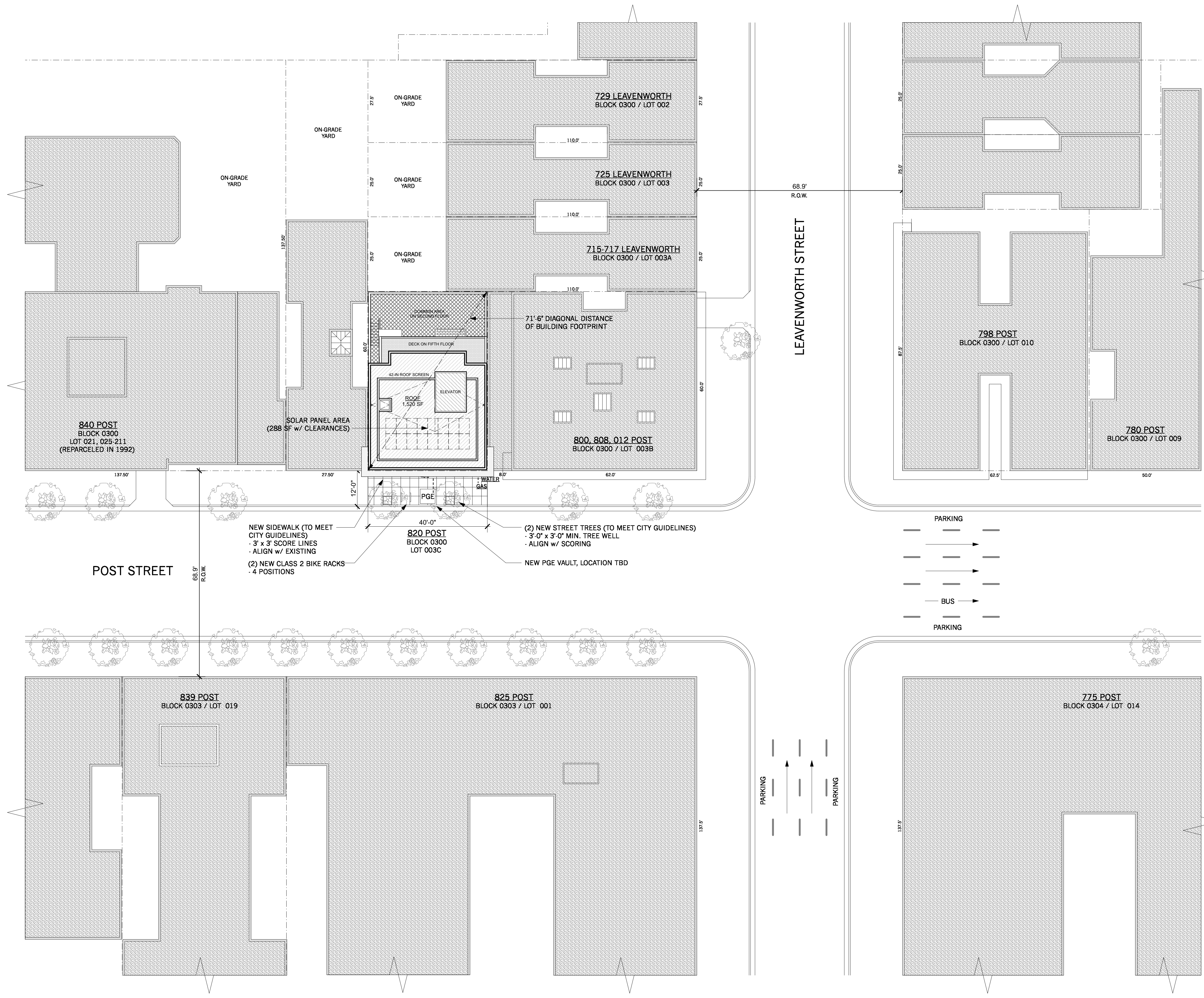
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820 Post Street
San Francisco, CA 94109

#	date	issue
1	11.28.18	PLANNER RESPONSE

EXISTING SITE PLAN

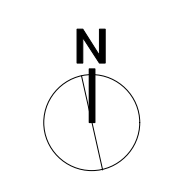
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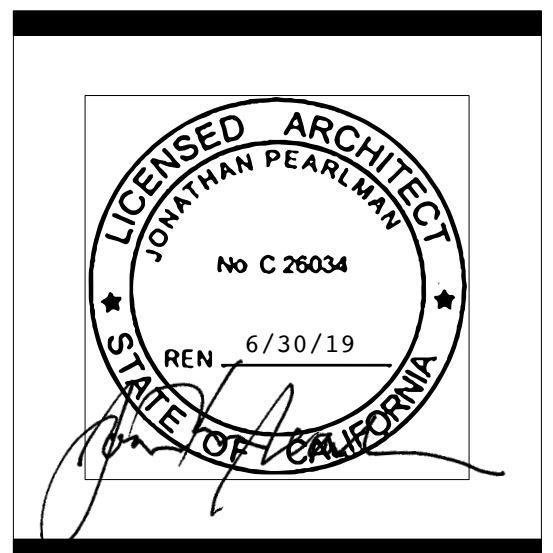


1 PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"

SEE SITE SURVEY FOR ADDITIONAL DETAILS



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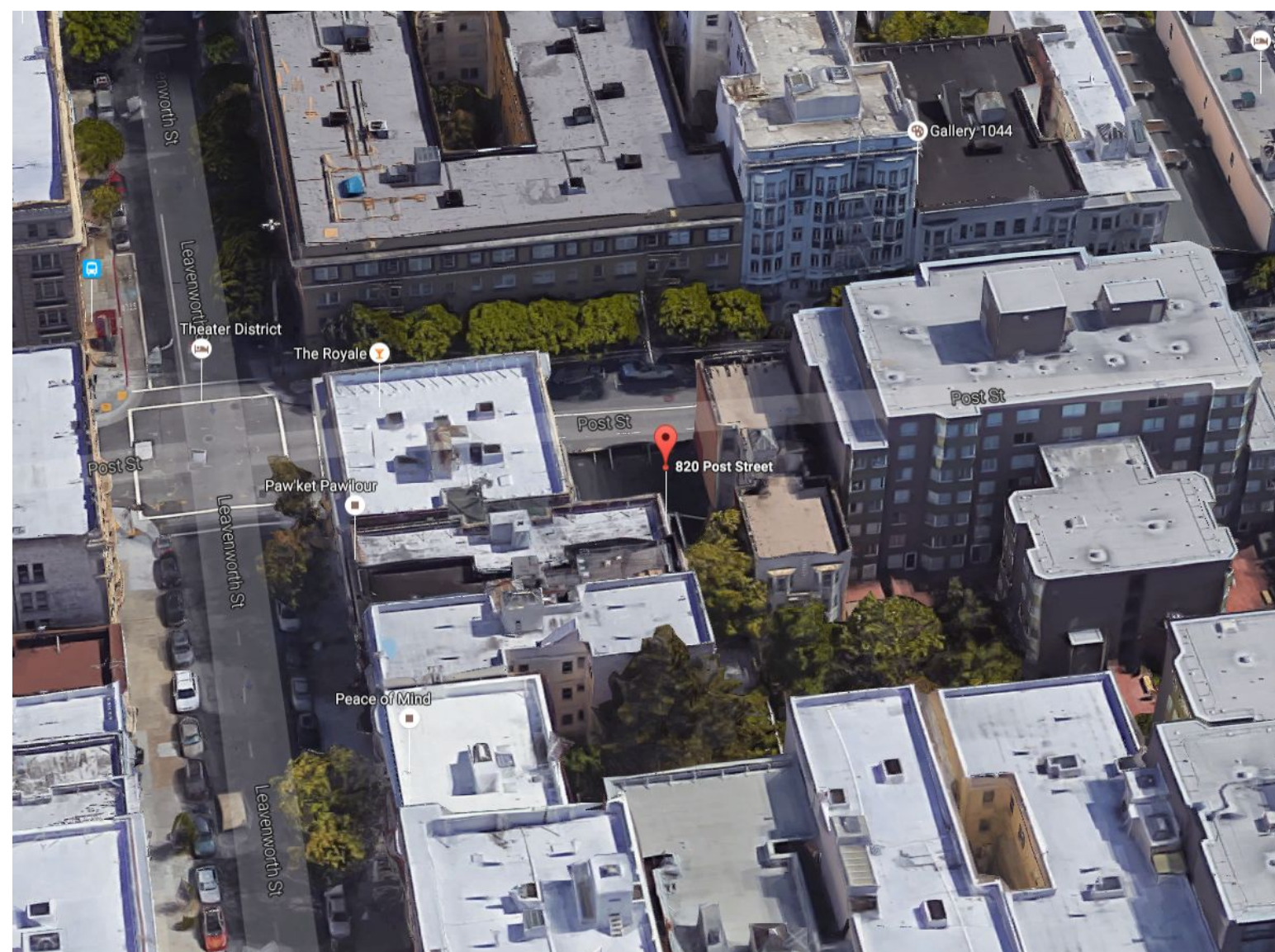
New Residential Building
820 Post Street
San Francisco, CA 94109

#	date	issue
12.07.18	NOPDR#2	RESPONSE

PROPOSED SITE PLAN

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drawn by:	CT
checked by:	JP
date:	06.12.17
scale:	

A-1.2



AERIAL VIEW FROM THE NORTH

820 POST STREET

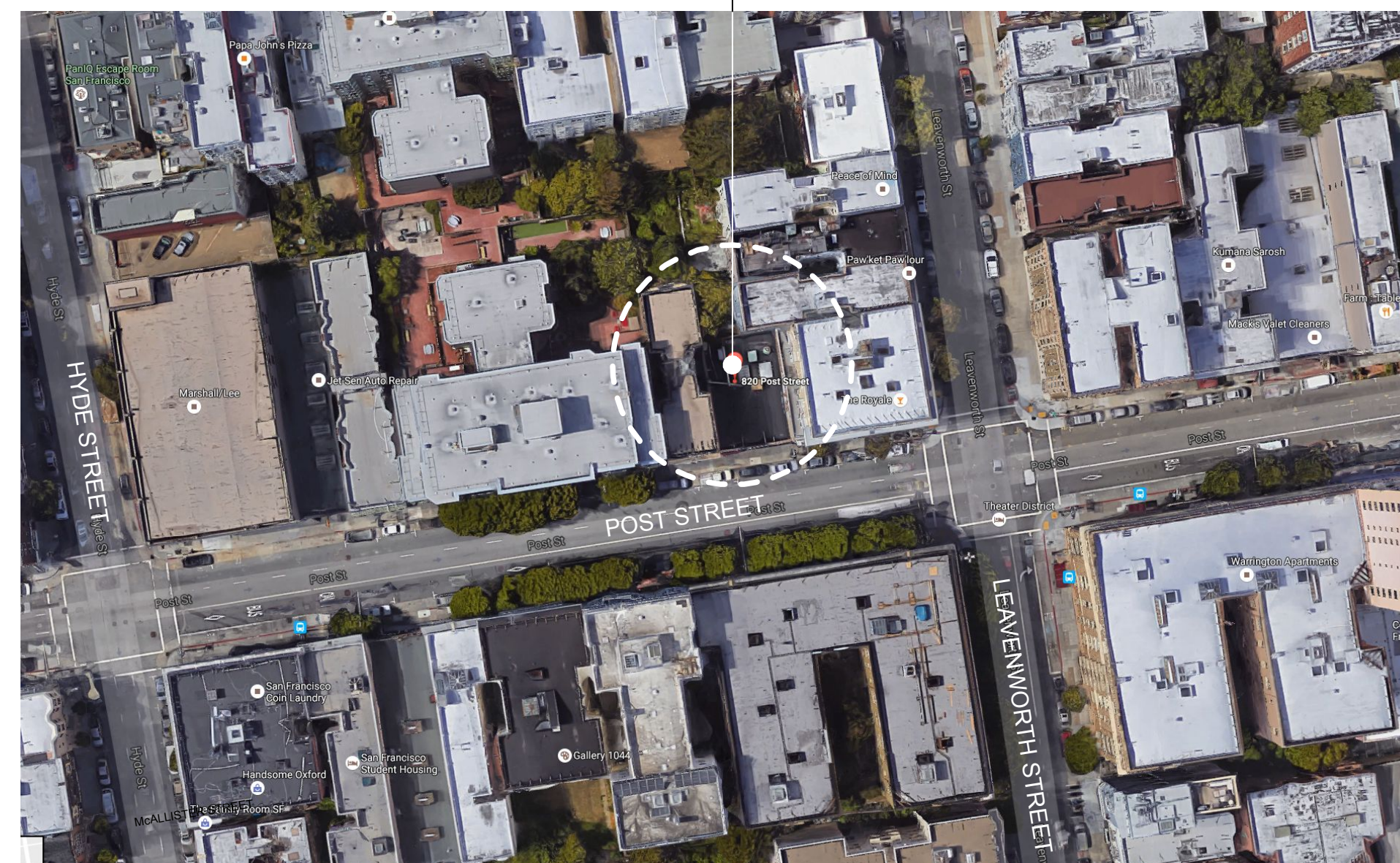
SAN FRANCISCO, CA 94109



AERIAL VIEW FROM THE SOUTHEAST



POST STREET VIEW FROM THE WEST



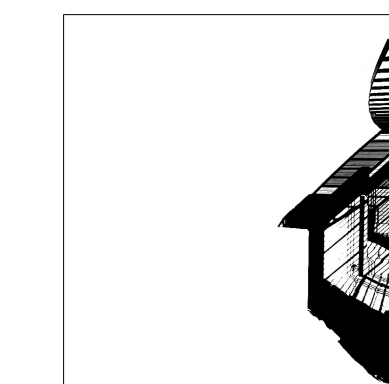
AERIAL VIEW FROM ABOVE



POST STREET VIEW FROM THE EAST



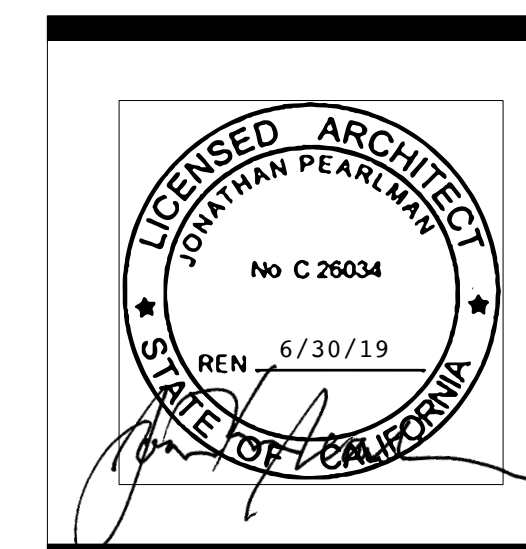
EYE LEVEL VIEW ON POST STREET



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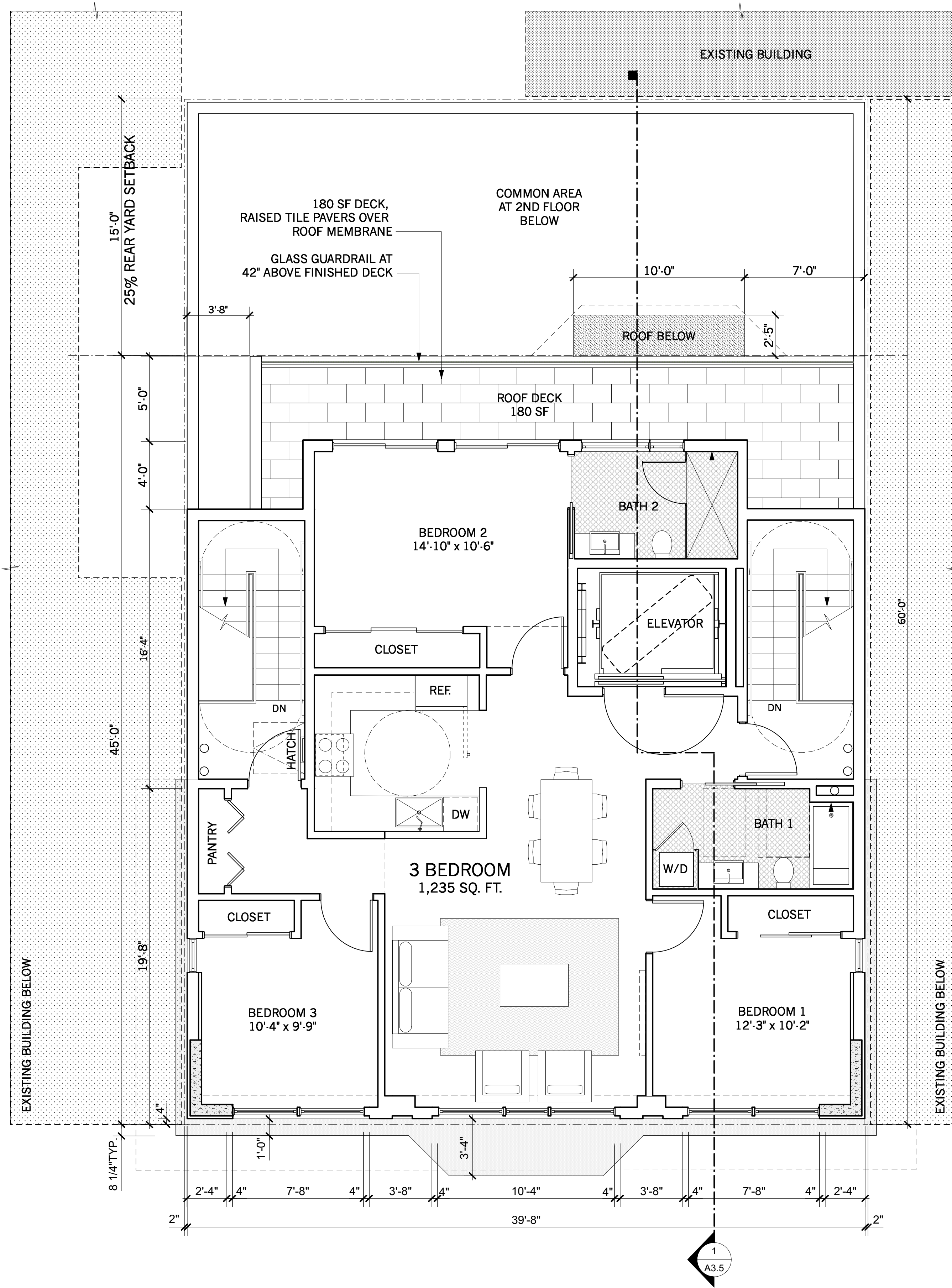
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#	date	issue
11.28.18		PLANNER RESPONSE

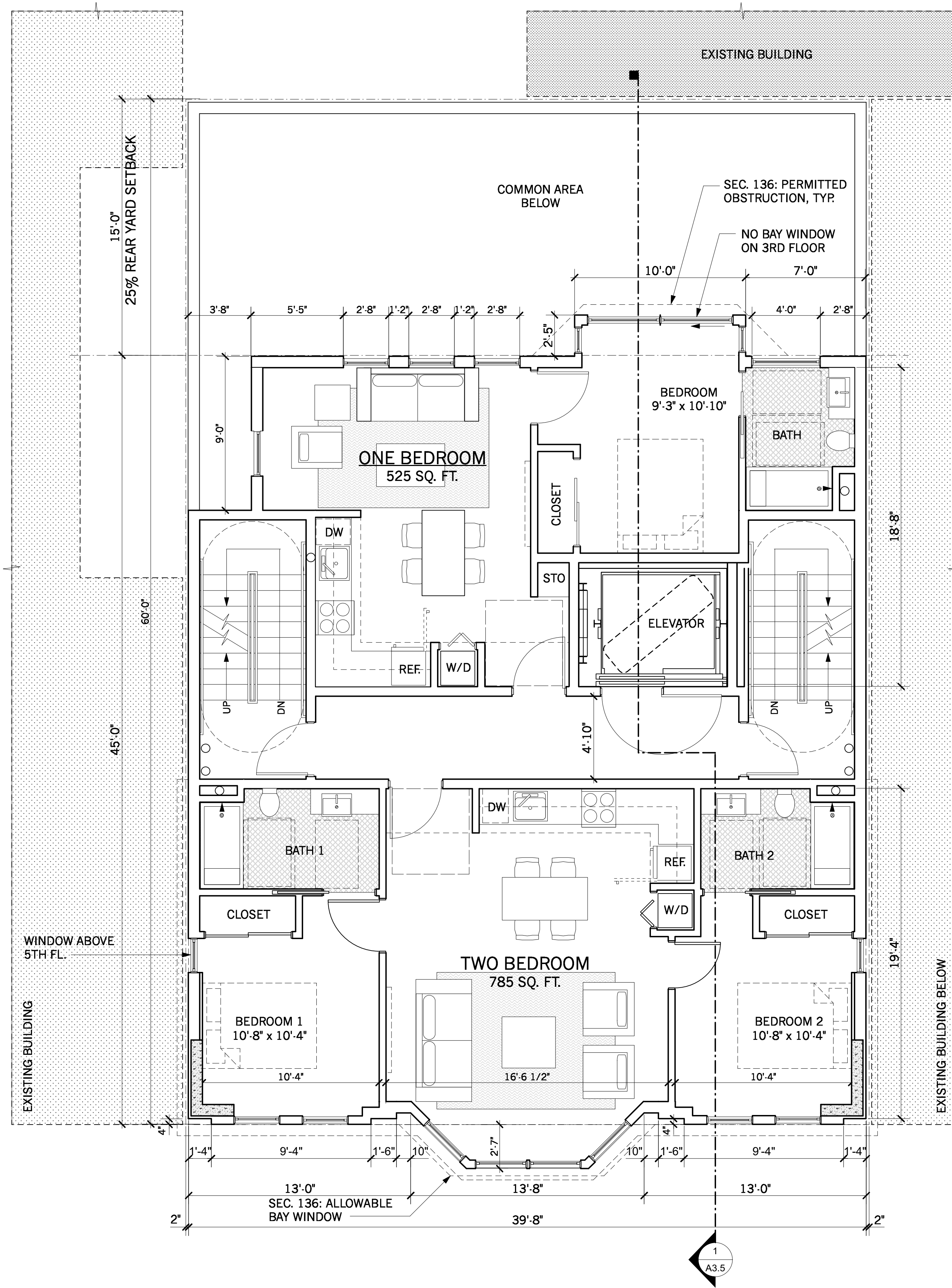
PHOTOGRAPHS OF EXISTING CONDITIONS

project:	16.08
drawn by:	CT
checked by:	JP
date:	06.12.17
scale:	

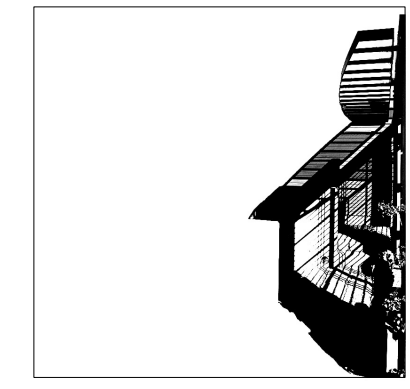
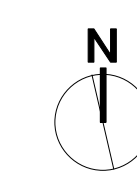
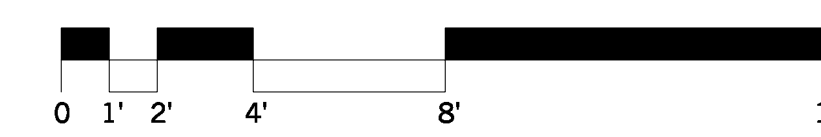
A-1.3



2 8TH FLOOR
Scale: 1/4" = 1'-0"

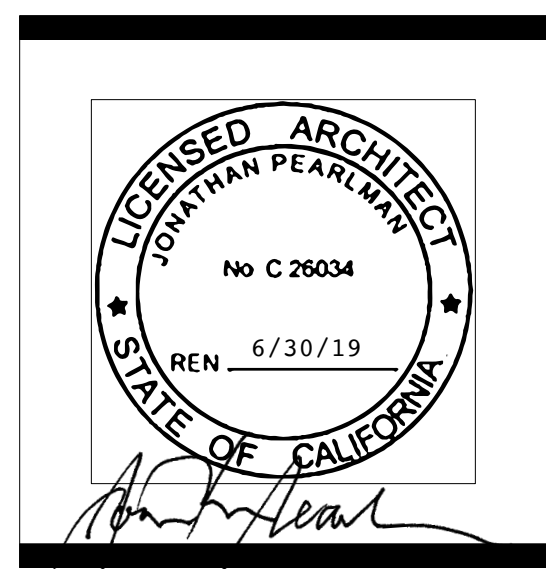


1 3RD, 4TH, 5TH, 6TH AND 7TH FLOOR
Scale: 1/4" = 1'-0"



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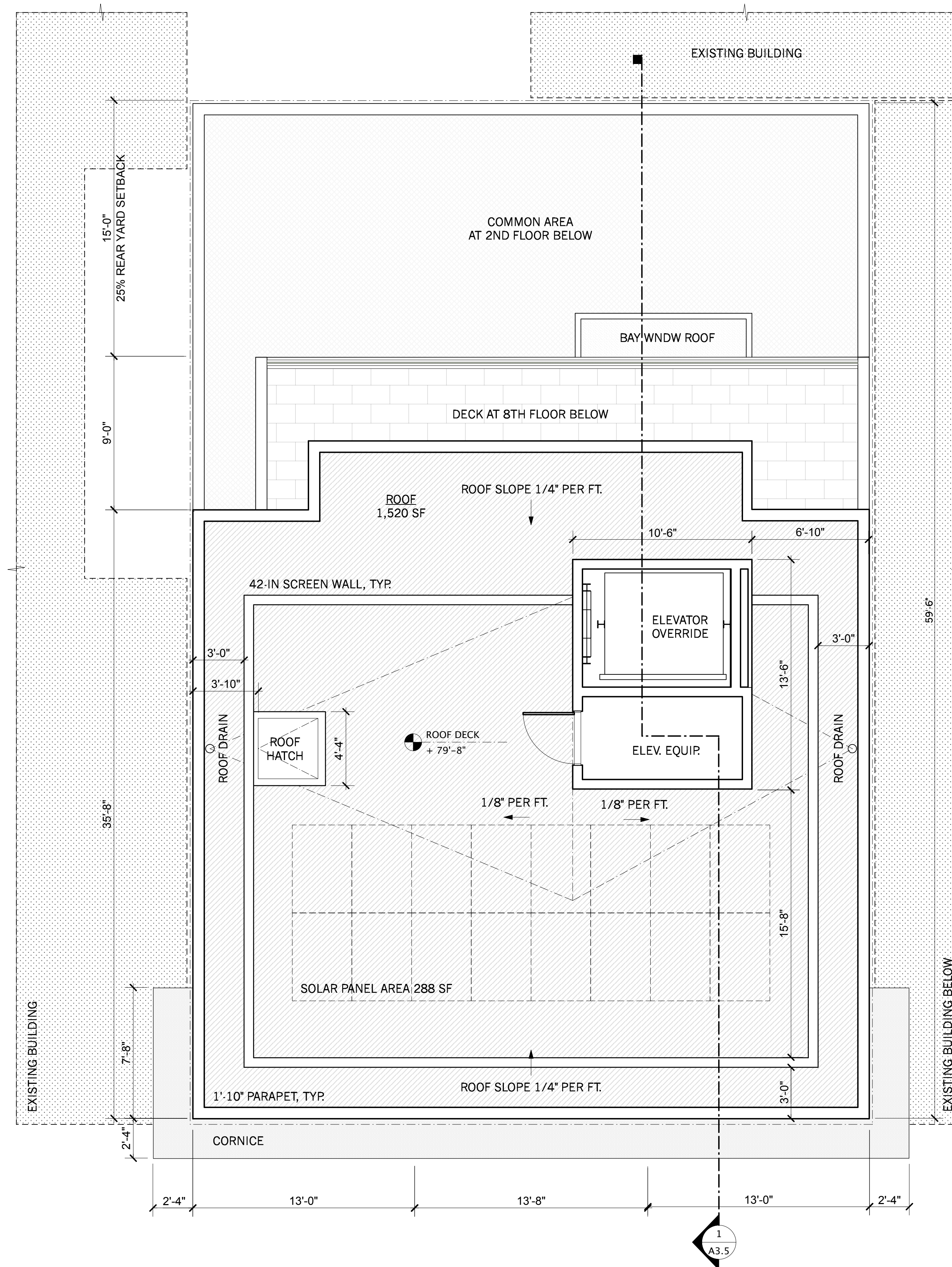
New Residential Building
820 Post Street
San Francisco, CA 94109

#	date	issue
12.07.18	NOPDR#2	RESPONSE

3rd THRU 8TH FLOOR PLANS

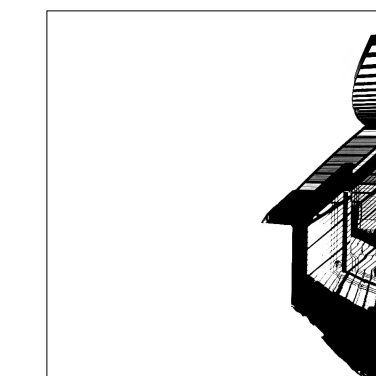
project:	16.14
drawn by:	CT
checked by:	JP
date:	06.12.17
scale:	1/4" = 1'-0"

A-2.2



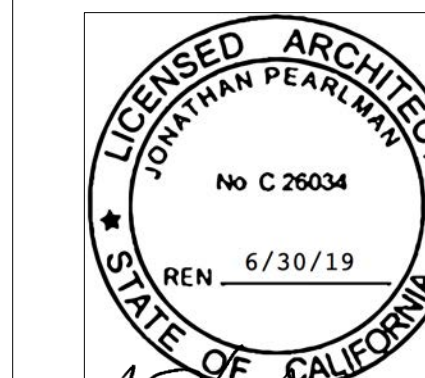
1 ROOF PLAN
Scale: 1/4" = 1'-0"

PENTHOUSE AREA = 142 SF (< 20% ROOF = 303 SF)
SOLAR PANEL AREA = 288 SF (> 15% ROOF = 227 SF)



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#	date	issue
11.28.18		PLANNER RESPONSE

ROOF PLAN

project:	16.14
drawn by:	CT
checked by:	JP
date:	06.12.17
scale:	1/4" = 1'-0"

A-2.3

ELEVATOR OVERRIDE BEYOND,
SMOOTH FINISH STUCCO, COLOR P4
SCREEN WALL, 3'-6" ABOVE ROOF,
SET BACK FROM FACADE,
SMOOTH FINISH STUCCO, COLOR P4

SCHEMATIC COLOR SCHEDULE
P1 : LIGHT WARM GREY
P2 : MEDIUM COOL GREY
P3 : DARK COOL GREY
P4 : LIGHT TAN
P5 : MEDIUM TAN
P6 : DARK TAN



T. O. ELEVATOR PENTHOUSE
87'-6"

ROOF
80'-0"

EIGHTH FLOOR
70'-0" 8

SEVENTH FLOOR
60'-8" 7

SIXTH FLOOR
51'-4" 6

FIFTH FLOOR
42'-0" 5

FOURTH FLOOR
32'-8" 4

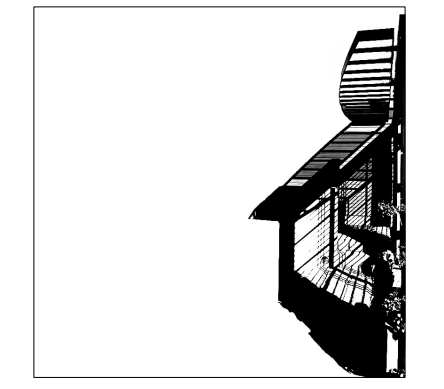
THIRD FLOOR
23'-4" 3

SECOND FLOOR
14'-0" 2

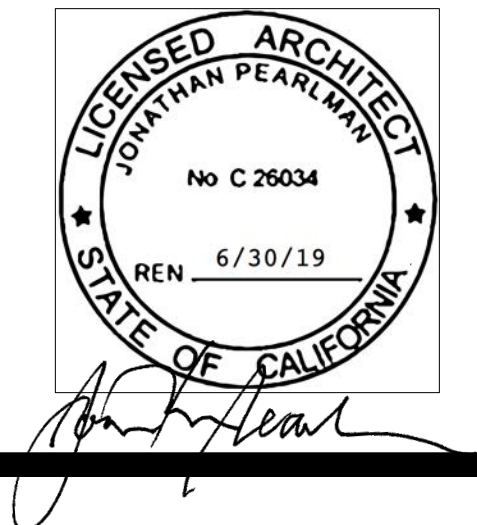
FIRST FLOOR
0'-0" 1

PAINTED STEEL CORNICE BAND
PAINTED STEEL CANOPY OVER
ENTRY, PAINT P3
STONE VENEER, TIGHT
GROUT JOINTS
FDC, INSET -
NOT AN ENCROACHMENT

MATT-FINISH GLAZED BRICK, TYPE B2
ANOD. ALUM. STOREFRONT SYSTEM
W/ CLEAR TEMPERED GLASS
RECESSED LIGHT FIXTURE w/ FD.
CONNECTION ON RIGHT SIDE
PAINTED METAL RECESS,
COLOR P2



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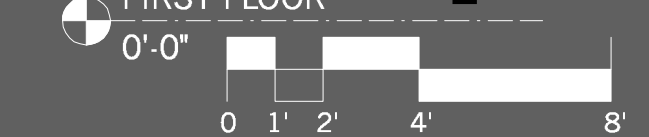
New Residential Building
820 Post Street
San Francisco, CA 94109

#	date	issue
1	11.28.18	PLANNER RESPONSE

**SOUTH ELEVATION
(POST STREET)**

project: 16.14
drawn by: CT
checked by: JP
date: 06.12.17
scale: 1/4" = 1'-0"

A-3.1



830 POST STREET

EXIT ALCOVE

ENTRY ALCOVE

800-812-814 POST STREET

T.O.ELEVATOR PENTHOUSE
87'-6"

ROOF
80'-0"

EIGHTH FLOOR
70'-0"

SEVENTH FLOOR
60'-8"

SIXTH FLOOR
51'-4"

FIFTH FLOOR
42'-0"

FOURTH FLOOR
32'-8"

THIRD FLOOR
23'-4"

SECOND FLOOR
14'-0"

FIRST FLOOR
0'-0"

ELEVATOR PENTHOUSE BEYOND w/
SMOOTH FINISH STUCCO, COLOR P1

SCREEN WALL BEYOND,
w/ SMOOTH FINISH STUCCO, COLOR P1

SMOOTH FINISH STUCCO, COLOR P2

PAINTED METAL CORNICE,
COLOR P3

SMOOTH FINISH STUCCO, COLOR P2

FIXED FIRE-RATED WINDOWS
w/ METAL FRAMES

BAY WINDOW ASSEMBLY BEYOND
w/ ALUM. CLAD WOOD WINDOWS, FIXED
& BRICK VENEER, TYPE B1

EAVES OF ADJACENT BUILDING
AT 800-812-814 POST STREET

BRICK VENEER IN RUNNING BOND
PATTERN, TYP.

DUTCH GUTTER FLASHING AT
ADJACENT BUILDING

PAINTED METAL BASE TRIM
AT BAY WINDOW

STEEL CANOPY OVER ENTRY
w/ STREET NUMBER SIGNAGE

RECESSED ENTRY

POST STREET

2'-4" 3'-0"

1'-10"

9'-0"

2'-7"

47'-8"

+/- 23'-4"

12'-9"

10'-0"

CLEAR

4'-0"

SMOOTH FINISH STUCCO
w/ CONST. JTS., COLOR P3

SMOOTH FINISH STUCCO w/ CONST. JTS.,
COLOR P5

SMOOTH FINISH STUCCO w/ CONST. JTS.,
COLOR P6

BAY WINDOW ASSEMBLY BEYOND w/
SMOOTH FINISH STUCCO, COLOR P5

ALUM CLAD WOOD WINDOW
w/ALUM BREAK METAL AT CORNERS

PREFINISHED METAL
PARAPET CAP, COLOR P2

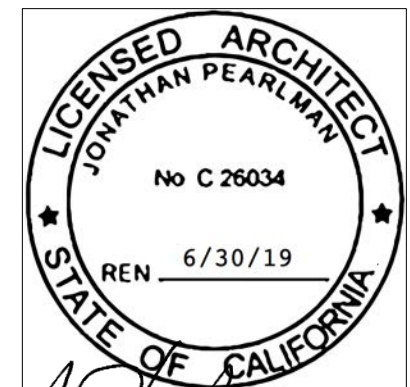
BUILDING ELEVATION
HIDDEN BY ADJACENT
BUILDING

SCHEMATIC COLOR SCHEDULE
P1 : LIGHT WARM GREY
P2 : MEDIUM COOL GREY
P3 : DARK COOL GREY
P4 : LIGHT TAN
P5 : MEDIUM TAN
P6 : DARK TAN



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#	date	issue
11.28.18		PLANNER RESPONSE

East Elevation

project:	16.14
drawn by:	CT
checked by:	JP
date:	06.12.17
scale:	1/4" = 1'-0"

A-3.2



715-717 LEAVENWORTH

3'-6"

14'-0"

SCHEMATIC COLOR SCHEDULE
P1 : LIGHT WARM GREY
P2 : MEDIUM COOL GREY
P3 : DARK COOL GREY
P4 : LIGHT TAN
P5 : MEDIUM TAN
P6 : DARK TAN

SMOOTH FINISH STUCCO
w/ CONST. JTS., COLOR P5

GLASS GUARDRAIL AT 3'-6" ABOVE FIN. DECK,
OPAQUE POST @ 8-FT O.C. TO LIMIT
GLASS AREA TO 24 SF (BIRD-SAFE REQ'TS)

SMOOTH FINISH STUCCO
w/ CONST. JTS., COLOR P6

ANOD. ALUM. WINDOW FRAMES
AT BATHROOM, COLOR P3

ALUM CLAD WOOD WINDOW
W/ALUM BREAK METAL AT CORNERS.
COLOR P3

STUCCO FINISH STUCCO
w/ CONST. JTS., COLOR P5

CORNICE OF 800.812.814 POST
EXTENDS PARTIALLY ALONG WEST WALL

ANOD. ALUM. SLIDER DOORS

BUILDING ELEVATION
HIDDEN BY ADJACENT
BUILDING

800-812-814 POST STREET

ADJACENT BUILDING TO THE NORTH

ELEVATOR OVERRIDE BEYOND,
SMOOTH FINISH STUCCO, COLOR P1

SCREEN WALL BEYOND,
SET BACK FROM FACADE,
SMOOTH FINISH STUCCO, COLOR P1

STUCCO FINISH BEYOND, COLOR P6
(SHOWN AT 50% SATURATION)
ANOD. ALUM. SLIDER DOORS

PREFINISHED METAL PARAPET CAP BEYOND
MATT-FINISH GLAZED BRICK BEYOND

ANOD. ALUM. WINDOW FRAMES, TYP.
- OPERABLE OR FIXED UPPER
- FIXED LOWER
- COLOR P3

STUCCO FINISH w/ CONST. JTS.,
COLOR P6

STUCCO FINISH BEYOND, COLOR P5
(SHOWN AT 50% SATURATION)

DUTCH GUTTER AT ADJACENT
BUILDING PARAPET

9'-4"
EFFECTIVE LIGHTWELL

5'-6"+/-
EX. LIGHTWELL

GLAZED BRICK BAND, TYPE B2

BRICK VENEER, TYPE B1

PREFINISHED METAL PARAPET CAP,
COLOR P3

STUCCO FINISH,
COLOR P5

830 POST STREET

T.O. ELEVATOR PENTHOUSE
87'-6"

ROOF
80'-0"

EIGHTH FLOOR
70'-0"

SEVENTH FLOOR
60'-8"

SIXTH FLOOR
51'-4"

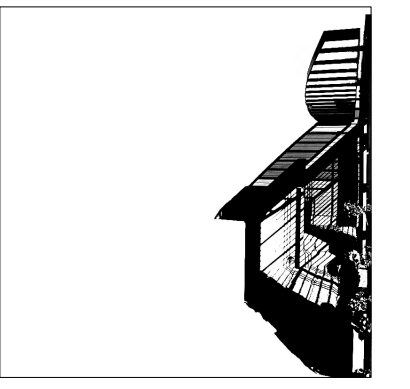
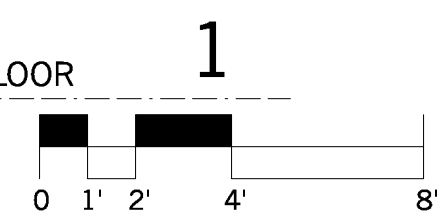
FIFTH FLOOR
42'-0"

FOURTH FLOOR
32'-8"

THIRD FLOOR
23'-4"

SECOND FLOOR
14'-0"

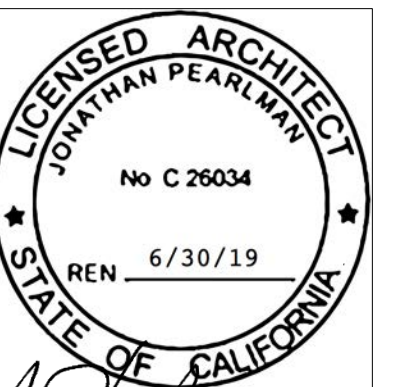
FIRST FLOOR
0'-0"



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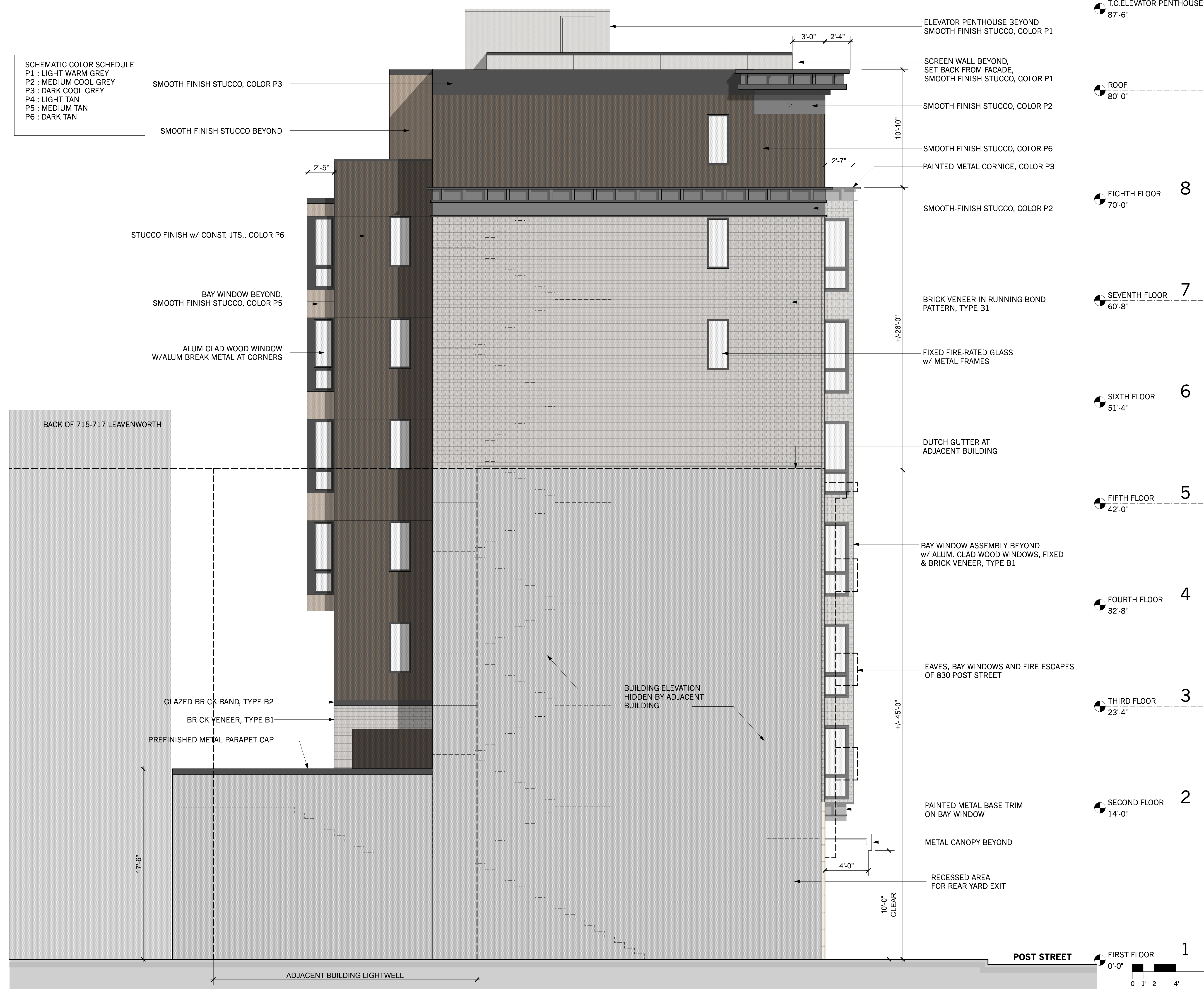
#	date	issue
1	11.28.18	PLANNER RESPONSE

North Elevation

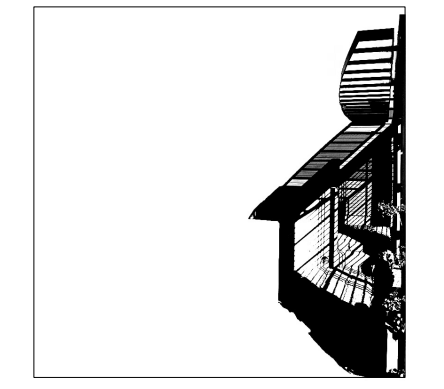
project:	16.14
drawn by:	CT
checked by:	JP
date:	06.12.17
scale:	1/4" = 1'-0"

A-3.3

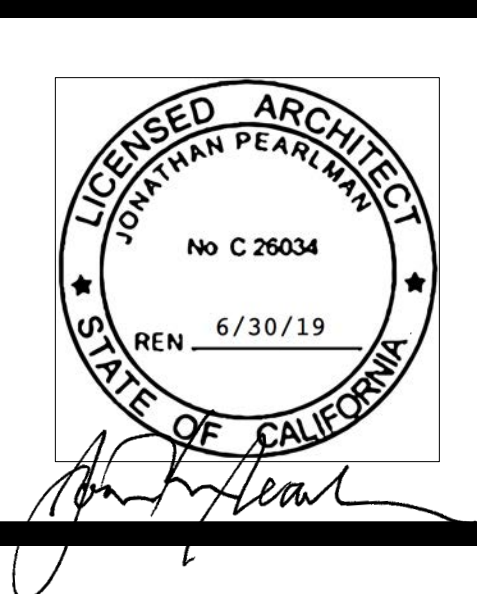
SCHEMATIC COLOR SCHEDULE
 P1 : LIGHT WARM GREY
 P2 : MEDIUM COOL GREY
 P3 : DARK COOL GREY
 P4 : LIGHT TAN
 P5 : MEDIUM TAN
 P6 : DARK TAN



- T.O. ELEVATOR PENTHOUSE 87'-6"
- ROOF 80'-0"
- EIGHTH FLOOR 8 70'-0"
- SEVENTH FLOOR 7 60'-8"
- SIXTH FLOOR 6 51'-4"
- FIFTH FLOOR 5 42'-0"
- FOURTH FLOOR 4 32'-8"
- THIRD FLOOR 3 23'-4"
- SECOND FLOOR 2 14'-0"
- FIRST FLOOR 1 0'-0"



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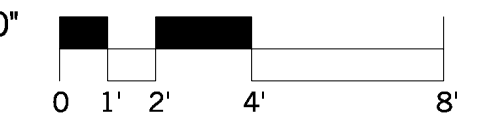
New Residential Building
 820 Post Street
 San Francisco, CA 94109

#	date	issue
1	11.28.18	PLANNER RESPONSE

West Elevation

project:	16.14
drawn by:	CT
checked by:	JP
date:	06.12.17
scale:	1/4" = 1'-0"

A-3.4



T.O. ELEVATOR PENTHOUSE
87'-6"

ROOF
80'-0"

EIGHTH FLOOR 8
70'-0"

SEVENTH FLOOR 7
60'-8"

SIXTH FLOOR 6
51'-4"

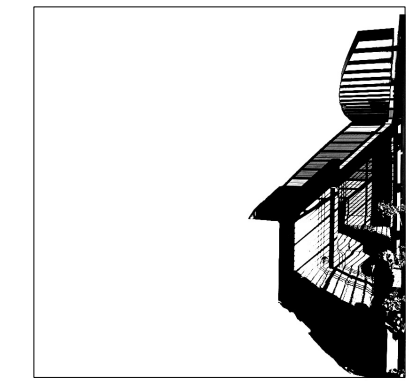
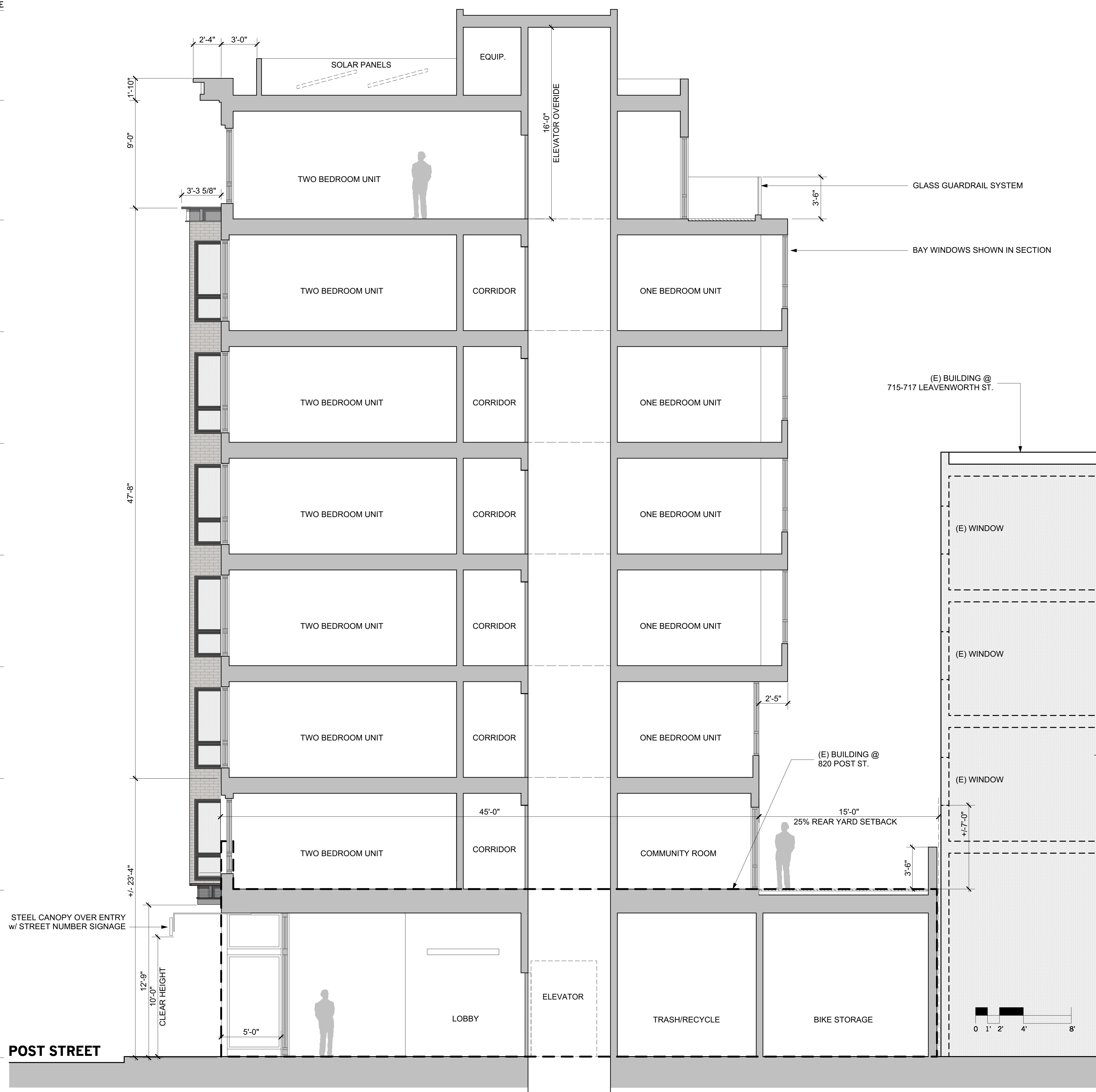
FIFTH FLOOR 5
42'-0"

FOURTH FLOOR 4
32'-8"

THIRD FLOOR 3
23'-4"

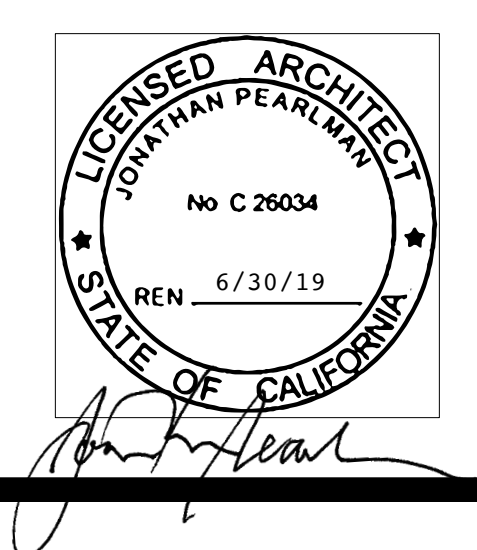
SECOND FLOOR 2
14'-0"

FIRST FLOOR 1
0'-0"



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New Residential Building
820 Post Street
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#	date	issue
02.12.19	NOPDR#3	RESPONSE

BUILDING SECTION A-A

project:	16.14
drawn by:	CT
checked by:	JP
date:	06.12.17
scale:	1/4" = 1'-0"

A-3.5

Exhibit C

Environmental Determination



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
820 Post Street		0300003C
Case No.		Permit No.
2016-015997ENV		201707242766
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The Project includes the demolition of the existing one-story commercial building, last used as a retail sales and service dry cleaning use, and new construction of an eight-story, 80-ft tall, mixed-use residential building (approximately 14,462 gross square feet) with 12 dwelling units, approximately 1,200 square feet of ground floor retail space, 12 Class 1 bicycle parking spaces, 4 Class 2 bicycle parking spaces, and no proposed off-street parking. The Project includes a dwelling-unit mix consisting of 5 one-bedroom units and 7 two-bedroom units.</p>		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</p>
<input checked="" type="checkbox"/>	<p>Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.</p>
<p>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</p>	
<p>Comments and Planner Signature (optional): Justin Horner</p> <p>Proposed project will comply with recommendations from geotechnical report: H Allen Gruen, Geotechnical Engineer, "Report Geotechnical Investigation Planned Development at 820 Post Street San Francisco, California," March 4, 2018.</p> <p>Construction of the proposed project would include the drilling of piers. Piers would not be drilled in any area within 6 feet of the project site's interior property lines. Please see "Drilling Buffer Zone" under the Documents tab in PPTS of record 2016-015997PRJ.</p>	

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): See the preservation team review form issued on 1/19/2019 for additional information on how project is consistent with the character-defining features of the Lower Nob Hill National Register Historic District.
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing	Signature: Justin Horner
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	02/11/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
820 Post Street		0300/003C
Case No.	Previous Building Permit No.	New Building Permit No.
2016-015997PRJ	201707242766	
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 820 POST STREET
RECORD NO.: 2016-015997CUA

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

Reception:
415.558.6378

Fax:
415.558.6409

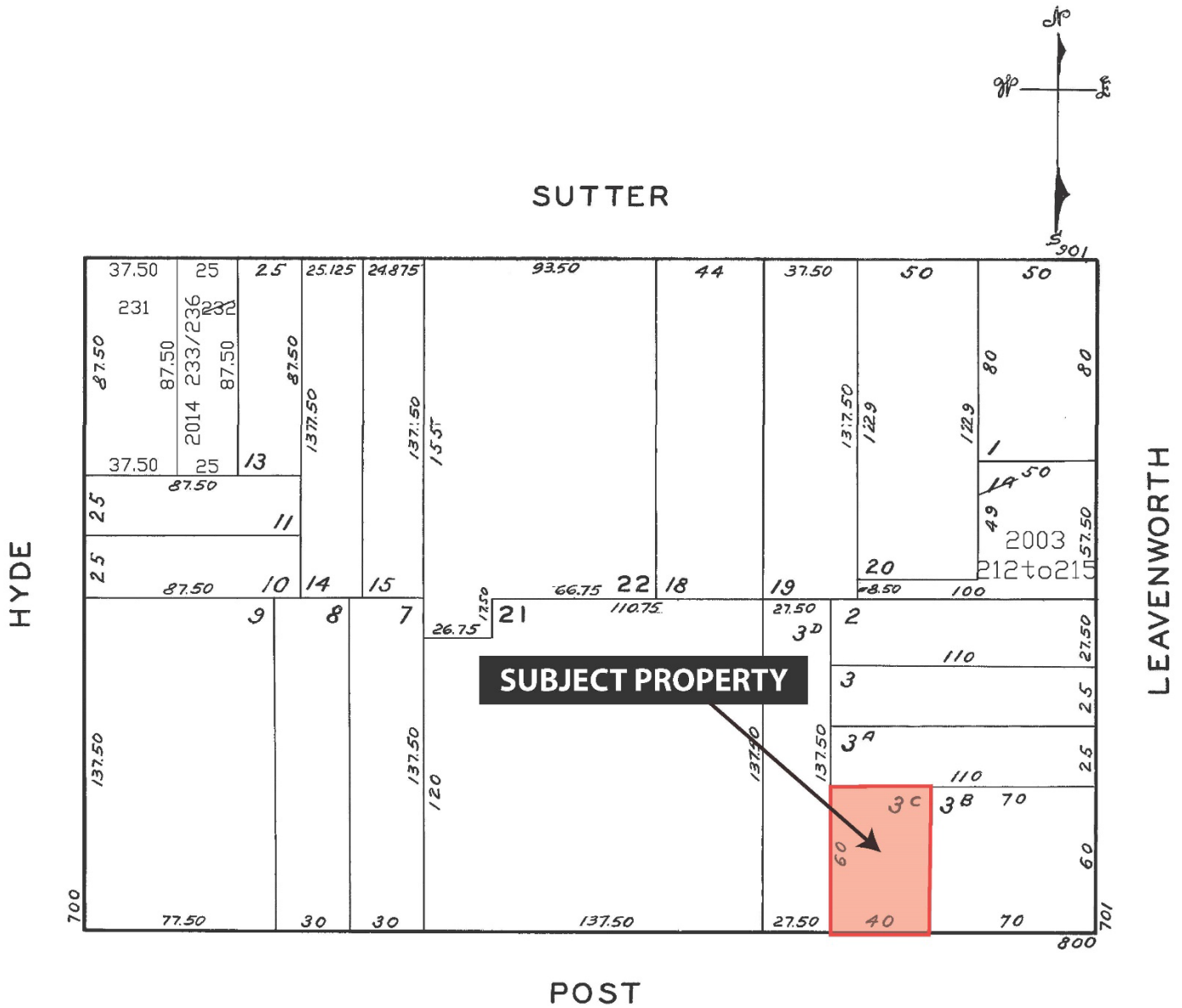
Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	---	---	---
Residential GSF	0	13,135	13,135
Retail/Commercial GSF	2,400	1,200	- (1,200)
Office GSF	---	---	---
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	---	---	---
Medical GSF	---	---	---
Visitor GSF	---	---	---
CIE GSF	---	---	---
Usable Open Space	0	540	540
Public Open Space	---	---	---
Other ()			
TOTAL GSF	2,400	14,335	11,935
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	1	1
Dwelling Units - Market Rate	0	11	11
Dwelling Units - Total	0	12	12
Hotel Rooms	0	0	0
Number of Buildings	1	1	1
Number of Stories	1	8	8
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	16	16
Car Share Spaces	0	0	0
Other ()			

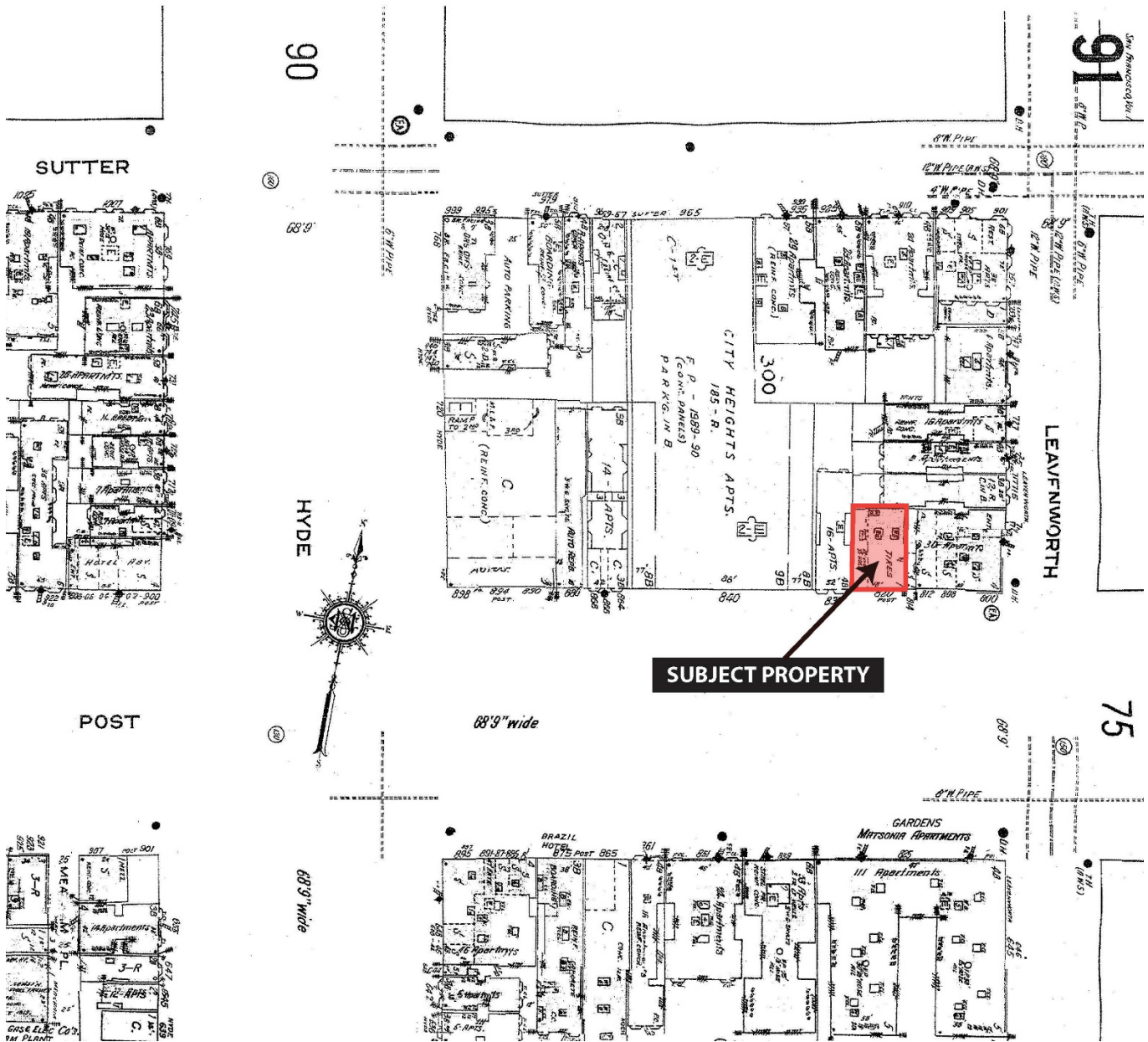
	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	5	5
Two Bedroom Units	0	6	6
Three Bedroom (or +) Units	0	1	1
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

Exhibit E – Maps and Context Photos

Block Book Map

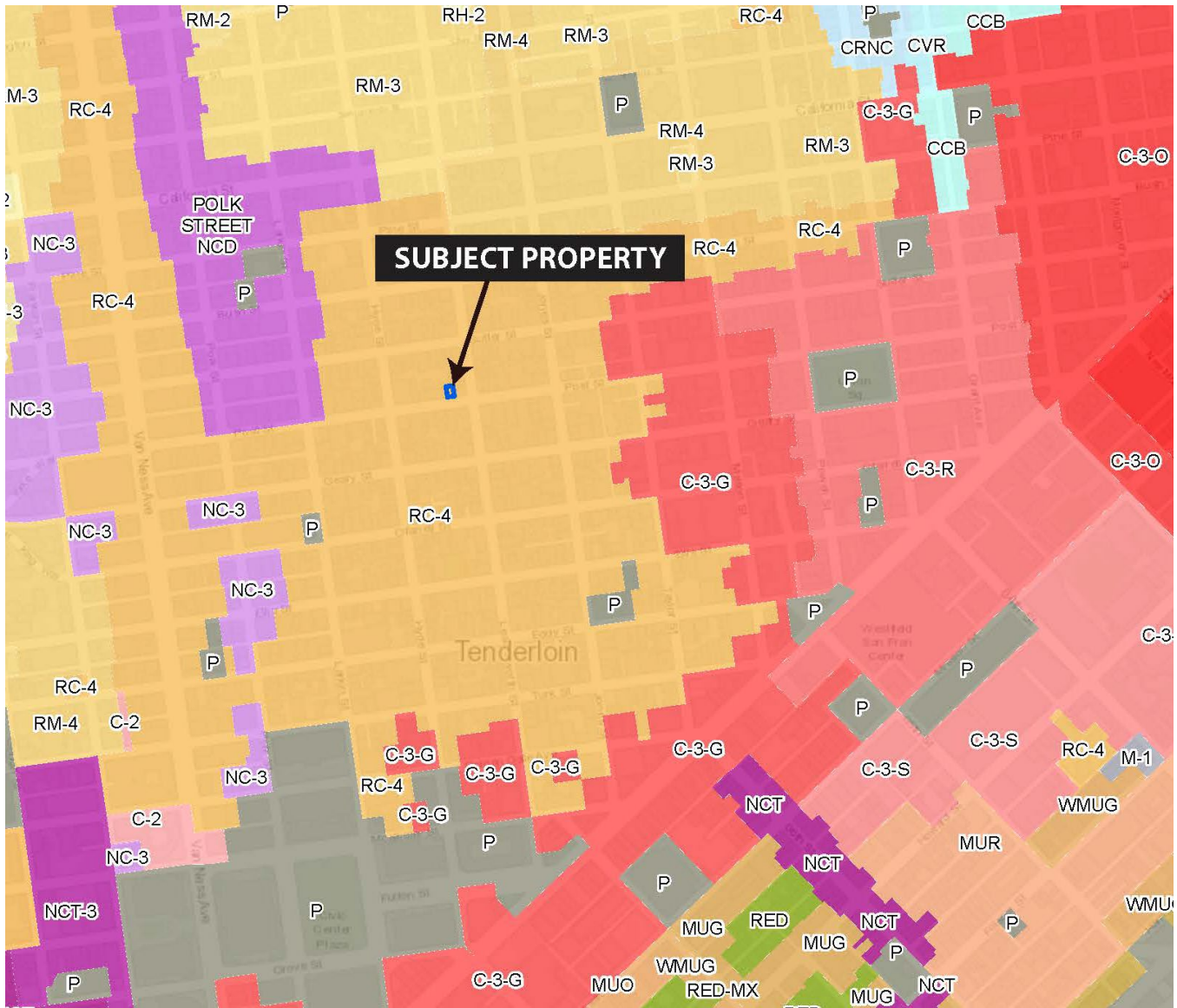


Sanborn Map*

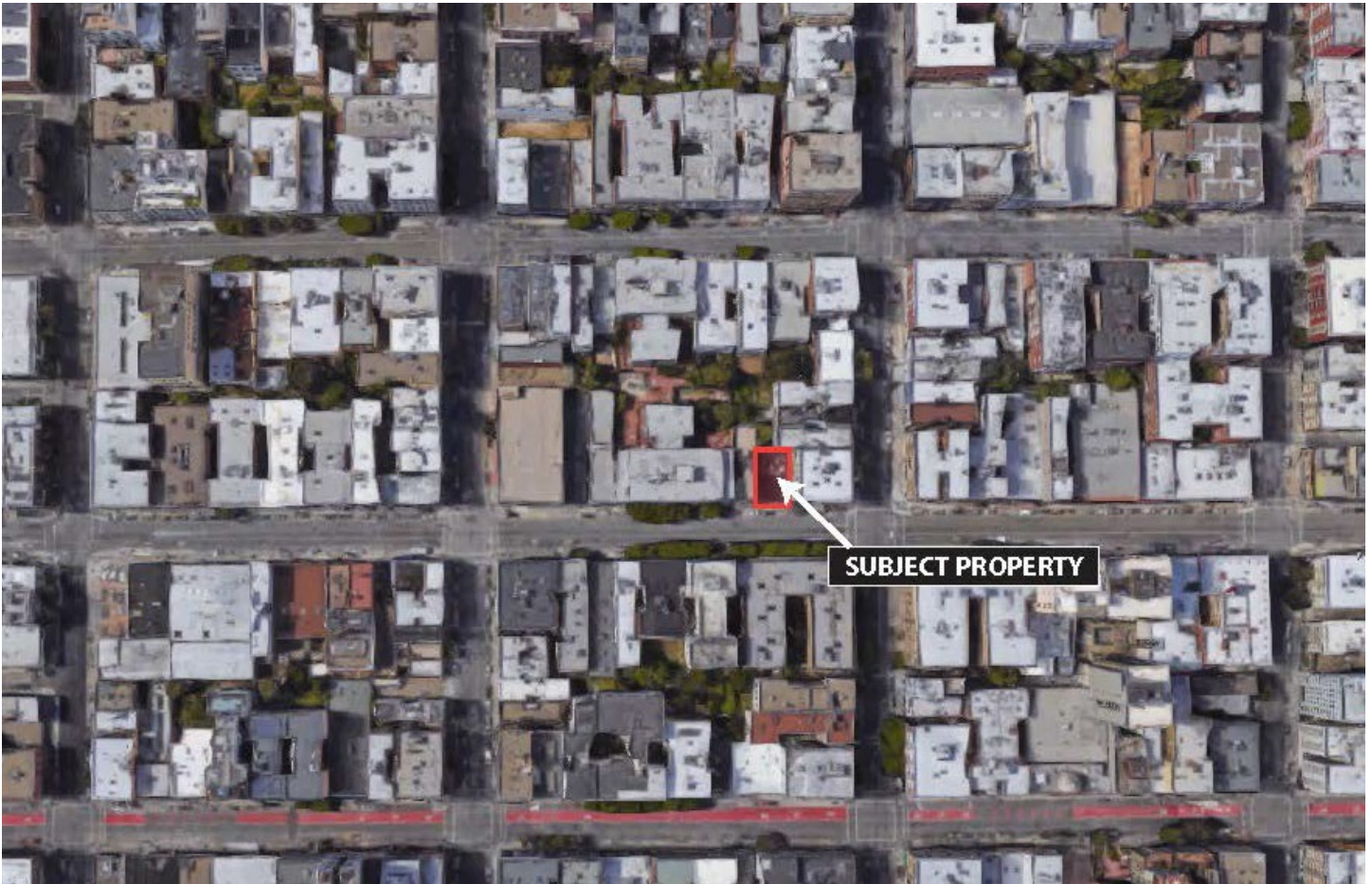


* The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

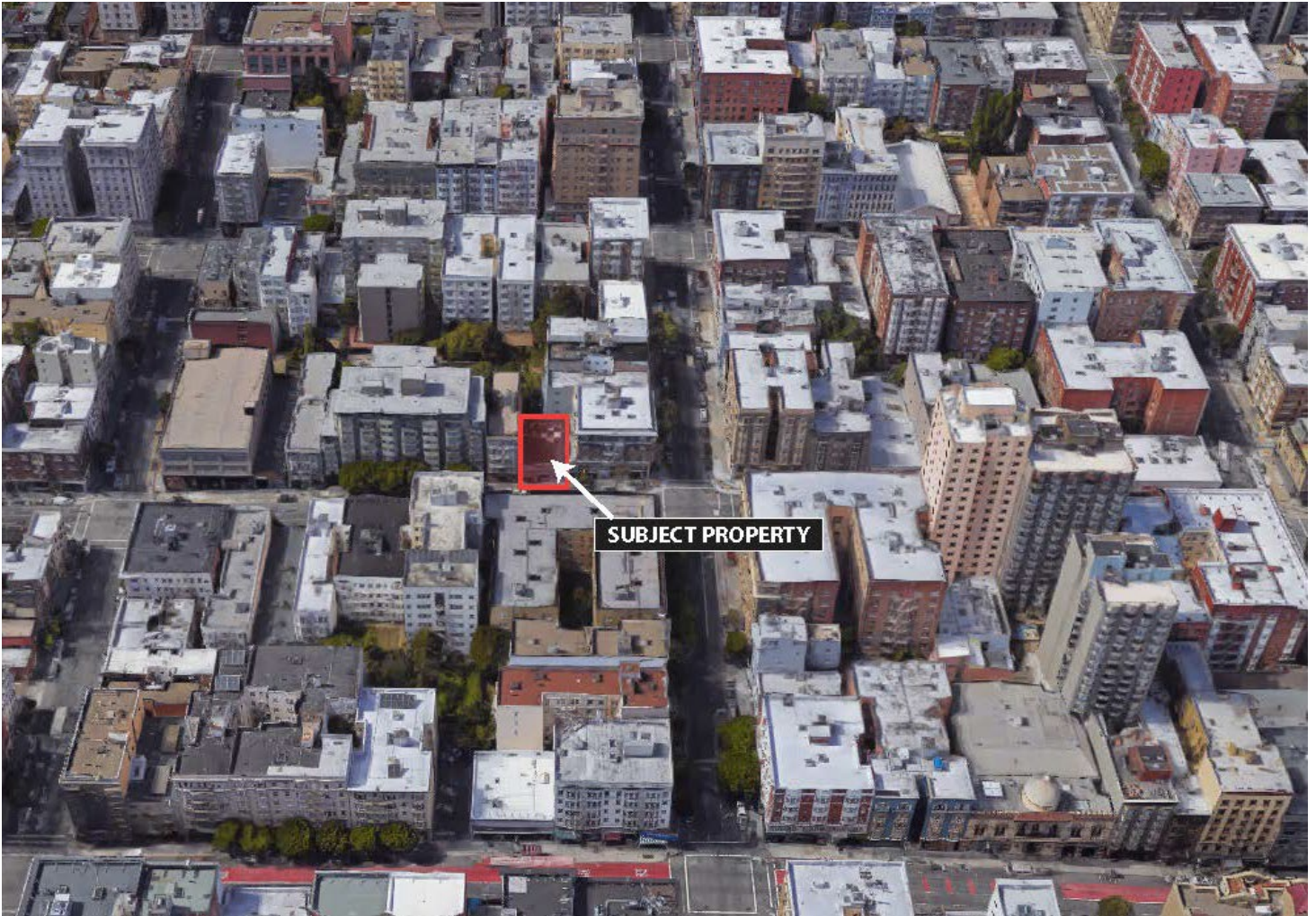
Zoning Map



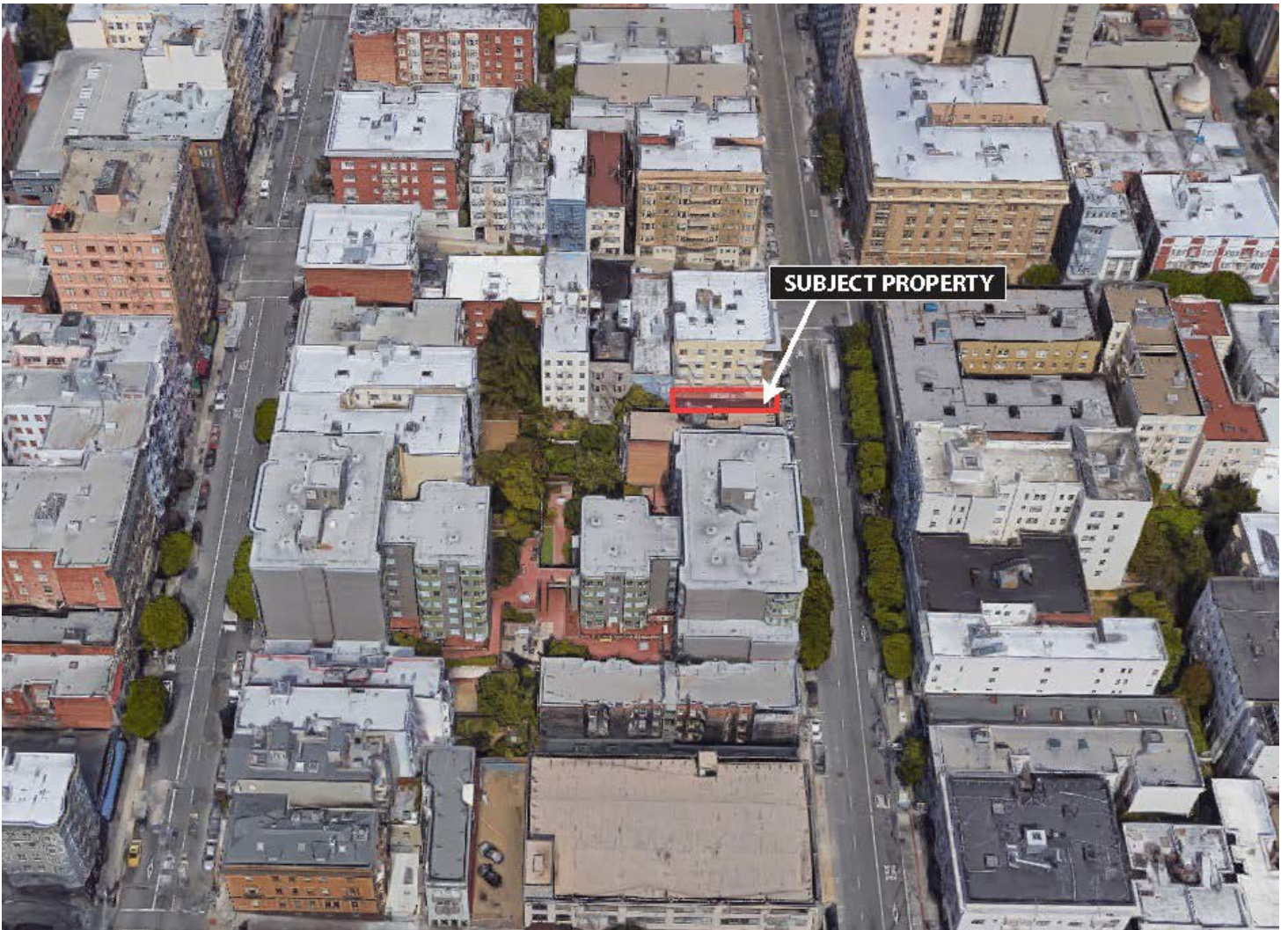
Aerial Photos (Oriented North)



Aerial Photos (Oriented North)

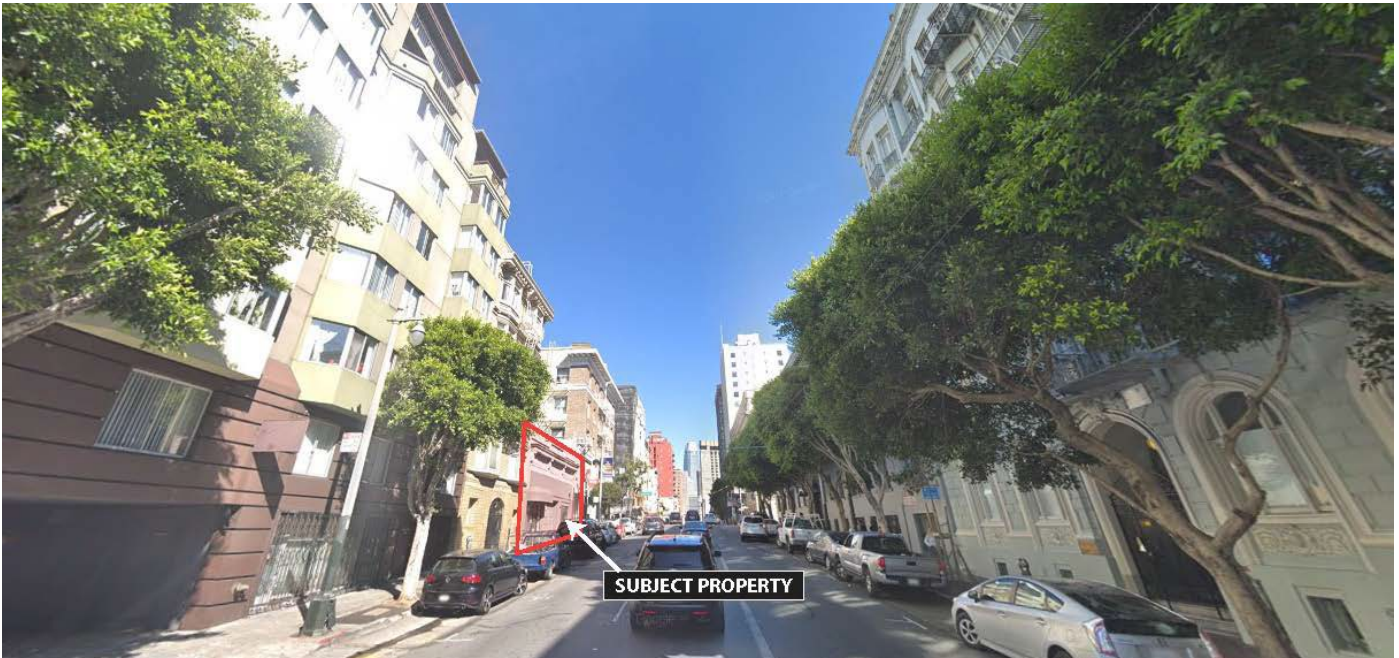


Aerial Photos (Oriented East)



Context Photos

(On Post Street, looking East)



(On Post Street, looking West)



Context Photos

(On Post Street, across from Project Site)



Context Photos

(Intersection of Post and Leavenworth Streets, looking North)



Exhibit F

Public Correspondence

From: [Marvis Phillips](#)
To: [Perry, Andrew \(CPC\)](#)
Cc: [Jonathan Pearlman](#)
Subject: Record No. 2016-015997 CUA - 820 Post Street
Date: Thursday, January 10, 2019 2:47:18 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Andrew,

As the Board Chair of District 6 Community Planners I am in support of the proposed Conditional Use Authorization being requested for 820 Post Street, while a small project, it will provide for housing in this area of the North of Market Community, where smaller units and bedrooms are in high demand.

I feel that even though we were not able to have a presentation by the Architect, due the group being on a month vacation. The information provide by Mr. Pearlman was enough to meet the requirements, and I thank him for his quick response to my inquiry.

Again we are in support of this CUA for 820 Post Street.

Sincerely,

Marvis J. Phillips
Board Chair
District 6 Community Planners

--

Marvis J. Phillips
Board Chair
District 6 Community Planners

To Jeffrey Fu, Andrew Perry (Planning Commission) and Jonathan Pearlman,

I am gravely concerned about the proposed construction of an 8 story building at 820 Post Street. This past summer, Haley Obata, Dylan Jensen and I met with Jonathan Pearlman with several asks on how the new construction could be adjusted so that our units would not lose such significant amounts of light and air. Natural light is needed for health and wellbeing. Mental/emotional vigor can go in to deep decline if someone lives in a small apartment without much light. Many studies have found that the sun affects our sympathetic and parasympathetic nervous system profoundly. We had iterated that to Jonathan Pearlman, but he did not consider our issues seriously. The plans have not changed much at all and our homes will be dramatically darkened by this construction. I feel a great amount of despair.

We are not against the construction of new housing. We all know that affordable housing is critical in San Francisco as is indicated by the numbers of homeless in our community, especially in the Nob Hill and Tenderloin areas of San Francisco. However, we had asked that there be an earnest consideration and more creativity in designing a building so that everyone already residing in the surrounding area could be happy. First off, we asked that it be made at 5-6 stories high so that it was in keeping with the adjacent buildings on the Post street side. This would bring more sunlight to the back. Secondly, we asked that the back of the building include a ziggurat; allowing more sun to our units in addition to the patio. While there is a 15 ft patio space at the base level, Mr. Pearlman outfitted the back units with another 2.5 ft balcony windows that jut out toward our residence. That means only a 12.5 ft light shaft will actually exist. We also suggested that either a reflective material be placed in the back or that the building be painted a light color. All of these suggestions were rejected outright.

We also had questions about the safety of the demolition since the dry cleaning store has used highly toxic chemicals for a very long time and they are probably in the ground. We do not know what will happen when demolition begins. There will be a lot of noise and dust. We had mentioned that Dylan had allergies, my cat is also allergic to dust and she suffers enormously from too much dust particles.

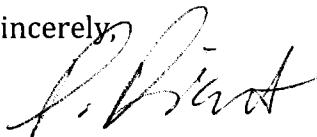
Mr. Andrew, you stated in an email to me on November 1, 2017, that "during the course of our internal design review process, we (the planning committee) may ask for additional setbacks or reduction of massing in order to minimize impacts to adjacent building's light and air." And yet, you are continuing to support this project without sincere consideration of what's at risk for us living in the back units of 715 Leavenworth. The Planning Department's mission statement quotes: We facilitate ongoing dialogue that is open and responsive, and we collaborate with people.

In 1993, I moved into the 2nd floor apartment in the back of this building because of the beautiful light. The avocado tree outside my window is lovely and I worked hard to create a wonderful live/work space for myself. I spend at least 30 hours per week working here. I am a visual artist, yoga teacher, and wellness coach. I have a

Masters' Degree from SFAL, and I have shown my work at the San Francisco Arts Commission, New Langton, and The Lab; I've had exhibitions in Berlin, and Cuba. I've taught yoga at the County Jail, to those suffering from economic distress, and at a Functional Rehabilitation Center. I have been a long contributing member of this city. However, I also have depression from PTSD, and this quiet space has given me hope and refuge. I have not been able to move into another space because the cost of living is extremely high, and rents have soared since the dotcom boom 1996. I have a beautiful community of friends, and colleagues in San Francisco, it is impossible for me to move.

Our asks were serious concerns, and your inability to respond to our wishes with honest consideration feels heartless. Investors in the new construction would still make enormous profit from a 5-6 story building and it would house a high number of people. At times, I have seen developed projects erected, only to find that quite a number of apartments remain empty. A ziggurat in the back would mean a slight redesign. It only takes a little more creativity and out of the box thinking to help neighbors feel less isolated and dismissed. I am pressing you to reconsider our demands for a serious change to the plans.

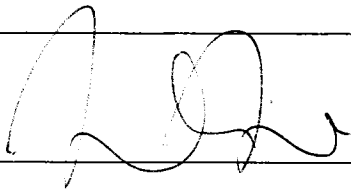
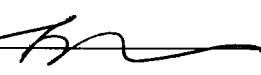
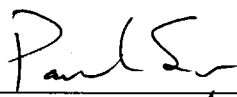
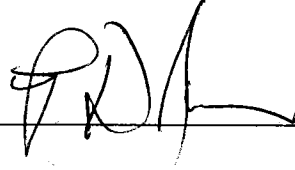

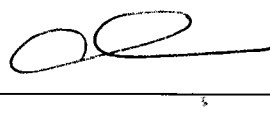

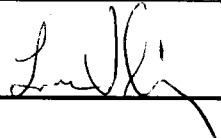
Sincerely,

A handwritten signature in black ink, appearing to read 'P. Diart', written in a cursive style.

Patricia Diart

January 3, 2019

January 2nd 2018, This petition is signed by neighbors who live near the 820 Post street site where a proposed 8 story building is slated for construction. The proposal for an 8 story building gives us great concern about the feel of the neighborhood. We feel that a 5-6 story building is a better fit. We are also concerned with the loss of light and air for ourselves and our neighbors at 715 Leavenworth Street, to Kay Books and to Café Royale. We feel that the back of the proposed building should be tiered so that our neighbors continue to have sufficient light for their well-being and health.

Name	Signature	Email	address
Win Weston		westontoyou@gmail.com	601 Leavenworth St. SF, CA 94109 775 Post Street 94109
BROOKE WAGNER		awagner16@live.com	775 Post # 910, 94109
PAUL SAUER		paulsauer2@gmail.com	715 Leavenworth St. #6
Dylan Jensen		djensen@skikos.com	715 Leavenworth St., #6
Hayley Obata		hayleyobata@gmail.com	601 LEAVENWORTH APT 35 SF, CA 94109
Ashley Batz		ASHLEYBATZ@GMAIL.COM	711 Leavenworth #32 94109
Eric Misser		emissrphoto@gmail.com	737 Post St. # 339 SF, CA 94109
Tom Volking		volkingts@yahoo.com	

From: [711 Leavenworth](#)
To: [Perry, Andrew \(CPC\)](#)
Subject: 820 Post Street- Opposition to proposed 80 foot building
Date: Saturday, January 05, 2019 11:27:57 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To: Andrew Perry, Planner, SF Planning Department:

I am Barbara Stoff, the owner of 711 Leavenworth Street (corner of Post and Leavenworth Street). This is adjacent to the proposed construction at 820 Post Street. My building is a rent-controlled apartment house with 31 small studio units. 12 of the studio apartments on the west side of the building will be negatively impacted by the proposed 80 foot building at 820 Post Street. I send this email correspondence stating my strong objection to the proposed construction next door.

I have seen the online architectural rendering of the proposed 80 foot building and believe it will be an “eye-sore” on the block as it towers over the adjacent buildings on the same side of the street. The proposed construction does not blend with the size and architecture on the block.

Additionally, objection is made to the proposed building because it will significantly reduce and/or eliminate natural light for 12 studio apartments on the west side of my building. Some of the potentially impacted tenants are elderly and spend most of the day in their apartment; and some others are professionals who work from home. The proposed construction would block sunlight, changing their sunny unit to a dark apartment and their view would be of a concrete building. Furthermore, I have been advised by leasing professionals that changing a sunny unit into a dark apartment will result in lower rents.

While I acknowledge that it is unreasonable to object to any construction whatsoever, I would encourage the planning commission to limit the height of any new construction to not greater than 50 feet which is approximately the same height as 711 Leavenworth. This would be architecturally in balance with the adjacent buildings; and moreover, such a reasonable height limit would lessen the severity of natural light blockage for my tenants on the third and fourth floors at 711 Leavenworth.

Thank you for your consideration,

Barbara Stoff, Successor Trustee of the Alan and Barbara Stoff Trust

MEMORANDUM

TO: 820 Post Developers
FROM: Patricia Diart, P. Dylan Jensen, Haley Obata
RE: Concerns Surrounding Construction
DATE: April 4, 2018

820 POST STREET CONSTRUCTION CONCERNS AND SOLUTIONS

Currently planned for 820 Post Street in San Francisco, California is the demolition of the current commercial building – Unique Cleaners & Laundry – and construction of an 8-story residential apartment building. The residents of neighboring apartment buildings to 820 Post Street have concerns regarding the impact of the demolition and construction. Below, these concerns are listed. Moreover, these neighboring residents propose potential solutions to such concerns that would be just for all parties effected by the construction. These potential solutions have also been provided below. It is the hope of these residents that their concerns will be both appreciated and addressed by the developers, as the current plan will likely have significant implications for neighboring businesses and residents.

Concerns Regarding Demolition and Construction:

- Potential for toxicity during and after demolition, which will only be exacerbated by the dry cleaning chemicals currently present on the property
- Dust from construction, which will likely impact air quality for neighboring residents
- Noise caused by construction, which will likely impact quality of life and work for neighboring businesses and residents
- Safety and security of neighboring buildings while construction is occurring
- Preservation of the current aesthetic of the neighborhood, which has significantly shorter buildings
- Loss of sunlight and fresh air for neighboring residents, which poses mental health issues for some
- Increased traffic due to congestion caused by construction of the building
- Affordability and accessibility of the units such that the character of the community is not jeopardized

Potential Solutions to Neighboring Resident Concerns

- Potentially increase the distance of the building, moving it back 25 feet instead of the currently planned 15 feet
- Utilizing a ziggurat on the rear of the building
- Decrease the height of the building from its currently planned 8-stories
- Employ reflective material on the back of the building and neighboring buildings to increase access to sunlight
- Incorporate greenery and plant life into the design so as to increase brightness for neighboring residents

From: [Jonathan Pearlman](#)
To: [Dylan Jensen](#); [Perry, Andrew \(CPC\)](#)
Cc: [Patricia Diart](#); [Haley Obata](#); [Clement Tesar](#); [Jeff Fu](#)
Subject: Re: 820 Post Development
Date: Thursday, April 05, 2018 12:19:21 PM
Attachments: [820 Post Memo frneighbors 04.04.18.pdf](#)

Dylan,

Thanks for sending this along. I am copying Andrew Perry, the project planner and the owner, Jeff Fu so they can hear about what we discussed at our meeting last night.

We met at 6PM at Cup A Joe, corner of Leavenworth and Sutter on April 4, 2018. The attendees were: Patricia Diart, Haley Obata, Dylan Jensen all of 715/717 Leavenworth and the project's architect, Jonathan Pearlman.

Jonathan's team prepared a series of studies to show the shadows under varying circumstances - June 21, March/September 21 and December 21 at 9 AM, 12 PM and 3 PM. In addition, the site was shown in 3 configurations: as it exists, with a conceptual 5 story building and with the proposed 8-story building. Overall, the proposed project and the conceptual 5-story have shadow impacts on 715/717 Leavenworth between about 10 AM and 2 PM. Due to the site orientation (820 Post to the south of 715/717 Leavenworth), the neighboring buildings to the east and west throw shadows in the morning hours and the mid-afternoon and evening hours.

The overriding concern was that of the shadowing of Ms. Diart's apartment which faces south and west with one of her living room windows facing south into the 820 Post site. Because the existing building is one story, she currently receives the south light directly into her south window which is on the property line along the north side of the 820 Post site. She also has an angled bay window on the west end of their building which faces southwest which receives sunlight as well. With the conceptual and the proposed project, that direct sunlight would be cut off.

Patricia, Dylan and Haley presented the attached request letter. We discussed the construction period issues and I relayed that there are strict local and state laws for demolition and construction. The owner and General Contractor are responsible for ensuring that those processes and requirements are observed during construction. On the items that can be affected by the design and Planning related issues, we discussed the reduction of the overall height of the building or an increased rear yard setback. I related that it was the Planning Department who encouraged us to maximize the allowed number of units (12) by zoning. Given the extremely small footprint of the allowable building area (40' in width and 45' in depth or 1,800 sq. ft.) and the building code requirements for 2 "means of egress" staircases and an elevator, there was little room left over for the actual units. The 2-bedroom units are 765 sq. ft. and the one-bedroom units are 505 sq. ft. Given that all of these units must meet current ADA and building code requirements (larger bathrooms, kitchens and clearances), it means that these units are on the small side for this neighborhood. If we were to eliminate floors from the building, we would lose units (including the 1 affordable unit) and the project would become economically unfeasible. The only possible change that we could consider is revising the top floor unit, moving the mass from the north to the south and perhaps lowering the height by 1-story on the north side of the building.

There was discussion about reflective colors and materials on the north side of 820 Post and the other neighboring buildings. I suggested that light colors can make a big difference, but that reflective metallic and mirror-like materials (as they were suggesting) were likely not permitted by the Planning Dept. I also noted that we could only affect the design on 820 Post and not the neighboring buildings.

That is the gist of the conversation. I encouraged the neighbors to communicate with the planner, Andrew Perry, with their concerns and any additional questions. I committed to keep them informed about the project process along with advanced notice of any public hearings for the project.

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

v: 415.537.1125 x101
c: 415.225.3973

The information contained in this transmission is privileged and confidential information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited.

On Wed, Apr 4, 2018 at 9:12 PM, Dylan Jensen <dylanjensen05@gmail.com> wrote:

Jonathan,

Attached please find the memorandum regarding the 820 Post Street project I shared with you this evening. If you could please circulate, that would be great. Again, we appreciate you taking the time to meet with us.

Best,

P. Dylan Jensen

From: [Patricia Diart](#)
To: [Jonathan Pearlman](#)
Cc: [Perry, Andrew \(CPC\)](#)
Subject: inquiry about meeting
Date: Tuesday, November 28, 2017 11:10:37 AM

Dear Mr. Pearlman,

I hope you enjoyed your Thanksgiving holiday! I'm writing to you to let you know that I have spoken with my neighbors at 715 Leavenworth. All of us have concerns about the plans for the 8 storey building that is being designed for 820 Post street. I really appreciate that you have sent me your plans so far. All of us have acknowledged that we did not receive an invitation this past summer for the pre-application meeting. Because we were not invited, we would like to meet with you to discuss our concerns. I have listed the people so far who want to be included in the meeting. Most of us can either meet at 7:30 am or later in the evening near 6:30 or later. The weekend may also be a possibility.

Eddie Syamsu

Carmen Arguelles

Bartolo Cotoc Ramos

Patricia Diart

Eugene Nguyen

Dylan Jensen & Haley Obata (These tenants moved in just 6 weeks ago or so.)

There are two empty units on the 3rd floor that are currently empty, but are under construction and will also be effected by loss of light, noise, debris, and so forth. When tenants move in they may want to know that an 8 storey building is going to be built very near and will change their living space.

Please let me know if/when you have some time to meet with us. I appreciate your willingness and openness to dialogue! I have cc'd Andrew Perry as well. Have a wonderful week and I look forward to hearing from you soon.

Kind regards,

Patricia Diart

Exhibit G

Project Sponsor Brief



February 13, 2019

Development of 820 Post Street

This project is the development of 12 residential units over ground floor commercial space on the north side of Post Street, just to the west of the intersection of Leavenworth Street. Built in 1919, the existing one-story, 16-foot tall laundry building is considered a contributor to the Lower Nob Hill Apartment Hotel Historic District, however, it has lost its integrity with only a classical cornice giving clues to its original character. The 2,400 square foot property is postage-stamp sized at 40' along Post and 60' deep. With the required minimum rear yard setback of 15', the buildable area of the site is 40' x 45'. The site is located in an RC-4 (Residential-Commercial, high density) zoning district and an 80-A height and bulk district.

The Lower Nob Hill Apartment Hotel Historic District is comprised of 570 acres containing 295 contributing buildings and one contributing structure. The District consists of almost entirely of 3- to 8-story multi-unit residential buildings which fill their entire front lot lines and share a single stylistic orientation. The vast majority of the buildings were constructed between 1906 and 1925. Land uses in the surrounding area include a diverse mixture of residential, hotel, and ground-floor retail uses including shopping, grocery stores, bars and restaurants. The design of the new building has been determined to be compatible with the district.

The proposed project would demolish the existing building and construct an eight-story, 80-foot-tall mixed-use building with 12 dwelling units and 1,200 sq. ft. of commercial space on the ground floor. The proposed project would provide 16 bicycle parking spaces and no vehicle parking. The project would remove the existing curb cut on Post Street. Construction would last approximately 18 months.

With its location in the Lower Nob Hill Apartment Hotel Historic District, the design of the new building reflects the predominant character-defining features found throughout the district:

- 8-story massing
- Stone-clad base at the ground floor level with active uses:
- Metal string-course at base of 2nd floor
- Symmetrical, modeled brick-clad shaft with punched openings
- Central, 3-sided bay window
- Large metal cornice at top of 7th floor
- Unique 8th floor fenestration pattern, clad in smooth finish stucco
- Elaborate metal cornice as roof cap at 8th floor

The building has 12 residential units total with five, one-bedroom units, six, two-bedroom units and one, three-bedroom unit. One of the units will be a Below-Market Rate (BMR) unit. As is required for life safety, each floor has two stair towers, the elevator and the access hallway which take up approximately 26% of each floor area. The 2nd floor features one, 785 sq. ft. two-bedroom unit and on the north side, a 400 sq. ft. community room that opens to the 540 sq. ft. rear yard common open space. With its small footprint, floors 3 through 7 have only two units each – a 525 sq.ft. 1-bedroom and a 785 sq. ft. 2-bedroom unit. The 8th floor has one 1,235 sq. ft. 3-bedroom unit. There is no public access to the roof.

Although small in footprint, this new building will fit in well with its context with its evocative classic design. The average unit size is 715 sq. ft., which is modest, yet consistent with apartment sizes in the Lower Nob Hill area. The ground-floor commercial space offers a neighborhood-serving retail opportunity. 820 Post Street will be a valuable addition to this dense, but vibrant neighborhood.

Exhibit H

Inclusionary Affordable Housing Affidavit

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

12.14.18

Date

I, Jonathan Pearlman,
do hereby declare as follows:

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

820 Post Street

Address

0300 / 003C

Block / Lot

The subject property is located within the following Zoning District:

RC-4

Zoning District

80-A

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:

2016.015997

Planning Case Number

2017.0724.2766

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:

November 9, 2017

Date

The project contains 12 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:

12%

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.

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: 12	SRO / Group Housing: 0	Studios: 0	One-Bedroom Units: 5	Two-Bedroom Units: 6	Three (or more) Bedroom Units: 1
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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: 1	SRO / Group Housing: 0	Studios: 0	One-Bedroom Units: 0	Two-Bedroom Units: 1	Three (or more) Bedroom Units: 0
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LOW-INCOME 1	Number of Affordable Units 1	% of Total Units 8.33%	AMI Level 80%
MODERATE-INCOME 0	Number of Affordable Units 0	% of Total Units 0	AMI Level 0
MIDDLE-INCOME 0	Number of Affordable Units 0	% of Total Units 0	AMI Level 0

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:
0	0	0	0	0	0

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

Elevation Architects

Company Name

Jonathan Pearlman

Name (Print) of Contact Person

1159 Green Street, Suite 4

Address

415.537.1125

Phone / Fax

San Francisco, CA 94109

City, State, Zip

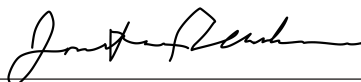
jonathan@elevationarchitects.com

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:

Jonathan Pearlman, Architect

Executed on this day in:

Location:

San Francisco, CA

Date:

12.14.18

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:

Exhibit I

Anti-Discriminatory Housing Affidavit

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: 820 Post Investment LLC	
PROPERTY OWNER'S ADDRESS: 315 Fernando Ave Palo Alto, CA 94306	TELEPHONE: (650)771-1745
	EMAIL: yj_fu@yahoo.com

APPLICANT'S NAME: Jonathan Pearlman, Elevation Architects Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 1159 Green Street, Suite 4 San Francisco, CA 94109	TELEPHONE: (415)537-1125
	EMAIL: jonathan@elevationarchitects.com

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

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

2. Location and Project Description

STREET ADDRESS OF PROJECT: 820 Post Street		ZIP CODE: 94109
CROSS STREETS: Leavenworth Street (90-ft east) and Hyde Street (200-ft west)		
ASSESSORS BLOCK/LOT: 0300 / 003C	ZONING DISTRICT: RC-4	HEIGHT/BULK DISTRICT: 80-A

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction	0	12	12
<input checked="" type="checkbox"/> Demolition			
<input type="checkbox"/> Alteration			
<input type="checkbox"/> Other: _____			

Compliance with the Anti-Discriminatory Housing Policy

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

1a. If yes, in which States? _____

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

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

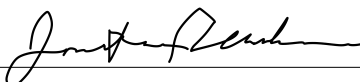
If the answer to 1b and/or 1c is yes, please provide a copy of that policy or policies as part of the supplemental information packet to the Planning Department.

Human Rights Commission contact information
hrc.info@sfgov.org or (415)252-2500

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: 

Date: December 7, 2018

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

Jonathan Pearlman, Elevation Architects, Agent

Owner / Authorized Agent (circle one)

Exhibit J

First Source Hiring Affidavit



SAN FRANCISCO
PLANNING
DEPARTMENT

AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

Administrative Code

Chapter 83

1650 Mission Street, Suite 400 • San Francisco CA 94103-2479 • 415.558.6378 • <http://www.sfplanning.org>

Section 1: Project Information

PROJECT ADDRESS		BLOCK/LOT(S)	
820 Post Street		0300 / 003C	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
2017.0724.2766			
PROJECT SPONSOR	MAIN CONTACT	PHONE	
Elevation Architects	Jonathan Pearlman	415-537-1125	
ADDRESS			
1159 Green Street, Suite 4			
CITY, STATE, ZIP		EMAIL	
San Francisco, CA 94109		jonathan@elevationarchitects.com	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
12	1,200 sf	80-ft	\$3,500,000
ANTICIPATED START DATE			
2019			

Section 2: First Source Hiring Program Verification

CHECK ALL BOXES APPLICABLE TO THIS PROJECT	
<input type="checkbox"/>	Project is wholly Residential
<input type="checkbox"/>	Project is wholly Commercial
<input checked="" type="checkbox"/>	Project is Mixed Use
<input checked="" type="checkbox"/>	A: The project consists of ten (10) or more residential units;
<input type="checkbox"/>	B: The project consists of 25,000 square feet or more gross commercial floor area.
<input type="checkbox"/>	C: Neither 1A nor 1B apply.
NOTES:	
<ul style="list-style-type: none"> If you checked C, this project is <u>NOT</u> subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department. If you checked A or B, your project <u>IS</u> subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83. For questions, please contact OEWD's CityBuild program at CityBuild@sfgov.org or (415) 701-4848. For more information about the First Source Hiring Program visit www.workforcedevelopmentsf.org If the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection. 	

Continued...

Section 3: First Source Hiring Program – Workforce Projection

Per Section 83.11 of Administrative Code Chapter 83, it is the developer’s responsibility to complete the following information to the best of their knowledge.

Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

Check the anticipated trade(s) and provide accompanying information (Select all that apply):

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer	25	2	3	Laborer	20	2	3
Boilermaker	30	0	2	Operating Engineer	40	1	2
Bricklayer	N/A	.		Painter	25	1	3
Carpenter	35	1	4	Pile Driver	N/A		
Cement Mason	30	2	4	Plasterer	25	1	4
Drywall/Latherer	20	2	4	Plumber and Pipefitter	30	1	3
Electrician	35	1	2	Roofer/Water proofer	30	2	3
Elevator Constructor	40	0	2	Sheet Metal Worker	25	1	2
Floor Coverer	25	1	4	Sprinkler Fitter	30	1	3
Glazier	30	2	4	Taper	25	2	3
Heat & Frost Insulator	30	1	3	Tile Layer/ Finisher	30	1	4
Ironworker	30	1	3	Other:			
		TOTAL:	35			TOTAL:	30

- Will the anticipated employee compensation by trade be consistent with area Prevailing Wage? YES NO
- Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California’s Department of Industrial Relations? YES NO
- Will hiring and retention goals for apprentices be established? YES NO
- What is the estimated number of local residents to be hired? 3

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
Yeh jen FU	YJ_FU@Yahoo.com	650 771 1745
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD’S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.		
(SIGNATURE OF AUTHORIZED REPRESENTATIVE)		(DATE)
		12/14/2018

FOR PLANNING DEPARTMENT STAFF ONLY: PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD’S CITYBUILD PROGRAM AT CITYBUILD@SFGOV.ORG

Cc: Office of Economic and Workforce Development, CityBuild
 Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 Phone: 415-701-4848
 Website: www.workforcedevelopmentsf.org Email: CityBuild@sfgov.org