



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Hearing Date: May 2, 2019

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CA 94103-2479

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*Record No.:* 2017-000280CUAVAR  
*Project Address:* 915 NORTH POINT STREET  
*Zoning:* NC-1 (Neighborhood Commercial, Cluster) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 0453 / 002  
*Project Sponsor:* Andrew Wolfram, TEF Design  
1420 Sutter Street  
San Francisco, CA 94109  
*Staff Contact:* Andrew Perry – (415) 575-9017  
[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)  
*Recommendation:* **Approval with Conditions**

### PROJECT DESCRIPTION

The Project proposes demolition of the existing two-story parking garage and new construction of a four-story, 40-ft tall, residential building with 37 dwelling units. The proposed dwelling-unit mix consists of 13 studio units, 13 one-bedroom units, 7 two-bedroom units, and 4 three-bedroom units. The Project includes a ground floor level with full site coverage to provide accessory parking for 28 vehicles and 57 Class 1 bicycle parking spaces. Above this level, the Project consists of two buildings, one fronting along North Point Street and the other along Larkin Street, separated by an inner court. Lastly, the Project includes approximately 1,200 square feet of ground floor retail along North Point Street.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 121.1 and 303 to allow for new construction on a parcel with more than 5,000 square feet of lot area within an NC-1 (Neighborhood Commercial, Cluster) Zoning District.

Separate from the Commission's action on the Conditional Use Authorization, the Zoning Administrator must also grant a Rear Yard Modification, pursuant to Planning Code Section 134(e) to allow for a modified rear yard configuration.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** Throughout review of this application, the Department has received notable opposition to the Project from no fewer than 10 adjacent or nearby residents or families. Additional individuals have remained in opposition and interested in the Project generally, though may not have submitted any formal comments in opposition. Neighbor concerns have focused on a range of issues – proposed building height and massing, proposed density and unit count,

light/air and privacy/noise impacts to adjacent properties, lack of residential accessory parking and elimination of a neighborhood parking resource, construction and other environmental impacts, and overall project design and aesthetics.

The Department met with neighbors to discuss ongoing project concerns in January 2019 and has worked with the Project Sponsor to modify the Project to be consistent with design guidelines and to address neighbor concerns where feasible. As a result, the Project has incorporated additional setbacks into the design, most notably on the building that fronts onto Larkin Street. These include 5- and 6-foot side setbacks along the southern property line, a series of terraced setbacks at the rear of the Larkin building and an angled rear building wall to minimize privacy impacts, front setbacks at the upper floor of the Larkin building ranging between 21'-8" and 28'-6" from the front building wall, and additional setbacks or planted areas along the southern edge of all proposed decks. The Project was able to recapture some of this square footage at the rear of the North Point building along the western property line; due to a recent building expansion at the adjacent 935 North Point property, the additional Project massing in this area would not negatively affect the adjacent property.

## **ENVIRONMENTAL REVIEW**

On April 17, 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.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan, and finds the Project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity. The Project will add 37 dwelling units to the City's housing stock, maximizing the site's allowable density under the Planning Code. The Project provides a reasonable amount of parking at an approximate 0.75 ratio, balancing neighborhood concerns about overflow parking impacts to the surrounding community with the broader city goal to reduce parking. The Project is well-designed and has carefully considered impacts to adjacent buildings, providing setbacks and significantly reducing the massing of the Larkin building. Lastly, the Project will contribute fees toward the City's inclusionary housing fund.

## **ATTACHMENTS:**

Draft Motion – Conditional Use Authorization with 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



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## Planning Commission Draft Motion

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1420 Sutter Street  
San Francisco, CA 94109  
*Property Owner:* Jamestown LP  
1700 Montgomery Street, #110  
San Francisco, CA 94111  
*Staff Contact:* Andrew Perry – (415) 575-9017  
[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)

ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 121.1 AND 303, TO DEMOLISH THE EXISTING 2-STORY PARKING GARAGE AND CONSTRUCT A NEW FOUR-STORY, 40-FOOT TALL BUILDING ON A LOT GREATER THAN 5,000 SQUARE FEET IN AREA, WITH 37 DWELLING UNITS (13 STUDIO UNITS, 13 ONE-BEDROOM UNITS, 7 TWO-BEDROOM UNITS, AND 4 THREE-BEDROOM UNITS), 28 OFF-STREET PARKING SPACES, 57 CLASS 1 BICYCLE PARKING SPACES, AND APPROXIMATELY 1,200 SQUARE FEET OF GROUND FLOOR RETAIL WITHIN THE NC-1 (NEIGHBORHOOD COMMERCIAL, CLUSTER) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

### PREAMBLE

On February 1, 2018, Andrew Wolfram of TEF Design, on behalf of the property owner Jamestown LP (hereinafter "Project Sponsor") filed Application No. 2017-000280CUAVAR (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization and Rear Yard Modification to construct a new four-story, 40-ft tall, residential building with 37 dwelling units, 28 off-street parking spaces, 57 Class 1 bicycle parking spaces and approximately 1,200 square feet of ground floor retail (hereinafter "Project") at 915 North Point Street, Block 0453, Lot 002 (hereinafter "Project Site").

On April 17, 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.

On May 2, 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. 2017-000280CUAVAR.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2017-000280CUAVAR is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2017-000280CUAVAR, 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 proposes demolition of the existing two-story parking garage and new construction of a four-story, 40-ft tall, residential building with 37 dwelling units. The proposed dwelling-unit mix consists of 13 studio units, 13 one-bedroom units, 7 two-bedroom units, and 4 three-bedroom units. The Project includes a ground floor level with full site coverage to provide accessory parking for 28 vehicles and 57 Class 1 bicycle parking spaces. Above this level, the Project consists of two buildings, one fronting along North Point Street and the other along Larkin Street, separated by an inner court. Lastly, the Project includes approximately 1,200 square feet of ground floor retail along North Point Street.
3. **Site Description and Present Use.** The Project is located on a 14,700 square foot "L"-shaped parcel with 91'-8" of frontage along North Point Street and 45'-9" of frontage along Larkin Street. The Project Site is developed with a two-story parking garage that measures approximately 29,400 square feet and covers the entirety of the lot; due to site and surrounding topography, the garage is one-story at the Larkin Street frontage and is partially subterranean. The garage is operated as the Ghirardelli parking garage and has also provided long-term parking for neighborhood residents.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the NC-1 (Neighborhood Commercial, Cluster) Zoning Districts and the Northeast Waterfront Plan Area. This particular NC-1 District extends for only a single block along the southern side of North Point Street, with existing commercial activity centered on either end of the block, at the intersections with Larkin and Polk Streets. This serves as a transitional area between the predominantly residential character found to the east, south and southwest, and the tourist-oriented activities of Ghirardelli Square and Fisherman's Wharf, zoned C-2, to the north and northeast of the Project Site. Within the surrounding residential context, the highest permitted densities are found closest to the Project Site, with the southern side of the subject block zoned RM-3, and two parcels to the



northwest zoned RM-4, the location of the Fontana Apartments. Surrounding the project site are also several notable areas of P-zoned open space: Russian Hill Park and Open Space to the southeast, Aquatic Park and the San Francisco Maritime National Historic Park to the north beyond Ghirardelli Square, and Fort Mason to the west.

Except for those areas designated as open space, the immediate vicinity falls within a 40-X Height and Bulk District. As such, the surrounding context is primarily two- to four-stories in height, with a few exceptions including a seven-story building at the corner of Bay and Polk Streets, the two 18-story Fontana Apartment towers to the west along North Point Street, and several taller residential apartment buildings to the south of the Russian Hill Park and Open Space and along Lombard Street between Polk Street and Van Ness Avenue.

5. **Public Outreach and Comments.** In addition to the required pre-application meeting, the Project Sponsor continued to meet with adjacent residents and interested neighbors, keeping interested parties apprised of changes to the Project. To date, the Department has received two letters of support and no fewer than 10 letters in opposition to the Project from adjacent neighbors and other nearby residents. Neighbor concerns have focused on a number of issues including: building height and massing, density and unit count, light/air and privacy/noise impacts to adjacent properties, lack of residential accessory parking and elimination of a neighborhood parking resource, construction and other environmental impacts, and overall project design and aesthetics. In response to neighbor concerns and Department feedback, the Project has been modified since its original submittal to incorporate several setbacks, most notably on the building that fronts onto Larkin Street.
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 710 states that residential uses are permitted within the NC-1 District at a density equal to 1 unit per 800 square feet of lot area, or the density permitted in the nearest Residential District, whichever is greater. Retail Sales and Services are principally permitted at the ground floor within NC-1 Districts up to 2,999 square feet for an individual use.

*The Project Site contains approximately 14,700 square feet of lot area and the southern property line abuts the RM-3 District as the nearest Residential District; per Planning Code Section 209.2, the RM-3 District permits a dwelling unit density up to 1 unit per 400 square feet of lot area. The subject property therefore permits a dwelling unit density of 37 units, as proposed by the Project. The Project proposes an approximately 1,200-square foot Retail Sales and Service use at the ground floor along the North Point Street frontage, principally permitted within the NC-1 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 37 dwelling units, therefore the minimum dwelling unit mix requirements apply. The Project is required to include a minimum of nine dwelling units with at least two bedrooms, and four dwelling units with at least three bedrooms. The Project includes 11 dwelling units with at least two bedrooms, four of which contain three bedrooms; therefore, the Project complies with this requirement.*

- C. **Development of Large Lots, NC Districts.** Planning Code Section 121.1 states that in order to promote, protect, and maintain a scale of development that is appropriate to each district and compatible with adjacent buildings, new construction on lots 5,000 square feet or greater within the NC-1 District shall be permitted only as Conditional Uses. In addition to the criteria of Section 303(c), the Commission shall consider the extent to which the following criteria are met: (1) The mass and façade of the proposed structure are compatible with the existing scale of the district; and (2) The façade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

*The Project proposes new construction on a lot greater than 5,000 square feet in an NC-1 District; therefore, Conditional Use Authorization is required. For discussion on the additional criteria to be considered by the Commission, see Section 8, below.*

- D. **Floor Area Ratio.** Planning Code Sections 124 and 710 state that the basic floor area ratio ("FAR") within the NC-1 District is limited to a ratio of 1.8:1. Further, in NC Districts, FAR limits shall not apply to dwellings or to other residential uses.

*The Project primarily consists of residential uses, with exception of an approximately 1,200-square foot commercial space at the ground floor along North Point Street. With a lot area of 14,700 square feet, this results in an FAR of 0.08; therefore, the Project complies with the basic FAR.*

- E. **Rear Yard.** Planning Code Section 134 requires that projects in the NC-1 District provide a minimum rear yard depth equal to 25 percent of lot depth, but in no case less than 15 feet, at grade level and each successive story of the building. Pursuant to Planning Code Section 134(e), the rear yard requirements in NC Districts may be modified or waived by the Zoning Administrator pursuant to the procedures which are applicable to variances, if the following criteria are met: (1) Residential uses are included in the new or expanding development and a comparable amount of usable open space is provided elsewhere on the lot or within the development where it is more accessible to residents of the development; and (2) The proposed new or expanding structure will not significantly impede the access of light and air to and views from adjacent properties; and (3) The proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of adjacent properties.

*The Project Site is an irregular, "L"-shaped parcel and as such, has two options to provide a Code-compliant rear yard: one option would be located along the southern property line at a variable depth of 34'-4" and 15', resulting in a total area of approximately 3,840 square feet; and a second option would be located along the western property line, with an area of approximately 3,675 square feet. Considering the "L"-shaped configuration of the site, both Code-compliant options would result in a portion of the rear yard setback being located along either the North Point or Larkin Street frontages, thereby preventing design of a continuous streetwall. Considering design objectives for the street, as well as the surrounding pattern of development on the block, the Project instead proposes to provide a modified rear yard per Section 134(e), subject to approval from the Zoning Administrator.*

- F. Residential Open Space.** Planning Code Section 135(d) states that in Neighborhood Commercial Districts, the amount of usable open space to be provided shall be the amount required in the nearest Residential District, but in no case greater than the amount set forth for the district in which the building is located.

*Pursuant to Section 710, NC-1 Districts require 100 square feet per unit if private, or 133 square feet per unit if common. The Project Site is nearest to the RM-3 District, as noted in Section 6A, above; pursuant to Planning Code Section 209.2, within RM-3 Districts projects are required to provide 60 square feet per unit if private and 80 square feet per unit if common. Therefore, the lower requirement of the RM-3 District applies.*

*The Project provides areas of private usable open space for 17 dwelling units in the form of terraces at the second level and decks at levels above. The Project is therefore required to provide common usable open space for the remaining 20 units, in an amount equal to or greater than 1,600 square feet. The Project proposes two areas of common usable open space at the second level totaling 1,530 square feet and a common roof deck area with an additional approximately 500 square feet at the front of the Larkin building. In total, the Project exceeds the amount of usable open space required by Code.*

- G. 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, Code-compliant rear yard, or an area of at least 25' x 25' that expands in each horizontal dimension by 5' at subsequent floors.

*The Project proposes 37 dwelling units, of which 12 face onto North Point Street and 4 face onto Larkin Street. The remaining 21 units face toward the interior of the property, meeting exposure pursuant to Planning Code Section 140(a)(2). In the southwest corner of the property, the Project provides an area no less than 48' x 35', expanding at upper levels due to massing setbacks provided at the Larkin building. Lastly, the Project provides an inner court between the North Point and Larkin buildings measuring 25' wide and 58'-6" long. Starting at the third-floor level above the inner court, massing setbacks at both the North Point and Larkin buildings are introduced such that the exposed area expands on upper levels as required under Code. The Project therefore fully complies with exposure requirements for all 37 proposed units.*

- H. **Street Frontages in Neighborhood Commercial Districts.** Planning Code Section 145.1 contains requirements for ground floor uses and street frontages to promote attractive, clearly defined street frontages that are pedestrian-oriented, and fine-grained, and that are appropriate and compatible with the buildings and uses in Neighborhood Commercial Districts. This Section includes requirements around the location, entry to, and screening of off-street parking, inclusion of active uses at building frontages, minimum ground floor heights, location of ground floor spaces relative to adjacent sidewalks, and minimum requirements for ground floor fenestration.

*The Project complies with all street frontage requirements for NC Districts, pursuant to Planning Code Section 145.1. All proposed parking is set back from the North Point Street frontage by approximately 31 feet and is below grade along the Larkin frontage due to site topography. Entry to the off-street parking is provided via a 10'-wide garage door and curb cut along North Point Street. More than half of the Larkin Street frontage is devoted to direct residential unit entries, with the remaining frontage occupied by a residential entry lobby for the other units in this building. Along North Point Street, the frontage is allocated to the garage entry, building mechanical systems, a small residential lobby entry and second means of egress, and a ground floor commercial space, thereby complying with active use requirements. The ground floor provides a 10-foot floor-to-floor height and interior spaces are located roughly at the same level as the adjacent sidewalk as there is minimal lateral slope along North Point Street. Lastly, active uses along the North Point ground floor are fenestrated with transparent windows and doorways for approximately 39'-6" of the 53 feet of frontage devoted to such uses, equal to approximately 74 percent.*

- I. **Off-Street Parking.** Planning Code Section 151 does not require accessory parking for residential dwelling units within the NC-1 District. Accessory residential parking is principally permitted within the NC-1 District up to a ratio of 1.5 spaces per dwelling unit.

*The Project includes 37 dwelling units, therefore up to 56 accessory parking spaces are permitted with the residential use. The Project proposes 28 parking spaces for residential use, a ratio of 0.75, compliant with the allowances under Code.*

- J. **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, unspecified retail uses require 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 two Class 2 spaces.

*The Project includes 37 dwelling units, therefore requiring 37 Class 1 bicycle parking spaces and two Class 2 bicycle parking spaces. Additionally, the proposed 1,200 square-foot commercial space requires the minimum of two Class 2 spaces. In total, the Project proposes to provide 57 Class 1 bicycle parking spaces and eight Class 2 spaces, in excess of both requirements.*

- K. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 11 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 11 points. As currently proposed, the Project will achieve its required 11 points through the following TDM measures:*

- *Unbundle Parking – Location D*
- *Bicycle Parking – Option C*
- *Bicycle Repair Station*
- *Delivery Supportive Amenities*
- *Tailored Transportation Marketing Services – Option C*

- L. **Height and Bulk.** The Project is located within a 40-X Height and Bulk District, which limits buildings to a height of 40 feet, but does not set any limits on bulk.

*The Project proposes a four-story, 40-foot tall building along North Point Street and a four-story over garage, 40-foot tall building along Larkin Street. The Project Site is upsloping from the North Point frontage centerline to the grade at the rear property line; the permitted height envelope therefore follows the grade of the site after the first 10 feet of project depth, perpendicular to North Point. The finished roof of the Larkin building remains within the permitted height envelope. All proposed elevator penthouses and roof parapets comply with permitted height exemptions pursuant to Planning Code Section 260(b).*

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

*The Project Sponsor has submitted an ‘Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,’ to satisfy the requirements of the Inclusionary Affordable Housing Program through payment of the Fee, in an amount to be established by the Mayor’s Office of Housing and Community Development. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, whether the project is rental or ownership, and the date that the project submitted a complete Project Application. A complete Project Application was submitted on August 16, 2017; therefore, pursuant to Planning Code Section 415.3 the Inclusionary*

*Affordable Housing Program requirement for the Affordable Housing Fee is at a rate equivalent to an off-site requirement of 30%. This project is a rental project.*

7. **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 size and intensity of the proposed development is in keeping with the context of the surrounding block and neighborhood. The project is proposing 37 dwelling units, consistent with the allowable density of the RM-3 Zoning District that is located on this block; as the project is located within an NC-1 Zoning District, it may utilize the density provisions of the adjacent residential district, in this case the RM-3 Zoning District immediately adjacent to the south. While the buildings along North Point Street are primarily two-unit buildings, sometimes with ground floor commercial space, the block does still also contain denser development oriented along Bay Street, with a total of 143 existing units located along the subject block's Bay Street frontage. Although the Project will result in greater density for the subject block, the design of the proposed buildings is nonetheless consistent and compatible with the prevailing heights of adjacent structures and the allowable 40-foot height limit. The project has incorporated setbacks at the front and rear of both buildings to lessen the project's impacts on light and air to the surrounding buildings. The development of much-needed housing at the project site is necessary and desirable, and helps to advance the City's housing production goals. Additionally, the Project proposes one ground-floor retail space along the ground floor at North Point Street, helping reinforce North Point as a stretch of small-scale neighborhood commercial and feeding into the surrounding commercial context of the adjacent Ghirardelli Square.*

- 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 subject property is an "L"-shaped parcel that has frontage along both North Point and Larkin Streets. In order to continue the streetwall along both frontages, the design of the project is such that there are effectively two buildings, one per frontage, connected via the ground-floor garage level, above which is a shared rear yard terrace. Both buildings do not exceed the maximum height of 40 feet allowable in the district and both buildings step down to 30 feet at the front façade; this is consistent with adjacent buildings and others seen on the block. Additionally, the project's massing and overall site layout has been designed to minimize impacts to adjacent neighbors and maximize*

*the connection to the adjacent mid-block open space; particular consideration was given to potential impacts to the adjacent residences at 2925 and 2927 Larkin Street.*

- (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 Project proposes 28 off-street parking spaces for the 37 dwelling units, a parking ratio of 0.75. While parking is not required under the Planning Code for this development, the proposed amount of parking is reasonable considering the proposed number of two- and three-bedroom units. The amount of proposed parking was also partly in response to the concerns of some neighbors that the loss of the existing parking garage and the addition of 37 dwelling units at this site will result in impacts to available on-street parking in the surrounding neighborhood. In addition to the proposed vehicle parking, the Project would include 57 Class 1 bicycle parking spaces, approximately 1.5 spaces for every dwelling unit helping to encourage cycling as a means of travel for daily trips, with North Point and Polk Streets both functioning as major nearby bikeways.*

*The existing parking garage includes curb cuts along both North Point and Larkin Streets, with a second unused curb cut along North Point Street as well. The Project would reduce the total number of curb cuts at the site to a single, 10-foot curb cut along North Point Street for both vehicle ingress and egress, an overall improvement to the pedestrian realm. The location of this curb cut has also been shifted to the far western side of the North Point frontage so as not to conflict with the existing MUNI bus stop on North Point Street. Lastly, the Project Site is located within a quarter-mile of the following MUNI bus lines: 19, 28, 30, 30X, 47, and 49.*

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

*The proposed Project is primarily residential in character 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 would be subject to standard operating conditions for such uses as codified under Section 202.2 of the Planning Code. Lastly, as some level of noise may be anticipated due to the proposed residential use and the outdoor deck and terrace areas particularly on the Larkin building, the Project has incorporated plantings and/or physical setbacks to buffer and lessen potential adverse effects to adjacent buildings.*

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

*As described above, the Project has taken adjacent buildings into consideration when designing open space and deck areas. Setbacks and landscaped areas adjacent to usable areas of decks and the rear yard common open spaces help to screen and buffer these areas from adjacent properties. The garage entry has been located on the western side of the North Point Street frontage to avoid conflict with the nearby MUNI bus stop.*

- 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 Neighborhood Commercial District.

*The proposed project is located within and is consistent with the stated purpose of the NC-1 (Neighborhood Commercial, Cluster) Zoning District. NC-1 Districts are characterized by relatively low-intensity commercial development typically surrounded by primarily residential neighborhoods with residential uses above the ground floor. The Project provides a development in conformity with this District, by providing a single commercial space along North Point Street closest to the intersection with Larkin Street, helping to reinforce the existing cluster of commercial uses around this intersection. The remainder of the development is devoted to housing, with the Project seeking to maximize the allowable density of the site with 37 dwelling units.*

**8. Design Review Criteria for Development of Large Lots, Neighborhood Commercial Districts.**

In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following design review criteria are met, pursuant to Planning Code Section 121.1(b):

- A. The mass and façade of the proposed structure are compatible with the existing scale of the district.

*The Project's massing and façade are compatible with the existing scale of the district. The overall height of the Project has been limited to 40 feet, with the massing of both buildings further stepping down to 30 feet along the primary facades of both North Point and Larkin Streets. The facades include physical modulations in depth, helping to break up a single expanse of building mass into more discrete elements that conform to the existing scale of the surrounding district and neighborhood.*

- B. The façade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

*The surrounding architectural context is largely characterized by masonry, as seen on several buildings including Ghirardelli Square, the base of several residential buildings along Larkin Street, and on residential buildings along Bay Street. The facades of the proposed North Point and Larkin structures utilize fiber cement panels that are compatible with and contribute positively to the visual quality of the district. Bay windows have been included at the Project's North Point façade, a building feature that is common along the remainder of the residences that line the south side of North Point Street. The location of the bays helps modulate the proposed North Point frontage, reinforcing the rhythm and pattern of the block and providing visual interest.*



9. **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.

#### **OBJECTIVE 7:**

SECURE FUNDING AND RESOURCES FOR PERMANENTLY AFFORDABLE HOUSING, INCLUDING INNOVATIVE PROGRAMS THAT ARE NOT SOLELY RELIANT ON TRADITIONAL MECHANISMS OR CAPITAL.

##### **Policy 7.1**

Expand the financial resources available for permanently affordable housing, especially permanent sources.

#### **OBJECTIVE 11:**

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

##### **Policy 11.1**

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

**Policy 11.2**

Ensure implementation of accepted design standards in project approvals.

**Policy 11.3**

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

**Policy 11.4:**

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

**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:**

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 3.1**

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

**Policy 3.5**

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

**Policy 3.7**

Recognize the special urban design problems posed in development of large properties.

**NORTHEAST WATERFRONT AREA PLAN**

**RESIDENTIAL**

**Objectives and Policies**

**OBJECTIVE 6:**

TO DEVELOP AND MAINTAIN RESIDENTIAL USES ALONG THE NORTHEASTERN WATERFRONT IN ORDER TO ASSIST IN SATISFYING THE CITY'S HOUSING NEEDS AND CAPITALIZE ON THE AREA'S POTENTIAL AS A DESIRABLE LIVING ENVIRONMENT.

**Policy 6.2**

Encourage the development of additional housing wherever feasible (except on new or replacement fill).

**Policy 6.4**

Encourage the development of a variety of unit types for households of all sizes where practical.

*The Project is, on balance, consistent with the above Objectives and Policies of the General Plan and the Northeast Waterfront Area Plan. The Project proposes to demolish an existing parking garage and construct a new mixed-use residential infill development with 37 dwelling units, thus contributing toward the City's housing production needs. The Project has elected to pay the affordable housing fee at a rate equivalent to an off-site requirement of 30%; these funds will contribute to the supply of permanently affordable housing through efforts of the Mayor's Office of Housing and Community Development. The Project will provide parking for the project at a ratio of 0.75 parking spaces per dwelling unit so as not to overwhelm existing off-street parking supply and availability in the neighborhood. Although the Project provides parking, the Project will also encourage the use of alternative means of transportation as documented through its Transportation Demand Management Plan. Specifically, the Project will provide bicycle parking in excess of Code-required quantities (1.5 spaces per dwelling unit) and tailored transportation marketing services, which include informational welcome packets and financial incentives for new residents of the Project to raise awareness and encourage use of nearby public transit options. The Project is in proximity to two bikeways along North Point and Polk Streets, and is located within a quarter-mile of the following MUNI bus lines: 19, 28, 30, 30X, 47, and 49.*

*While the Project maximizes the density of the site, it also provides a variety of unit types, including 2- and 3-bedroom units that meet Planning Code dwelling unit mix requirements. These units have been laid out efficiently across two building masses connected by a garage level at the ground floor. The massing and site design of these structures have been designed to be consistent with prevailing neighborhood heights, not exceeding 40 feet in height and stepping down to 30 feet at the front facades of both buildings. In addition to setbacks at the building frontages, setbacks have also been incorporated at the side and rear, particularly on the Larkin building. These setbacks help minimize impacts to light and air for adjacent properties. Given that the site is a large, and irregularly-shaped parcel, the overall project has been designed to remain contextual to the smaller scale neighborhood of which it is a part. The design takes into consideration the pedestrian street-level experience as well as the site's relation to adjacent properties by contributing to the prevailing pattern of mid-block open space. Lastly, the Project has incorporated materials and architectural features that draw from and are compatible with the context of the surrounding neighborhood and contribute positively toward the visual character of the block.*

10. **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 Site does not contain any existing neighborhood-serving retail uses. The Project provides 37 new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses. The Project also includes one commercial space of approximately 1,200 square feet to increase opportunity for resident employment in and ownership of a neighborhood-serving retail business, and to help reinforce this stretch of North Point Street as a small-scale neighborhood commercial cluster.*

- 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's scale, massing and architectural details have been designed to be compatible with the existing scale and character of the surrounding neighborhood. Setbacks at the front, side, and rear of both the North Point and Larkin buildings help alleviate potential detrimental impacts to the light and air of adjacent properties, and to ensure that the Project responds to the existing streetwall pattern seen on the block. The facades of the proposed North Point and Larkin structures utilize fiber cement panels that are compatible with and contribute positively to the visual quality of the district. Modulation in building depth and use of bay windows along the North Point façade help break up a longer expanse of façade to better reflect a more traditional residential development pattern.*

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

*There is currently no housing on the Project Site, therefore no affordable housing would be lost as part of this Project. With 37 dwelling units proposed, the Project is subject to the requirements of the Inclusionary Housing Program, and has elected to pay the Affordable Housing Fee equivalent to a rate of 33%. The money generated by payment of the fee can contribute toward the City's development of affordable housing projects through the Mayor's Office of Housing and Community Development.*

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

*The Project would not impede MUNI transit service or overburden neighborhood streets or parking. A total of 28 off-street parking spaces are proposed for the 37 dwelling units, a ratio of 0.75 spaces per unit. Entry to the garage would be provided at the western end of the Project's frontage along North Point Street so as not to conflict with the adjacent MUNI bus stop at the intersection with Larkin Street. The amount of parking provided helps address neighborhood concerns about how the Project could negatively affect on-street parking availability in the neighborhood, while at the same time acknowledging that not*

*all households require a private automobile. The Project is in proximity to several MUNI bus lines and two main bikeways along North Point and Polk Streets. The Project will provide Class 1 bicycle parking in excess of Code requirements to encourage this as an alternative means of transportation, as well as providing welcome packets and financial incentives for new residents to become acquainted with and make use of nearby transit options.*

- 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, nor is it located within any designated historic districts and therefore, has no effect on the City's landmarks and historic buildings. The Project Site is directly across from the rear of Ghirardelli Square, an Article 10 designated landmark. The Project will have no effect on this adjacent landmark and proposes façade materials that draw on masonry elements used at Ghirardelli Square and on other residential buildings in the vicinity.*

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

*The Project will not exceed 40 feet in height and will not cast shadow on any parks or open spaces.*

- 11. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Administrative Code Section 83.11), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

*The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.*

12. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
13. 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. 2017-000280CUAVAR** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 18, 2019, 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 May 2, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 2, 2019

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for a conditional use to construct a new four-story, 40-ft tall, residential building with 37 dwelling units, 28 off-street parking spaces, 57 Class 1 bicycle parking spaces and approximately 1,200 square feet of ground floor retail, located at 915 North Point Street, Block 0453, Lot 002, pursuant to Planning Code Section(s) 121.1 and 303, within the NC-1 (Neighborhood Commercial, Cluster) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated April 18, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2017-000280CUAVAR and subject to conditions of approval reviewed and approved by the Commission on May 2, 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 May 2, 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](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*
6. **Additional Project Authorization.** The Project Sponsor must obtain a Project authorization under Section 134(e) to allow for modification of the rear yard requirement and satisfy all the conditions

thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## DESIGN – COMPLIANCE AT PLAN STAGE

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, 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](http://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](http://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](http://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. **Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

*For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, [www.sfmta.org](http://www.sfmta.org)*

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

*For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.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](mailto:tdm@sfgov.org) or 415-558-6377, [www.sf-planning.org](http://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 41 bicycle parking spaces (37 Class 1 spaces and two Class 2 spaces for the residential portion of the Project and two 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](mailto: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](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*

19. **Residential Child Care Impact Fee.** 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](http://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. **Requirement.** Pursuant to Planning Code Section 415.5, the Project Sponsor must pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this project is thirty percent (30%) because it is a rental project. The Project Sponsor shall pay the applicable Affordable Housing Fee prior to the issuance of the first construction document.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
- B. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and the terms of the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the Mayor's Office of Housing and Community Development ("MOHCD") at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing and Community Development's websites, including on the internet at:  
<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.  
As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale or rent.
- i. The Project Sponsor must pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOHCD prior to the issuance of the first construction document.
  - ii. Prior to the issuance of the first construction permit by the DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.

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

## 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](http://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](http://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](http://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](http://www.sf-planning.org)*

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# **Exhibit B**

## **Plans and Renderings**

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## An aerial photograph of the North Pointe development in Miami. The central feature is a large, modern building complex with a prominent white roof, surrounded by older, more traditional urban buildings. The surrounding area includes streets, parking lots, and other residential structures. The text 'United States Coast Fish' is visible in the top right corner of the image.

A map of the study area showing a grid of streets. The streets labeled are BEACH ST, NORTH POINT ST, POLK ST, BAY ST, FRANCISCO ST, CHESTNUT ST, LARKIN ST, HYDE ST, COLUMBUS AVE, LEAVEN WORTH ST, and VAN NESS ST. A small orange square labeled 'SITE' is located on North Point St, between Polk St and Bay St.

GO

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JAMESTOWN LP

**CONDITIONAL  
USE  
APPLICATION**



1420 SUTTER STREET, 2ND FLR  
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915 NORTH  
POINT

Project Number	Issue Date
21624	04/18/19
Scale:	Phase
1/32" = 1'-0"	

[illegible]

**EXISTING  
CONDITIONS**

SHEET

# G1



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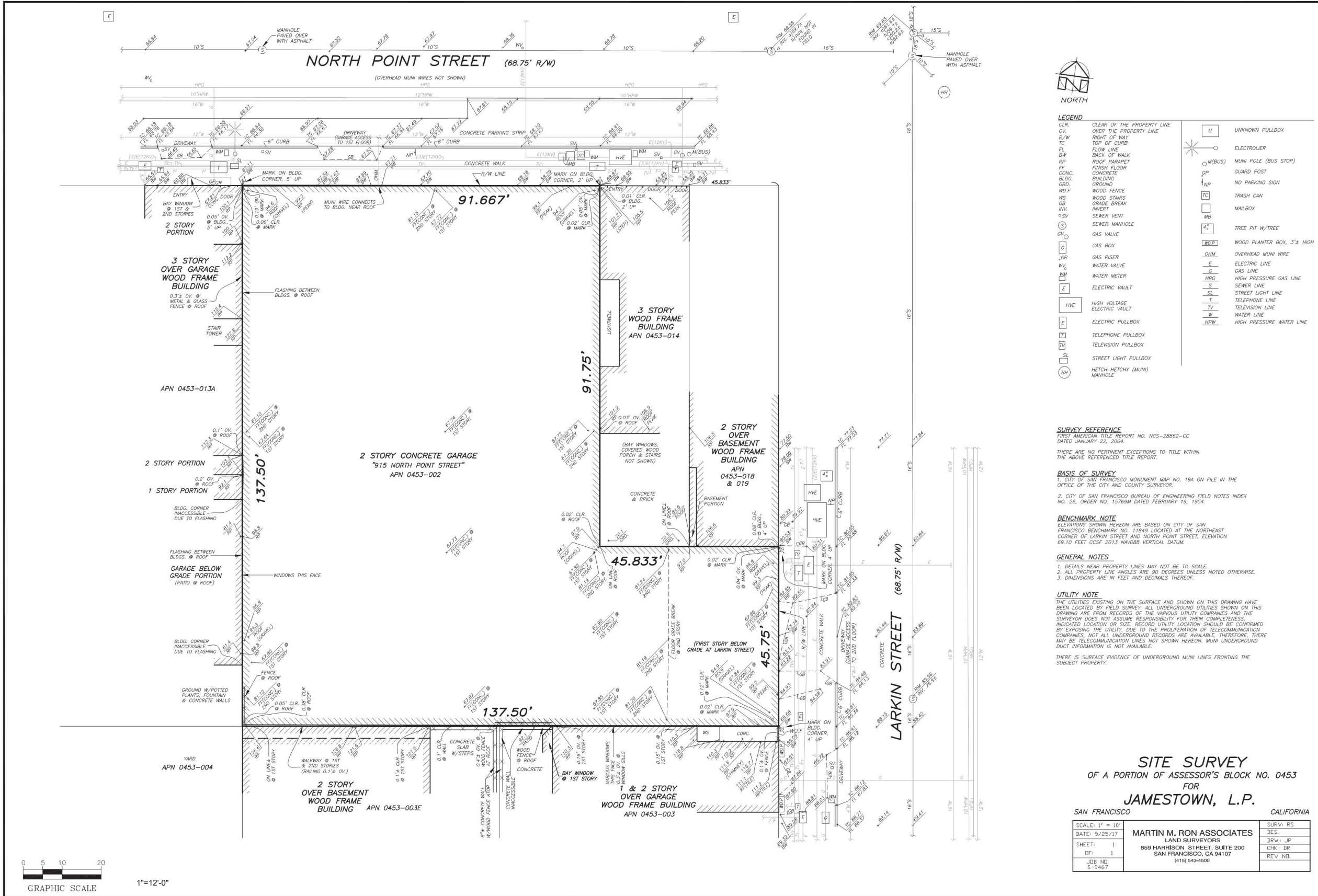
915 NORTH  
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## SITE SURVEY

SHEET

G2



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21624	04/18/19
Scale:	Phase

[illegible]

EXISTING SITE  
PHOTOS - NORTH  
POINT STREET

SHEET

# G3

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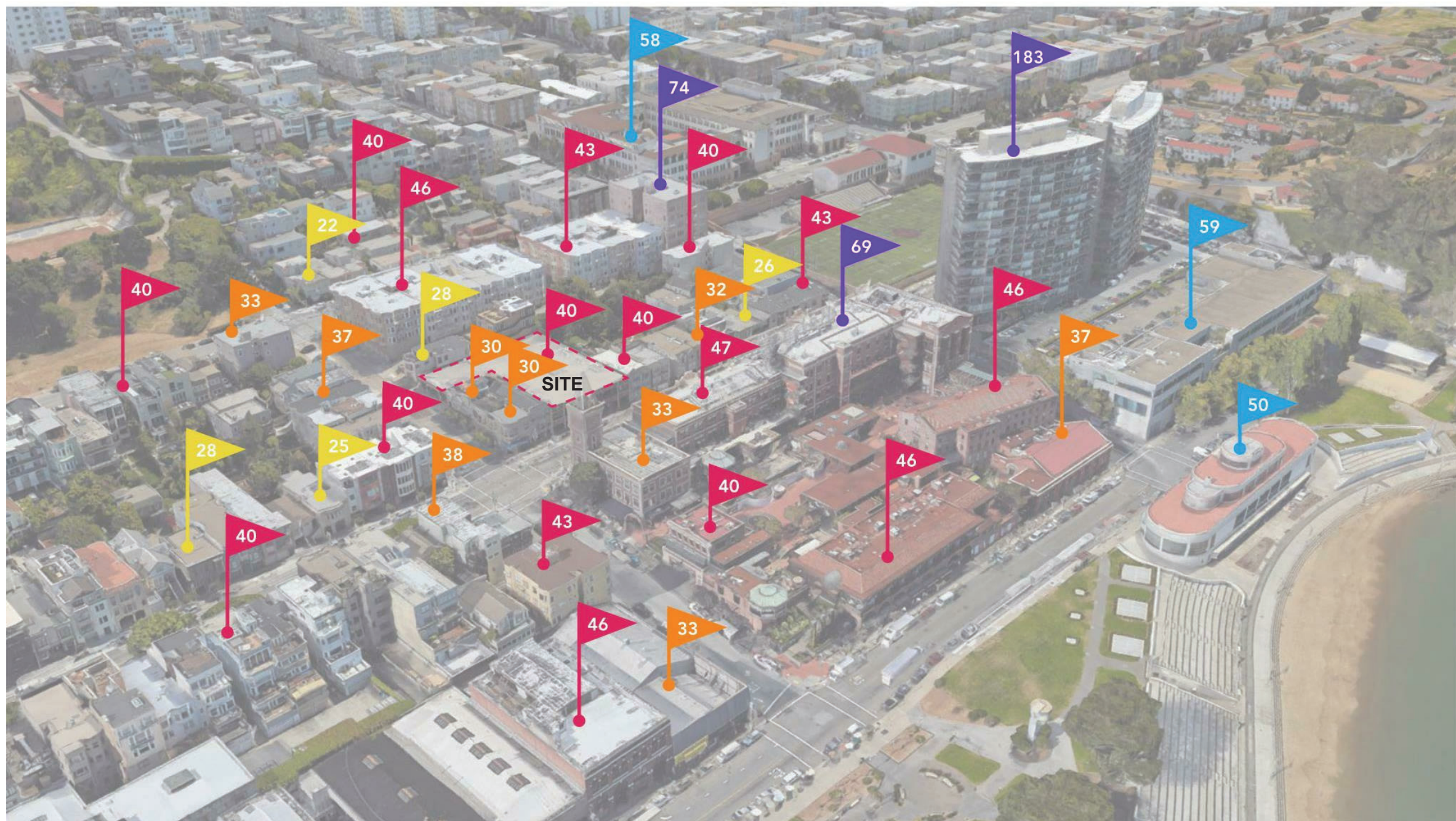
Project Number	Issue Date
21624	04/18/19
Smaller	Other

[illegible]

## NEIGHBORHOOD BUILDING HEIGHTS

SHEET

# G5



**DIAGRAMS SHOWING APPROXIMATE HEIGHTS OF BUILDINGS IN NEIGHBORING AREA (IN FEET)**

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THE PROJECT IS ON A FLAG LOT WITH TWO FRONTAGES, ON LARKIN AND NORTH POINT STREETS. THE PLANNING CODE DOES NOT CLEARLY DESCRIBE REAR YARD CALCULATION FOR A FLAG LOT. A FLAG LOT MOST CLOSELY RESEMBLES A CORNER LOT WHERE THE REAR YARD IS CALCULATED AS 25% OF THE TOTAL LOT AREA INSTEAD OF 25% OF LOT DEPTH.

*“(A) RESIDENTIAL USES ARE INCLUDED IN THE NEW OR EXPANDING DEVELOPMENT AND A COMPARABLE AMOUNT OF USABLE OPEN SPACE IS PROVIDED ELSEWHERE ON THE LOT OR WITHIN THE DEVELOPMENT WHERE IT IS MORE ACCESSIBLE TO THE RESIDENTS OF THE DEVELOPMENT; AND*

(C) THE PROPOSED NEW OR EXPANDING STRUCTURE WILL NOT ADVERSELY AFFECT THE INTERIOR BLOCK OPEN SPACE FORMED BY THE REAR YARDS OF ADJACENT PROPERTIES."



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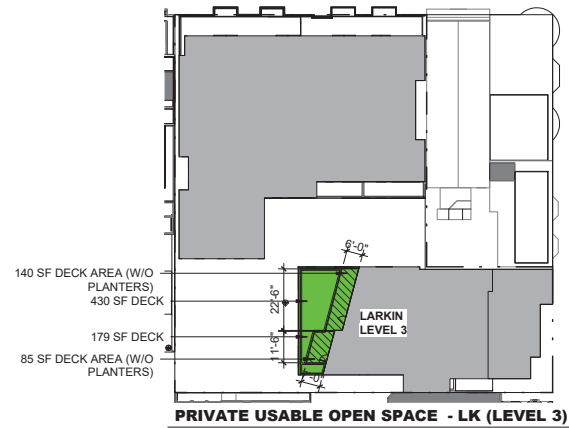
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POINT

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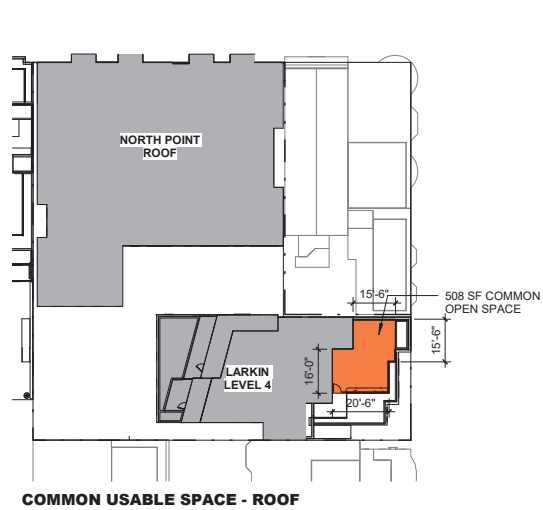
OPEN SPACE

SHEET

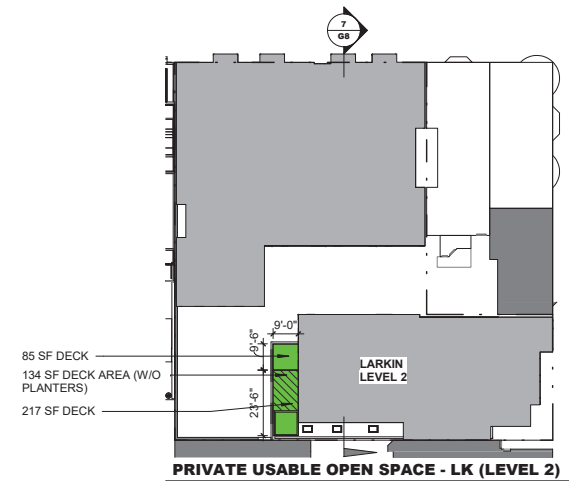
G7



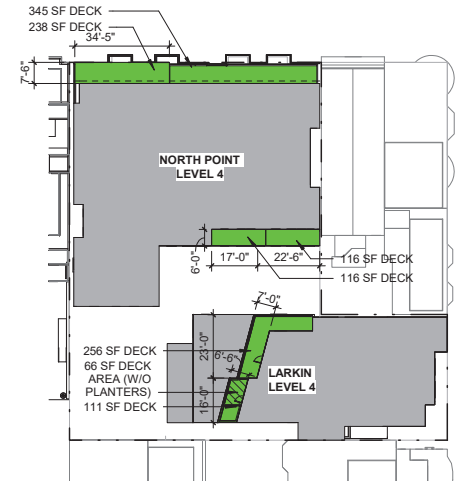
2 UNITS WITH COMPLIANT PRIVATE OPEN SPACE,  
EACH UNIT HAS DECK >36 SF,



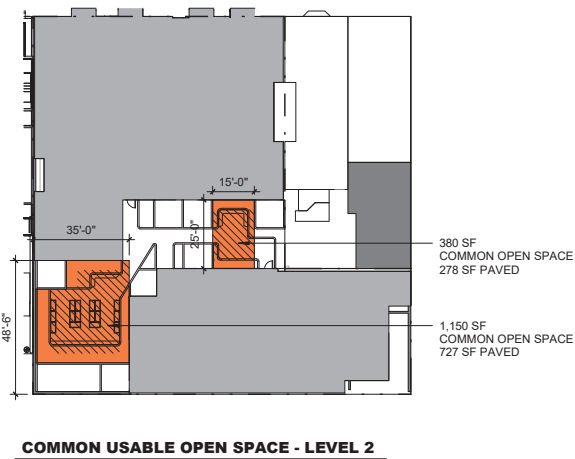
508 SF DECK @ LK L4



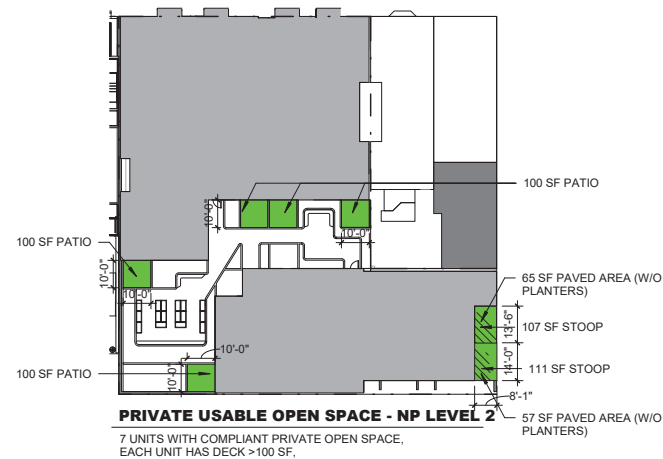
2 UNITS WITH COMPLIANT PRIVATE OPEN SPACE,  
EACH UNIT HAS DECK >36 SF,

**PRIVATE USABLE SPACE - ROOF**

6 UNITS WITH COMPLIANT PRIVATE OPEN SPACE, EACH UNIT HAS DECK > 36 SF



1,530 SF @ LEVEL 2 (NP)



**PRIVATE USABLE OPEN SPACE - N**  
7 UNITS WITH COMPLIANT PRIVATE OPEN SPACE,  
EACH UNIT HAS DECK >100 SF,



### OPEN SPACE REQUIREMENT

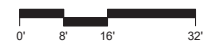
PER SF PLANNING CODE SEC. 135  
RM-3 DISTRICTS REQUIRE 60 SF PER DWELLING UNIT FOR "PRIVATE USABLE OPEN SPACE"  
RM-3 DISTRICTS REQUIRE 80 SF/DWELLING FOR "COMMON USABLE OPEN SPACE"

## SUMMARY

- COMMON USABLE OPEN SPACE @ L2 (NP) REAR YARD = 1,530 SF  
COMMON USABLE OPEN SPACE @ L4 (LK) = 508 SF

TOTAL COMMON USABLE OPEN SPACE = 1530 SF + 508 SF = 2038 / 80 SF = 25 (25) DWELLING UNITS

- |   |  |                           |
|---|--|---------------------------|
|  | PRIVATE USABLE OPEN SPACE @ LEVEL 2 (NP) = | <u>(7) DWELLING UNITS</u> |
|  | PRIVATE USABLE OPEN SPACE @ LEVEL 2 (LK) = | <u>(2) DWELLING UNITS</u> |
|  | PRIVATE USABLE OPEN SPACE @ LEVEL 3 (LK) = | <u>(2) DWELLING UNITS</u> |
|  | PRIVATE USABLE SPACE @ LEVEL 4(NP, LK) =   | <u>(6) DWELLING UNITS</u> |

NP AND LK: 37 UNITS FULLY SATISFIED

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### LARKIN CONCEPT DIAGRAM

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# G10



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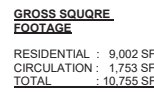
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POINT

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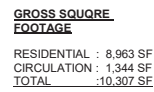
## GROSS AREA CALCULATIONS

SHEET

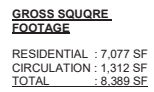
# G11



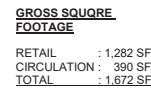
**2 AREA PLAN - NP (LEVEL 2), LK (LEVEL 1)**  
1" = 20'-0" [Ref: 1/A6]



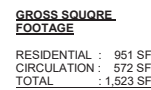
**3 AREA PLAN - NP (LEVEL 3), LK (LEVEL 2)**  
1" = 20'-0" [Ref: 1/A6]



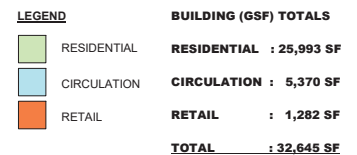
**4 AREA PLAN - NP (LEVEL 3), LK (LEVEL 3)**  
1" = 20'-0" [Ref: 1/A6]



**1 AREA PLAN - NP (LEVEL 1)**  
1" = 20'-0" [Ref: 1/A6]



**5 AREA PLAN - LK (LEVEL 4)**  
1" = 20'-0" [Ref: 1/A6]



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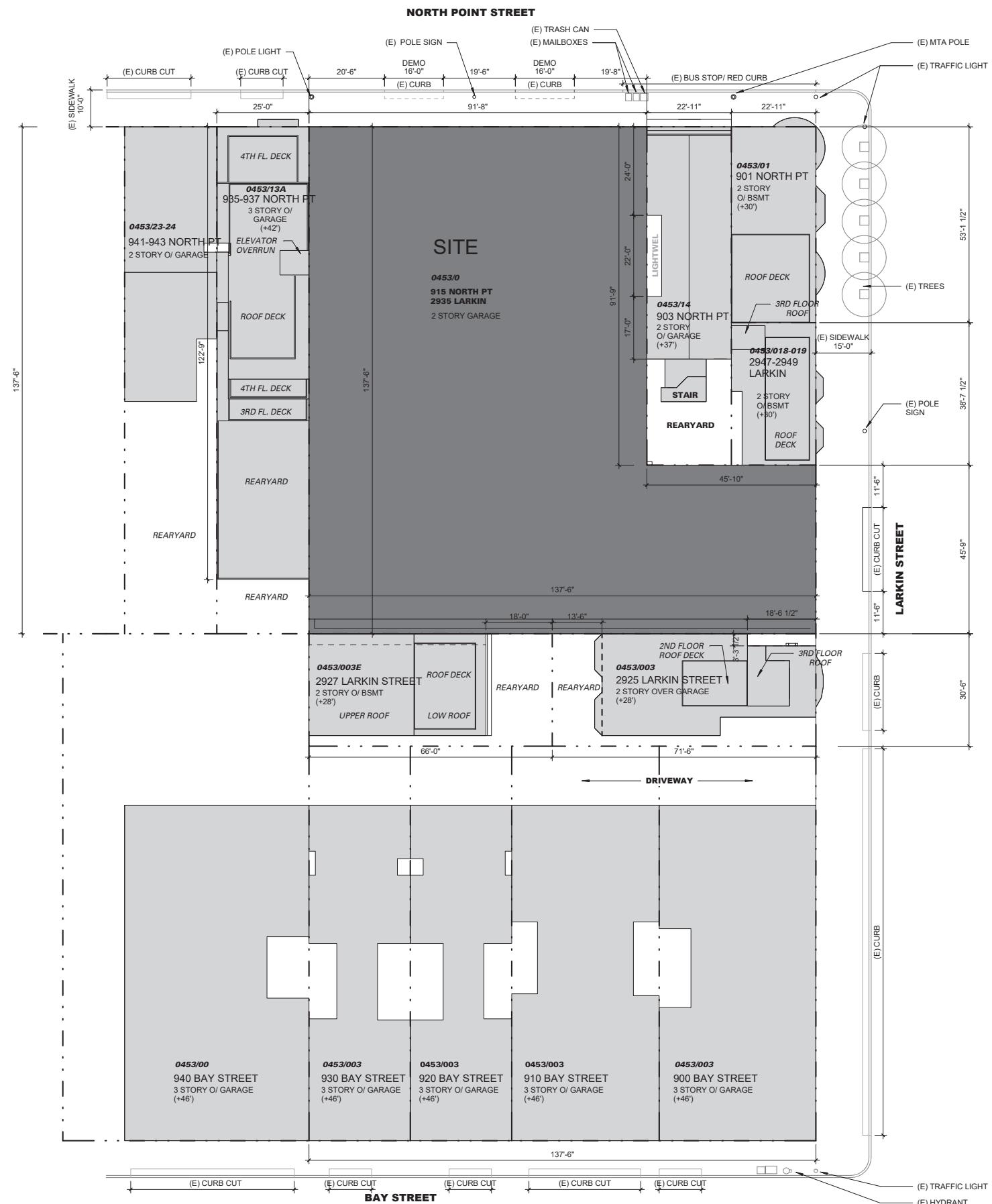
915 NORTH  
POINT

[illegible]

SITE PLAN- EXISTING

SHEET

# G12



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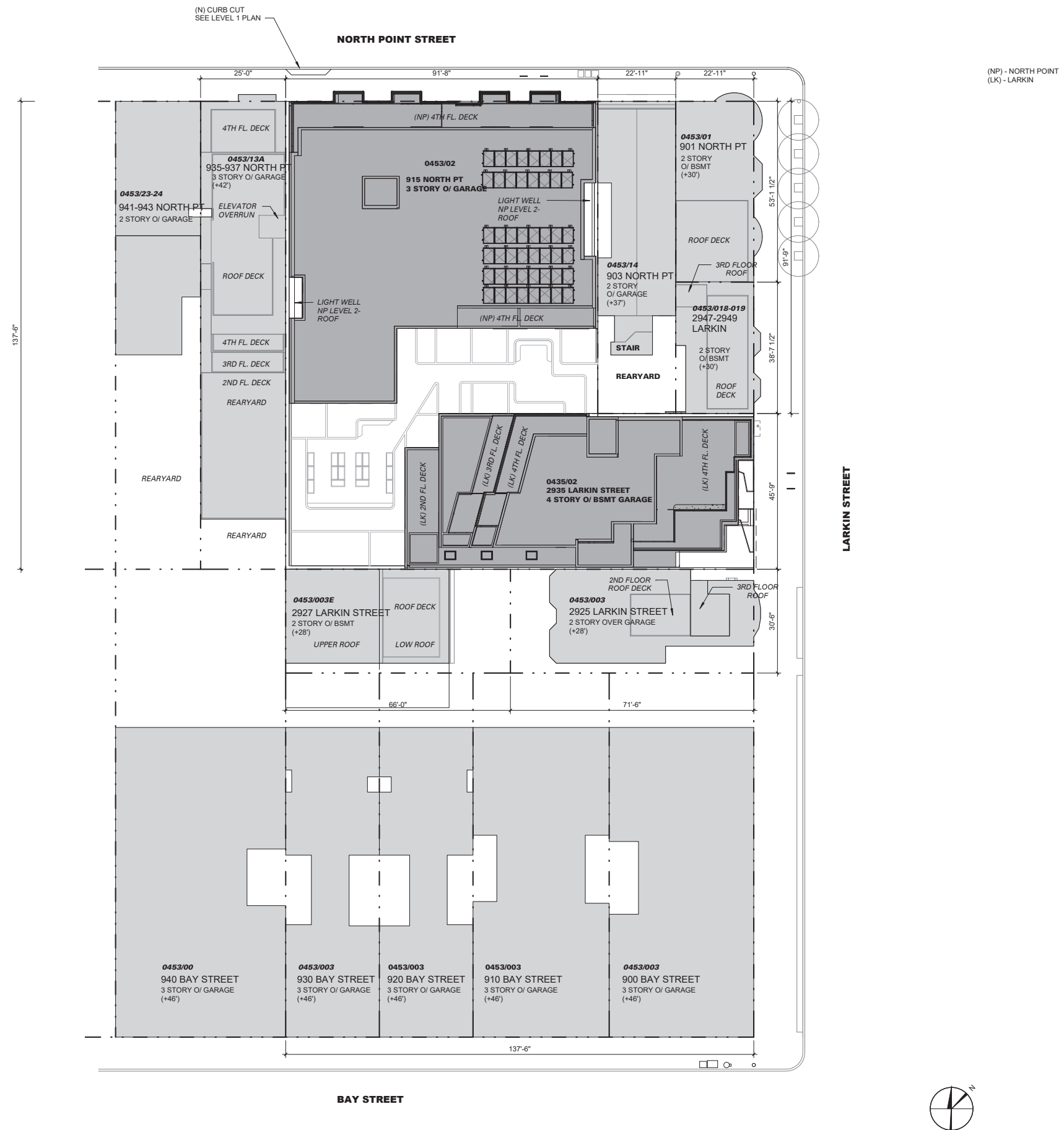
Project Number	Issue Date
21624	04/18/19
Scale:	Phase
1/16" = 1'-0"	

[illegible]

SITE  
PLAN-PROPOSED

SHEET

# G13



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NOTE:  
FLOOR TO FLOOR=10'-0"  
GLASS HEIGHT= 6"

1/8" = 1'-0" [Ref: 1/A6]

**BAY AREA % OPEN AREA:**

1. THE GLASS AREAS OF EACH BAY WINDOW SHALL BE >50% OF THE SUM OF THE AREAS OF THE VERTICAL SURFACES OF THE BAY WINDOW.
2. MORE THAN 33.3% OF SUCH REQUIRED GLASS AREA OF SUCH BAY WINDOW SHALL BE ON VERTICAL SURFACES SITUATED AT AN ANGLE NOT LESS THAN 30 DEGREES TO THE LINE ESTABLISHING THE REQUIRED OPEN AREA.
3. IN ADDITION, MORE THAN 33.3% OF SUCH REQUIRED GLASS AREA OR OPEN PORTIONS SHALL BE ON THE VERTICAL SURFACE PARALLEL TO OR MOST NEARLY PARALLEL TO THE LINE ESTABLISHING EACH OPEN AREA OVER WHICH THE BAY WINDOW PROJECTS.



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[illegible]

## BAY WINDOW CALCS

SHEET

# G14

(C) Where the lot steps upward from a street at the centerline of the building or building step, such point shall be taken at curb level for purposes of measuring the height of the closest part of the building within 10 feet of the property line of such street; at every other cross-section of the building, at right angles to the centerline of the building or building step, such point shall be taken as the average of the ground elevations at either side of the building or building step at that cross-section. The ground elevations used shall be either existing elevations or the elevations resulting from new grading operations encompassing an entire block. Elevations beneath the building shall be taken by projecting a straight line between ground elevations at the exterior walls at either side of the entire building in the same plane.

Where the height limits for buildings and structures are established by this Code, the upper points to be taken for measurement of height shall be as prescribed in the provisions relating to such height limits.



# G15



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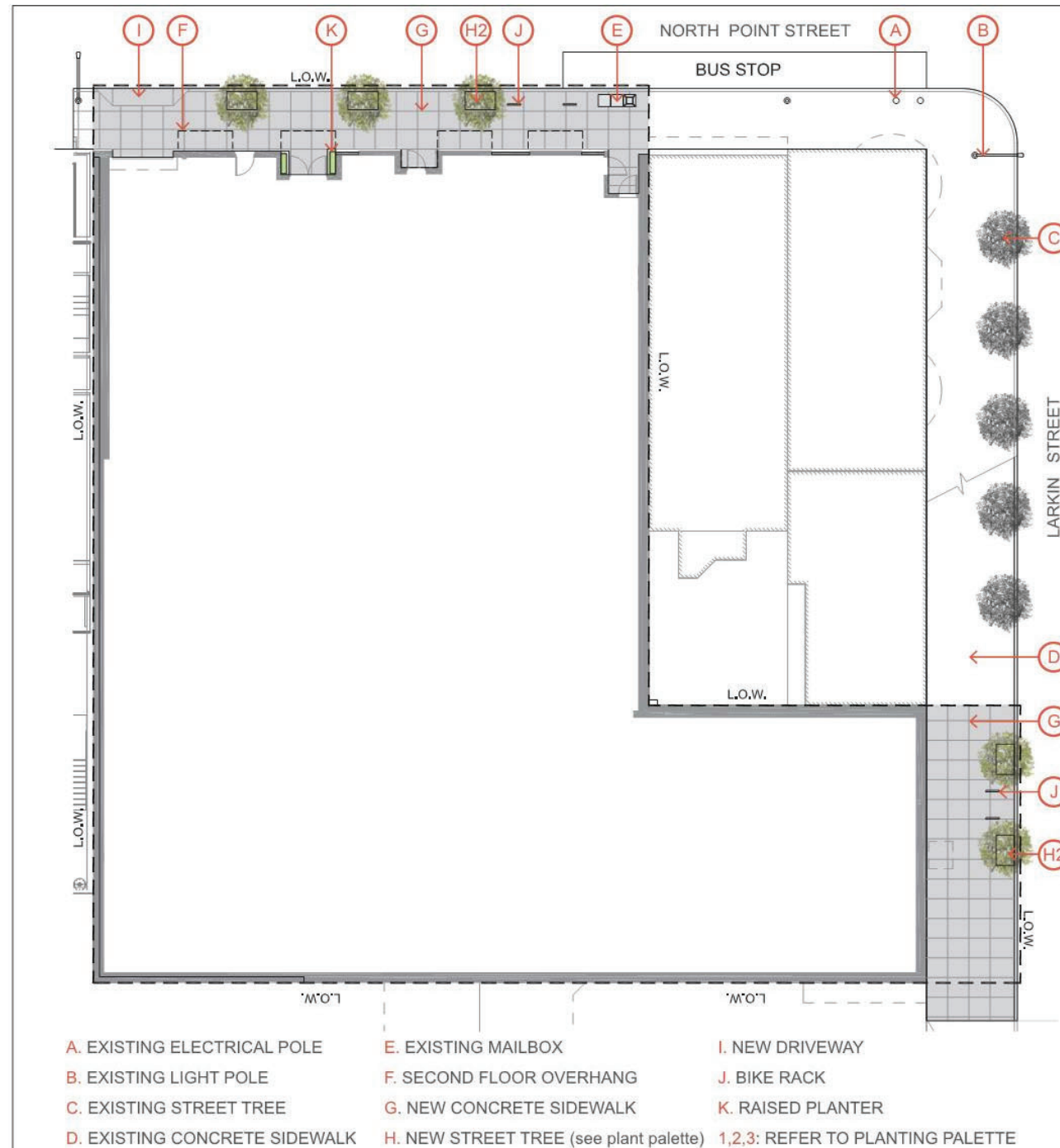
915 NORTH  
POINT

[illegible]

GROUND FLOOR

SHEET

1




## LANDSCAPE DESIGN CRITERIA

1. PLANTING TO BE DESIGNED TO PROVIDE MAXIMUM SAFETY. PLANTING WILL BE PROVIDED ALONG WALLS, FENCES, AND AT BUILDING FOUNDATIONS AND WILL BE MAINTAINED AT AN APPROPRIATE HEIGHT FOR CLEAR VISIBILITY.
2. FINISH GRADING SHALL BE POSITIVE SURFACE DRAINAGE ACROSS PLANTED AREAS AND AWAY FROM BUILDING FOUNDATIONS. REFER TO CIVIL GRADING PLAN FOR ALL EXISTING AND PROPOSED GRADE INFORMATION.
3. ALL AREAS ON GRADE SHALL RECEIVE ORGANIC AMENDMENTS AND A 3" LAYER OF GRAVEL MULCH. SOIL AMENDMENTS WILL BE ADDED BASED ON SOIL LAB RECOMMENDATIONS.
4. STORM WATER MANAGEMENT SHALL COMPLY WITH THE SFPUC STORM WATER REQUIREMENTS. FLOW THROUGH PLANTERS WILL BE USED TO TREAT STORM WATER. REFER TO CIVIL DOCUMENTS.
5. LANDSCAPE FEATURES EMPLOYED TO MINIMIZE RUNOFF AND PROMOTE SURFACE FILTRATION INCLUDE:
  - A) PROVIDING GENTLE SLOPES NOT TO EXCEED 10 PERCENT IN LANDSCAPE AREAS.
  - B) INSTALLING PLANTS WITH LOW WATER REQUIREMENTS.
  - C) INSTALLING PLANTS APPROPRIATE FOR THE LOCATION AND MICRO-CLIMATE.
  - D) UTILIZING BIO RETENTION AND/OR INFILTRATION PLANTERS TO CAPTURE RUNOFF BEFORE IT EXITS THE SITE.
  - E) INSTALLING COBBLE SPLASH PADS WHERE RUNOFF IS DISCHARGED INTO BIO RETENTION OR INFILTRATION PLANTERS TO AVOID EROSION.
6. ON SITE LANDSCAPE LIGHTING TO BE PROVIDED BY BLDG. MOUNTED LIGHTS AND BOLLARDS.
7. ALL PLANTING GROUPS ARE DESIGNED FOR WATER USE AND ARRANGED BY WATER HYDROZONES BASED ON WATER NEEDS.
8. PLANTING WILL COMPLY WITH THE STATE MODEL WELO REQUIREMENTS IN EFFECT AT THE TIME OF BUILDING PERMIT SUBMITTAL.
9. WATER USE RATING IS BASED ON WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS), UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, VL=VERY LOW, L=LOW, M=MEDIUM, H=HIGH

## IRRIGATION DESIGN CRITERIA

1. IRRIGATION DESIGN TO COMPLY WITH ABA 1881 REQUIREMENTS, FOLLOW THE STATEWIDE MODEL ORDINANCE DESIGN GUIDELINES AND CITY REQUIREMENTS WITH USE OF WATER EFFICIENT LANDSCAPING AND LOW WATER-WISE PLANTS. ALL PLANTED AREAS SHOWN WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
2. THE IRRIGATED SYSTEMS WILL BE A PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL.
3. TREE, SHRUB AND GROUND-COVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND DRIP OR LOW FLOW IRRIGATION SYSTEM. TREE, SHRUB AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES.
4. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
5. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS.
6. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
  - A) LOCATION AND SIZE OF WATER METERS FOR THE LANDSCAPE.
  - B) LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, QUICK COUPLERS, AND BACKFLOW PREVENTION DEVICES.
  - C) STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY.
  - D) FLOW RATE (GALLONS PER MINUTE), AND REMOTE CONTROL VALVE SIZE.
7. QUICK COUPLERS WILL BE LOCATED AT EVERY 80 TO 100 FEET ALONG THE IRRIGATION MAIN LINE.
8. IRRIGATION SYSTEM AND FINAL DESIGN SHALL BE PROVIDED AT A LATER DATE.
9. IRRIGATION SYSTEM FEATURES EMPLOYED TO ACHIEVE WATER CONSERVATION GOALS INCLUDE:
  - A) SMART IRRIGATION CONTROLLERS CAPABLE OF RESPONDING TO ON-SITE WEATHER CONDITIONS.
  - B) CONTROLLERS WITH MULTIPLE PROGRAMS.
  - C) WATERING SCHEDULES EMPLOYING SHORT CYCLES.
  - D) RAIN SHUT-OFF DEVICES TO PREVENT IRRIGATION AFTER SIGNIFICANT PRECIPITATION.
  - E) SUBSURFACE DRIP AND/OR BUBBLER IRRIGATION FOR SHRUBS AND TREES IN PLANTER AREAS WHICH HAVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD SYSTEM.
  - F) USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALK, STREETS, AND DRIVEWAYS.

### POTENTIAL PLANTING PALETTE

KEY	BOTANICAL NAME	COMMON NAME	WATER USE		HYDROZONE 2: LOW/MEDIUM WATER USE - PARTIAL SHADE/SHADE		
	TREES:				ACANTHUS SPINOSUS	BEAR'S BREECH	M/L
H1	PLATANUS ACERIFOLIA	LONDON PLANE TREE	M		ARCTOSTAPHYLOS UVA URSI	BEARBERRY	M/L
H2	MAYTENUS BOARIA	MAYTEN	M		CAREX DIVULSA	BERKELEY SEDGE	M
H3	BETULA NIGRA	RIVER BIRCH	H		FRAGARIA CHILOENSIS	BEACH STRAWBERRY	M
					LOMANDRA LONGIFOLIA BREEZE	DWARF MAT RUSH	L
1	HYDROZONE 1: LOW WATER USE - SUN/PARTIAL SHADE				MAHONIA LOMARIFOLIA	CHINESE HOLLY GRAPE	M
	ACHILLEA 'MOONSHINE'	FERN LEAF YARROW	L		PHILODENDRON 'XANADU'	WINTERBURN PHILODENDRON	M
	ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	L/L		RUMOHRA ADIANTIFORMIS	LEATHERLEAF FERN	M
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	L/L	3	HYDROZONE 3 @ BIORETENTION: LOW, MEDIUM WATER USE - SUN/PARTIAL SHADE		
	BLEEDING HEART	STALKED BUBBINE	L		ACHILLEA X 'MOONSHINE'	ACHILLEA X 'MOONSHINE'	L
	FESTUCA 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	L		CAREX DIVULSA	BERKELEY SEDGE	M
	HELIOTROPIS	BLUE OAT GRASS	L		CHONDROPETALUM TECTORUM	CHONDROPETALUM TECTORUM	M
	MYRTICA CALIFORNICA	PACIFIC WAX MYRTLE	M		LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	L
	SANTOLINA ROSMARINIFOLIA	GREEN SANTOLINA	L		COMMUNITY GARDEN PLANTING		



Creo landscape architecture



915 NORTH POINT  
GROUND FLOOR  
SCALE: 1"=20'

April 16, 2019

L1



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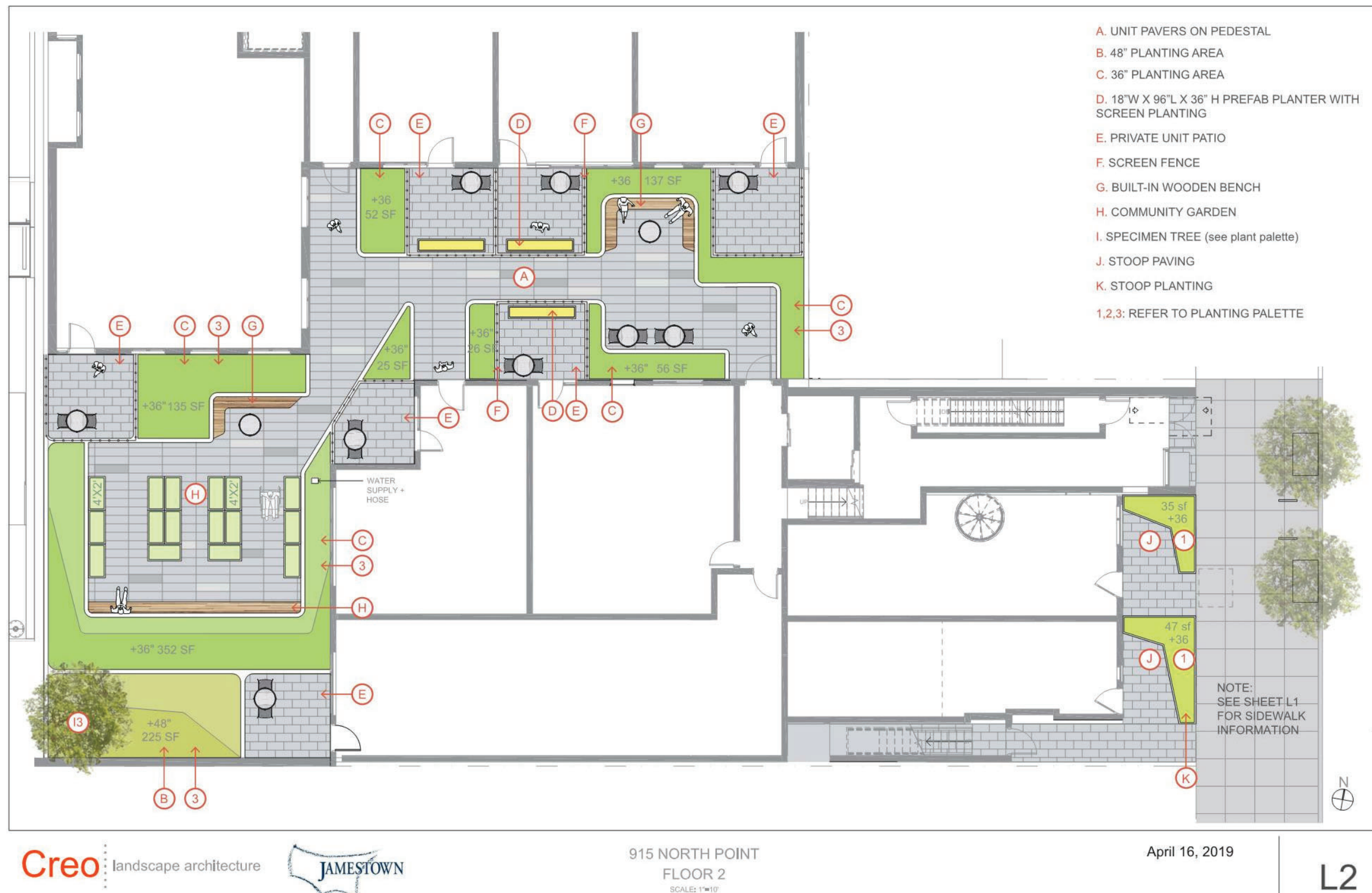
Project Number	Issue Date
21624	04/18/19
Scale:	Drawn:

[illegible]

FLOOR 2

SHEET

## L2



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915 NORTH POINT  
FLOOR 2  
SCALE: 1"=10'

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L2



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Scale:	Phase

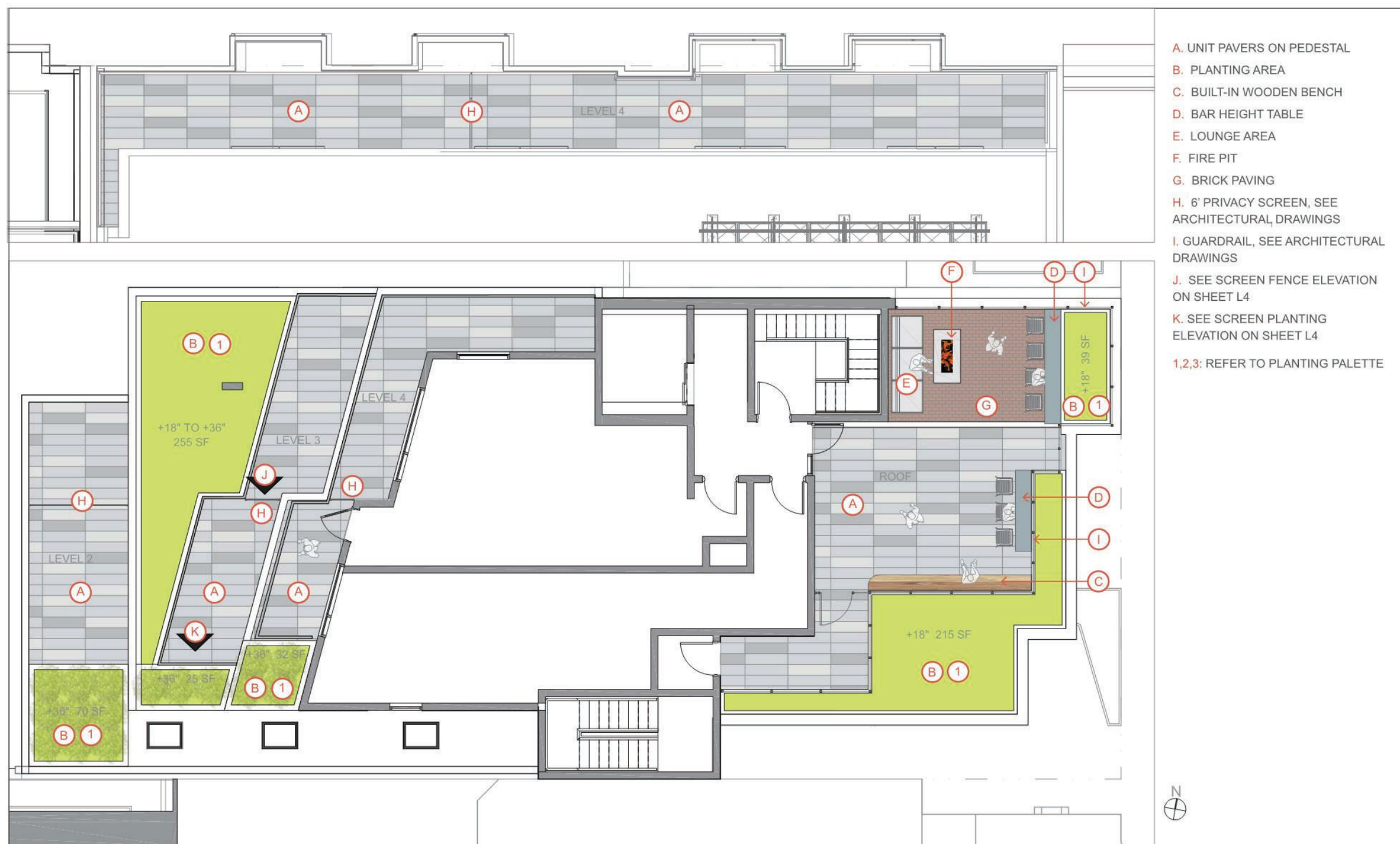
---

[illegible]

ROOF

SHEET

# L3



Creo landscape architecture



915 NORTH POINT  
TERRACES AND ROOF  
SCALE: 1"=8'-0"

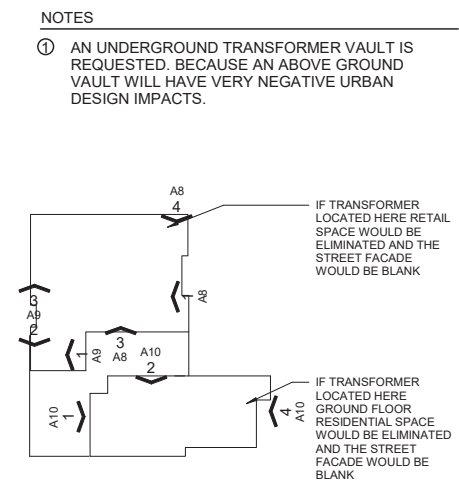
April 16, 2019

L3









TRASH SERVICE WILL OCCUR ON NORTH POINT STREET. RECOLOGY WILL GO INTO THE GARAGE AND MOVE THE CARTS FROM TRASH COLLECTION ROOM TO THE STREET FOR EMPTYING.

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915 NORTH  
POINT

[illegible]

LEVEL 1 - NORTH  
POINT

SHEET

A0

**LANDSCAPE ARCHITECTS**  
CREO  
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SAN FRANCISCO, CA  
415.688.2506



JAMESTOWN LP

## CONDITIONAL USE APPLICATION



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915 NORTH  
POINT

Project Number	Issue Date
21624	04/18/19
Scale:	Phase
As indicated	

[illegible]

LEVEL 1 - NORTH  
POINT

SHEET

A0

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# CONDITIONAL USE APPLICATION



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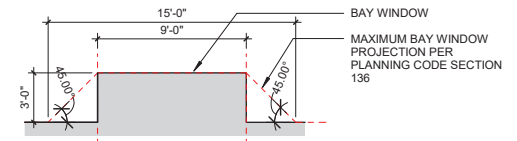
915 NORTH  
POINT

[illegible]

LEVEL 2 - NORTH  
POINT (LEVEL 1 -  
LARKIN)

SHEET

A1



2 NORTH POINT ST BAY WINDOW PROJECTIONS

SEE 2/3 ON G14 FOR GLAZING COMPLIANCE



NOTE: SEE A13 FOR TYPICAL UNIT LAYOUTS



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915 NORTH  
POINT

[illegible]

LEVEL 3 - NORTH  
POINT (LEVEL 2-  
LARKIN)

SHEET

A2

NOTE: SEE A14 FOR TYPICAL UNIT LAYOUTS



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915 NORTH  
POINT

[illegible]

LEVEL 4 - NORTH  
POINT (LEVEL 3 -  
LARKIN)

SHEET

A3

**NOTE: SEE A15 FOR TYPICAL UNIT LAYOUTS**



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915 NORTH  
POINT

[illegible]

ROOF - NORTH  
POINT (LEVEL 4 -  
LARKIN)

SHEET

A4

**NOTE: SEE A16 FOR TYPICAL UNIT LAYOUTS**



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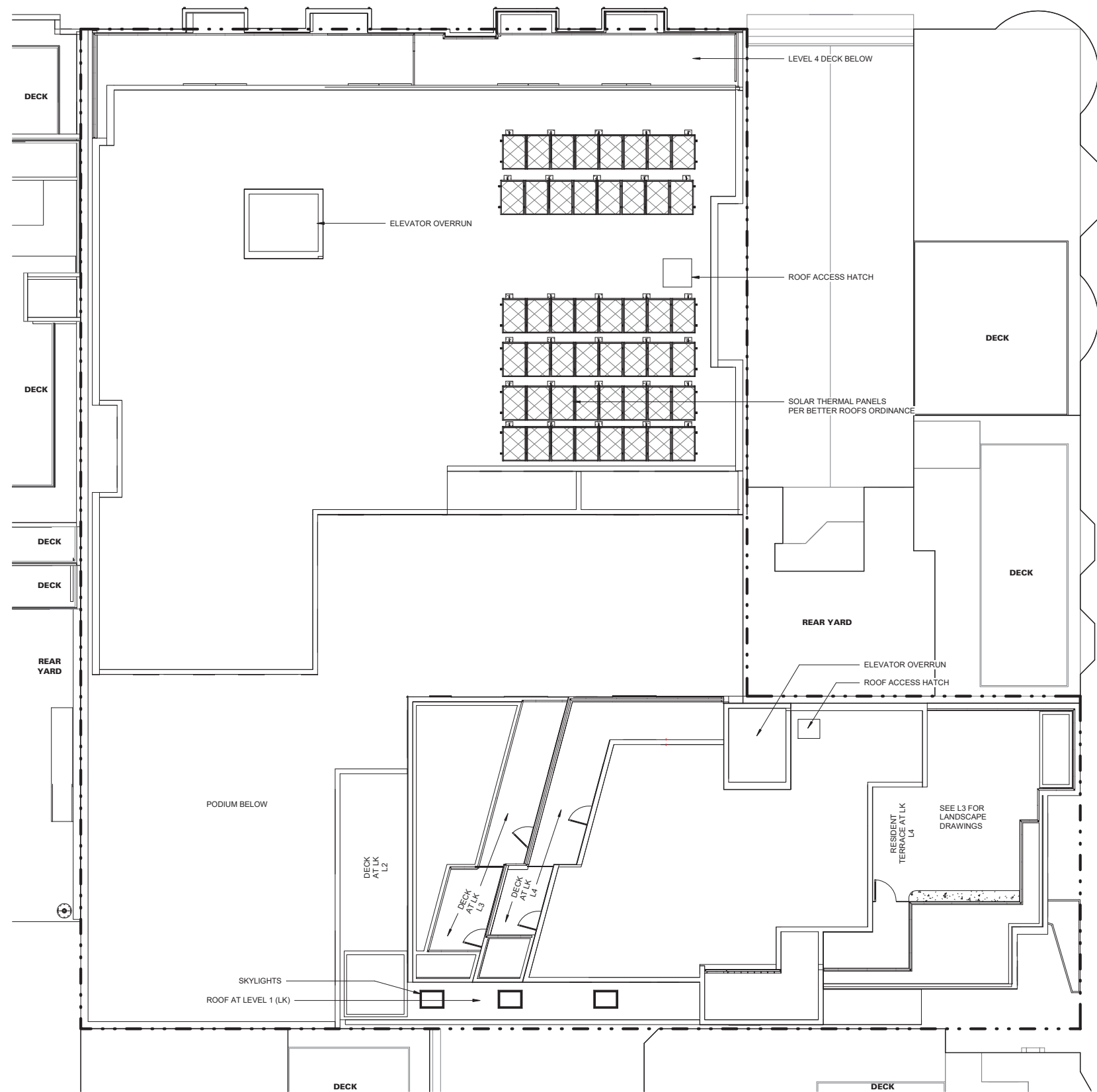
915 NORTH  
POINT

[illegible]

## ROOF PLAN

SHEET

A5



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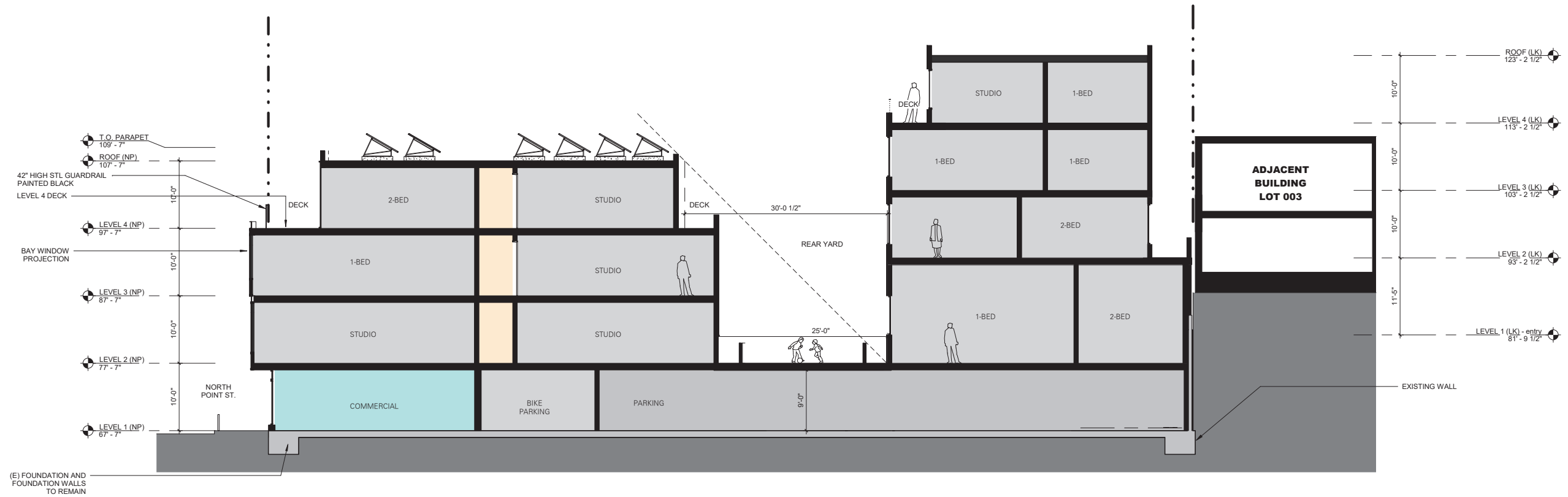
915 NORTH  
POINT

[illegible]

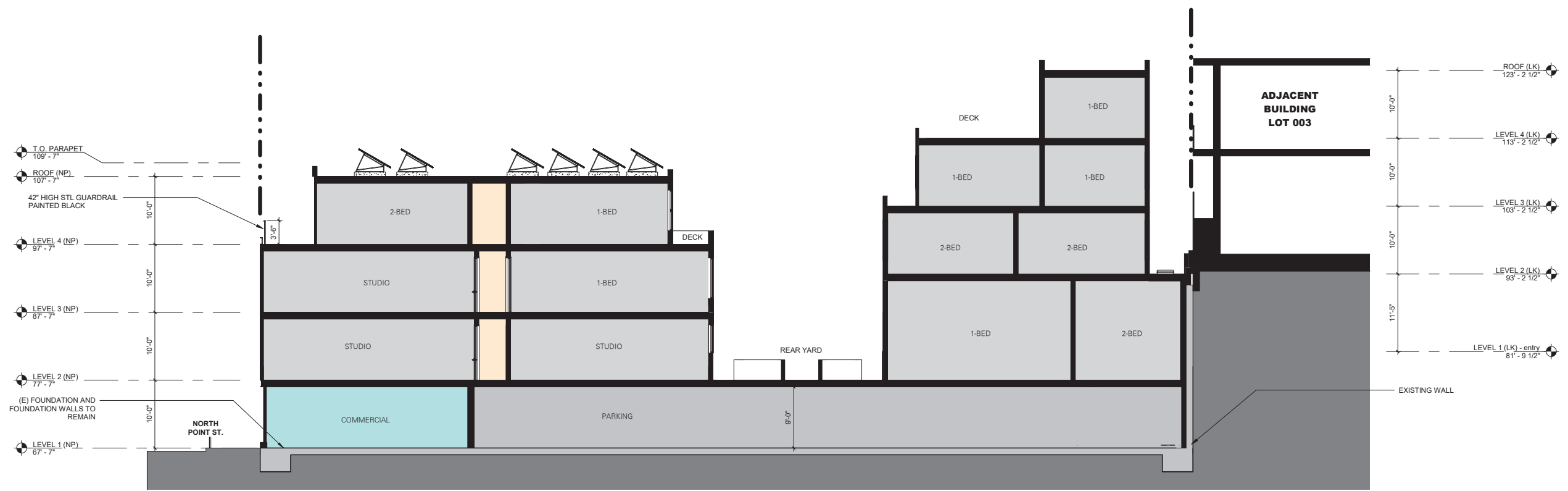
## BUILDING SECTIONS

SHEET

A6



**2 N-S SECTION 2**  
1/8" = 1'-0" [Ref: 1/A0]



**1 N-S SECTION 1**  
1/8" = 1'-0" [Ref: 1/A0]



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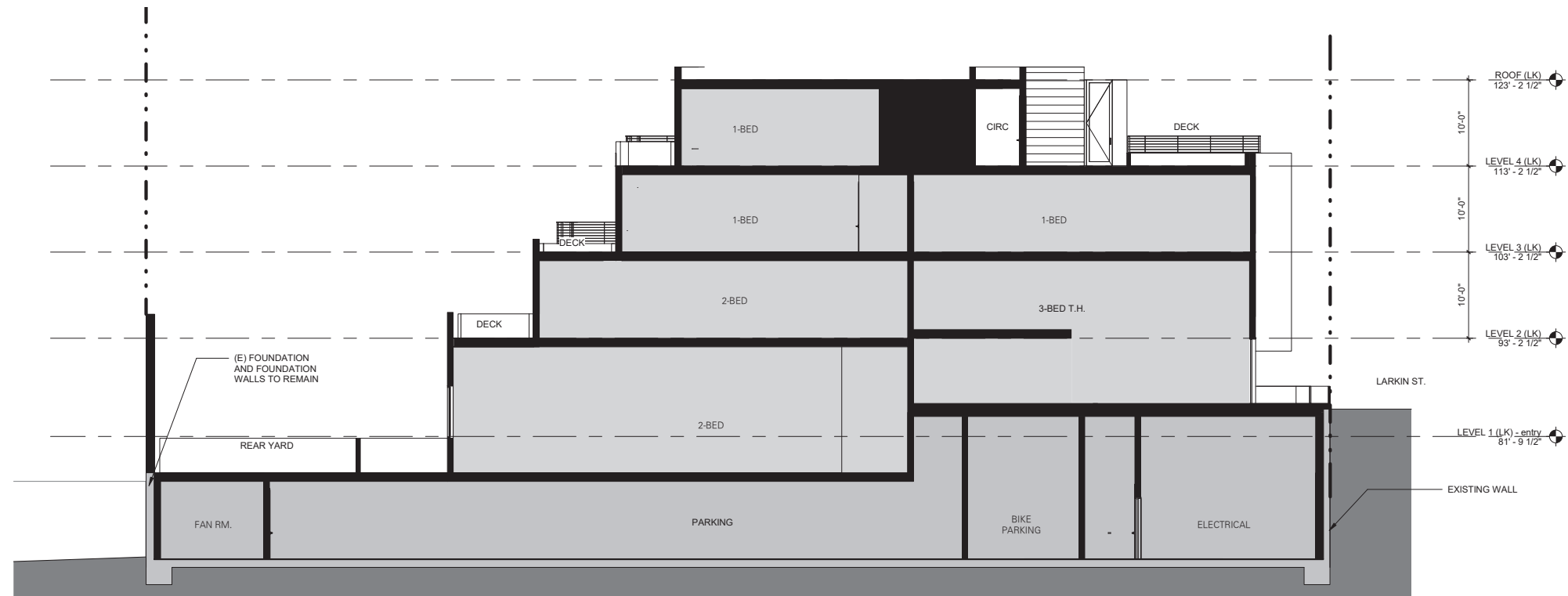
915 NORTH  
POINT

Project Number		Issue Date
21624		04/18/19
Gate	Phase	
1/8" = 1'-0"		

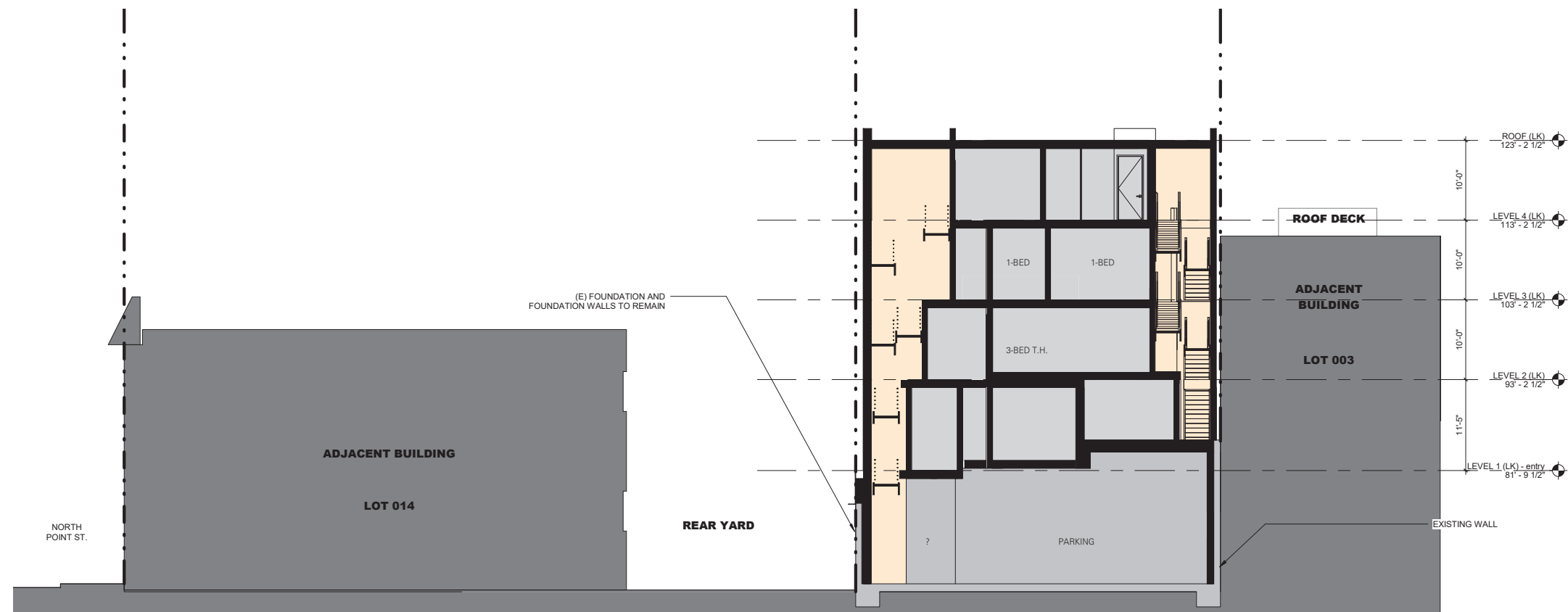
## BUILDING SECTIONS

SHEET

A7



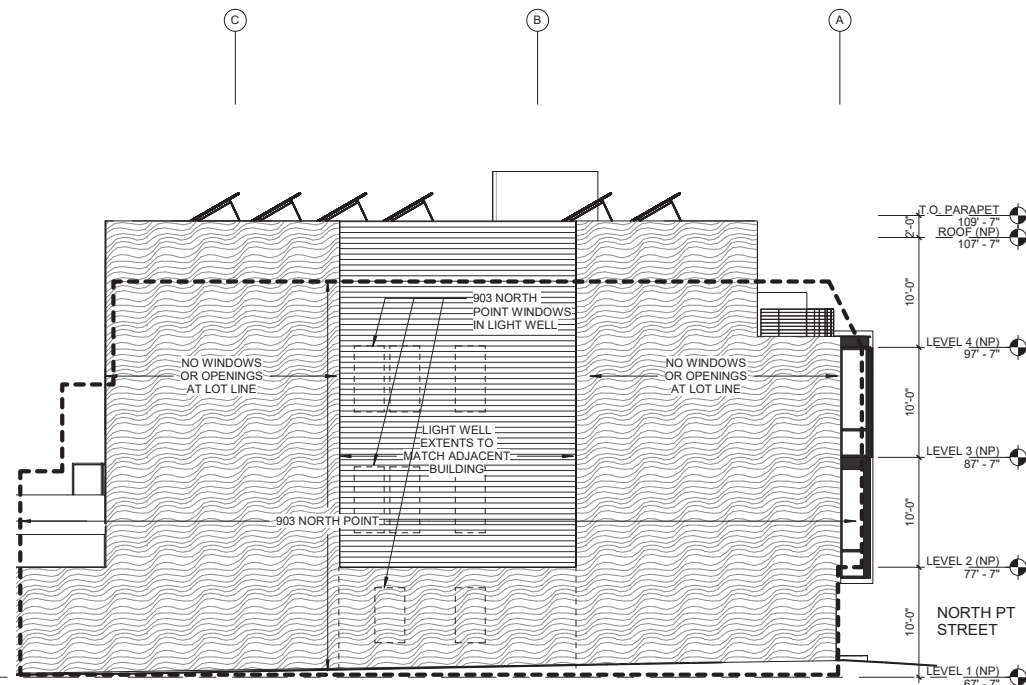
**2 E-W SECTION**  
1/8" = 1'-0" [Ref: 1/A0]



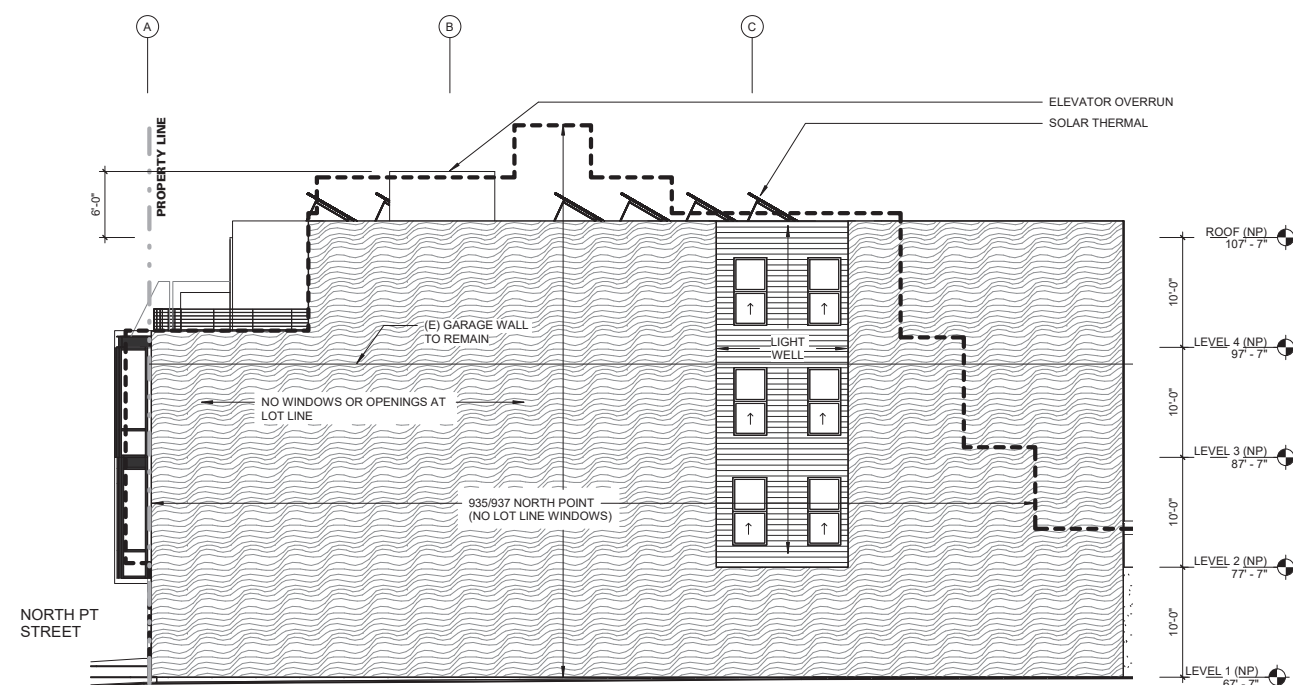
**1 N-S SECTION**  
1/8" = 1'-0" [Ref: 1/A0]



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① NP BLDG-EAST ELEV (LOT LINE)  
1/8" = 1'-0" [Ref: 2/A0]



② NP BLDG-WEST ELEV (LOT LINE)  
1/8" = 1'-0" [Ref: 1/A1]



NP BLDG-SOUTH ELEV (FROM COMMON SPACE)



4 NP BLDG - NORTH ELEV  
1/8" = 1'-0" [Ref: 1/A0]

**STRUCTURAL ENGINEER**  
TIPPING STRUCTURAL  
1906 SHATTUCK AVE  
BERKELEY, CA 94704  
510.549.1906

**MEP ENGINEERS**  
**FARD ENGINEERS**  
 309 LENNON LANE, #200  
 WALNUT CREEK, CA 94598  
 925.932.5505

**CIVIL ENGINEERS**  
LUK AND ASSOCIATES  
738 ALFRED NOBEL DRIVE  
HERCULES, CA 94547  
510.724.3388

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915 NORTH  
POINT

[illegible]

## BUILDING ELEVATIONS (NP)

SHEET

A8

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## CONDITIONAL USE APPLICATION



915 NORTH  
POINT

Project Number		Issue Date
21624		04/18/19
Gate	Phase	
1/4" = 1'-0"		

BUILDING  
ELEVATIONS (NP)

SHEET

A9



If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.



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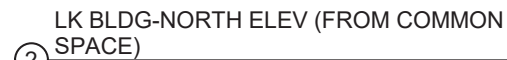
915 NORTH  
POINT

[illegible]

BUILDING  
ELEVATIONS (LK)

SHEET

# A10



If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.

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## CONDITIONAL USE APPLICATION



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**TEFarch.com**

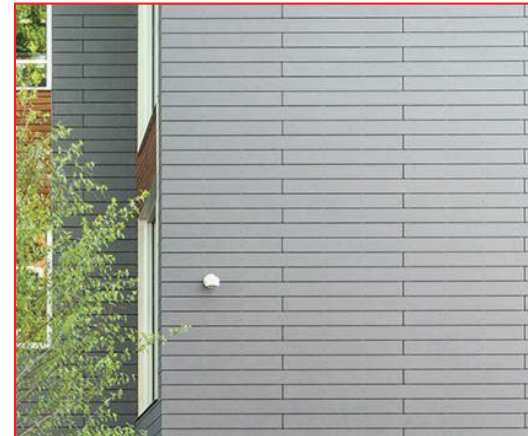
915 NORTH  
POINT

[illegible]

NORTH POINT  
MATERIAL

SHEET

# A11



SWISSPEARL LINEARIS PANELS



PERSPECTIVE LOOKING SOUTHEAST ALONG NORTH POINT



LOOKING SOUTH ALONG NORTH POINT



BLACK METAL ACCENT PANELS, DARK  
VERTICAL MASS



## BOARD FORMED CONCRETE

If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.



A close-up photograph of a grey horizontal siding wall. A small, white, circular vent or cap is visible on the wall. To the left, a portion of a window with a white frame and a brick chimney are visible, along with some green foliage.



## CONDITIONAL USE APPLICATION



915 NORTH  
POINT

[illegible]

# A12



A13

If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch

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915 NORTH  
POINT

Project Number	Issue Date
21624	04/18/19
Scale:	Phase
1/8" = 1'-0"	

[illegible]

TYPICAL UNIT  
LAYOUT LEVEL 3(NP)  
LEVEL 2(LK)

SHEET

A14



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915 NORTH  
POINT

[illegible]

TYPICAL UNIT  
LAYOUT LEVEL 4(NP)  
LEVEL 3(LK)

SHEET

# A15



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915 NORTH  
POINT

[illegible]

TYPICAL UNIT  
LAYOUT LEVEL  
LEVEL 4(LK)

SHEET

# A16



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# **Exhibit C**

## **Environmental Determination**

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# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
915 NORTH POINT ST		0453002
<b>Case No.</b>		<b>Permit No.</b>
2017-000280ENV		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input checked="" type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p>The project site is located at 915 North Point Street (Assessor's block and lot 0453/002), across the street from Ghirardelli Square, in the Russian Hill neighborhood of San Francisco. The lot is L-shaped, with approximately 92 feet of frontage along North Point Street and approximately 46 feet of frontage along Larkin Street. There are three lots at the corner of Larkin Street and North Point Street that separate the two frontages. The site is moderately upsloping along Larkin Street, moving south from North Point Street to Bay Street. The project site is within a NC-1, Neighborhood Commercial Cluster District and a 40-X Height and Bulk District.</p> <p>An approximately 29,400-square foot parking garage, constructed in 1925, currently occupies the project site. The garage frontage is two-stories tall on North Point Street. Along Larkin Street, the lower floor of the garage is semi-subterranean, such that the frontage is one story tall. Access to the garage is provided via a curb cut and vehicular entrance on North Point Street, with an exit via curb cut on Larkin Street. A third curb cut on North Point Street is presently disused. The garage provides 65 spaces of pre-reserved monthly paid parking.</p> <p>The project would demolish the existing garage and construct two four-story, 40-foot-tall buildings (with maximum height</p> <p>CONTINUED ON ADDITIONAL PAGE</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> 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><b>Class 32 - In-Fill Development.</b> 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><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<p><b>Class ____</b></p> <p>The project site is located at 915 North Point Street (Assessor's block and lot 0453/002), across the street from Ghirardelli Square, in the Russian Hill neighborhood of San Francisco. The lot is L-shaped, with approximately 92 feet of frontage along North Point Street and approximately 46 feet of frontage along</p>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	<b>Air Quality:</b> 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)
<input checked="" type="checkbox"/>	<b>Hazardous Materials:</b> 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 &gt; Maher layer).</i>
<input checked="" type="checkbox"/>	<b>Transportation:</b> 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?
<input checked="" type="checkbox"/>	<b>Archeological Resources:</b> 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)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> 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)
<input checked="" type="checkbox"/>	<b>Slope = or &gt; 20%:</b> 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) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> 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) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> 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) <b>If box is checked, a geotechnical report will likely be required.</b>

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

**Comments and Planner Signature (optional):** Alesia Hsiao

The project site is not located within an air pollutant exposure zone and the project would be required to comply with the Construction Dust ordinance (Article 22B of the Health Code). It is not anticipated that pile driving or other particularly noisy equipment would be required for construction. The project would comply with the San Francisco Noise Ordinance (Article 22 of the Police Code). The Phase I Environmental Site Assessment prepared by Strata Environmental Services Inc, dated July 2017 concluded that no past activities on or near the site are likely to have resulted in soil contamination on the site, and that

CONTINUED ON ADDITIONAL PAGE

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

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

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

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

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

<input type="checkbox"/>	7. <b>Addition(s)</b> , 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 type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A            a. Per HRER dated 10/19/2017            b. Other (specify):         </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Reclassify to Category C            (attach HRER)         </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b> The project description has changed since the 10/19/2017 issuance of the PTR form. This does not impact the determination that the subject building is not a historic resource.	
<b>Preservation Planner Signature:</b> Jorgen Cleemann	

## STEP 6: CATEGORICAL EXEMPTION DETERMINATION

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Further environmental review required.</b> 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 <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>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.</b>	
	<b>Project Approval Action:</b> Conditional Use Authorization If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Alesia Hsiao 04/17/2019
	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.	

## Full Project Description

The project site is located at 915 North Point Street (Assessor's block and lot 0453/002), across the street from Ghirardelli Square, in the Russian Hill neighborhood of San Francisco. The lot is L-shaped, with approximately 92 feet of frontage along North Point Street and approximately 46 feet of frontage along Larkin Street. There are three lots at the corner of Larkin Street and North Point Street that separate the two frontages. The site is moderately upsloping along Larkin Street, moving south from North Point Street to Bay Street. The project site is within a NC-1, Neighborhood Commercial Cluster District and a 40-X Height and Bulk District.

An approximately 29,400-square foot parking garage, constructed in 1925, currently occupies the project site. The garage frontage is two-stories tall on North Point Street. Along Larkin Street, the lower floor of the garage is semi-subterranean, such that the frontage is one story tall. Access to the garage is provided via a curb cut and vehicular entrance on North Point Street, with an exit via curb cut on Larkin Street. A third curb cut on North Point Street is presently disused. The garage provides 65 spaces of pre-reserved monthly paid parking.

The project would demolish the existing garage and construct two four-story, 40-foot-tall buildings (with maximum height of 46 feet for roof extensions and appurtenances). The two proposed buildings would be connected at the parking level, which would serve as the base for both buildings. Due to the grade change of the project site, this would be the ground level for the proposed building along North Point Street and a subterranean basement level for the proposed building along Larkin Street. In combination, the two proposed buildings would provide approximately 45,300 gsf of development, including approximately 12,700 square feet (sf) for a semi-subterranean parking garage, approximately 26,000 sf to accommodate 37 dwelling units, and approximately 1,300 sf of ground floor retail space. The residential unit mix would consist of 13 studios, 13 one-bedrooms, 7 two-bedrooms, and 4 three-bedrooms units. The garage would provide 28 vehicle parking spaces, 57 class 1 bicycle parking spaces, and garbage and recycling collection areas, with vehicle entrance via a new 10-foot-wide curb cut near the western edge of the North Point Street frontage. The project also would provide eight class 2 bicycle parking spaces along North Point Street. The building along North Point Street would contain a ground floor commercial space and a residential lobby entry for the residential units within the North Point building. A separate residential entry would also be provided for the building along Larkin Street including two units that have direct walk-up access. Each building would have an elevator and stairwell, and direct pedestrian and bicycle access to the shared garage. The project proposes a total of 2,000 sf of common open space including approximately 1,500 sf of common open space on the second level (atop the semi-subterranean garage) that would be shared between the two buildings and would be accessible from both, and an approximately 500 sf common open space deck on the fourth level of the proposed Larkin Street building. Decks, patios, and stoops within various levels of the two buildings would provide a total of about 2,700 sf of private open spaces. Consistent with the Better Roofs Ordinance, solar thermal panels would be provided on the North Point Street building roof.

Construction would require approximately 650 cubic yards of soil excavation. The depth of excavation is proposed at a maximum of 3 to 8 feet below ground surface within a 5,700 sf area. Construction activities would occur over 16 months commencing in March 2020 and are anticipated to be completed in June 2021.

## CEQA Impacts Continued



The project site is not located within an air pollutant exposure zone and the project would be required to comply with the Construction Dust ordinance (Article 22B of the Health Code). It is not anticipated that pile driving or other particularly noisy equipment would be required for construction. The project would comply with the San Francisco Noise Ordinance (Article 22 of the Police Code). The Phase I Environmental Site Assessment prepared by Strata Environmental Services Inc, dated July 2017 concluded that no past activities on or near the site are likely to have resulted in soil contamination on the site, and that no asbestos-containing materials appear to be present in the existing facility. Based on existing use on site and the volume of proposed excavation, the sponsor is required to enroll in the Maher program. Enrollment in Maher program was completed on April 23, 2018. Planning staff archaeologist determined the project would have no effect on archaeological resources. A Historic Resource Evaluation – Part 1 was conducted by Page & Turnbull, dated September 1, 2017. Planning staff determined that the project is not a historic resource for CEQA. The project site has a slope average of 20 percent or more. The geotechnical investigation concluded that the proposed project should be supported on conventional spread footings or a mat foundation bearing on undisturbed native sand. The project could be constructed on the project site, provided that recommendations included in the geotechnical investigation by Rockridge Geotechnical, dated August 16, 2017 are implemented. Planning staff determined that the project would have less than significant effects on transit operations, people walking, walking/accessibility, bicycling, parking, and construction-related transportation impacts and no significant cumulative transportation impacts.

A “Notification of Project Receiving Environmental Review” was mailed on February 26, 2018 to adjacent occupants and owners of properties within 300 feet of the project site. Prior to this, the project sponsor held a community meeting on October 17, 2017. To the extent that concerns related to CEQA were raised by the public through these outreach efforts, they were taken into consideration as part of the department’s environmental analysis. The proposed project would not result in significant adverse environmental impacts associated with any of the issues identified by the public.

## 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)
915 NORTH POINT ST		0453/002
Case No.	Previous Building Permit No.	New Building Permit No.
2017-000280PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Other (please specify)	
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:

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# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

<b>Preservation Team Meeting Date:</b>	10/10/2017	<b>Date of Form Completion</b>	10/19/2017
--	------------	--------------------------------	------------

<b>PROJECT INFORMATION:</b>		
<b>Planner:</b>	<b>Address:</b>	
Jørgen G. Cleemann	915 North Point Street and 2935 Larkin Street	
<b>Block/Lot:</b>	<b>Cross Streets:</b>	
0453/002	Polk and Larkin Streets	
<b>CEQA Category:</b>	<b>Art. 10/11:</b>	<b>BPA/Case No.:</b>
B	N/A	2017-000280ENV

<b>PURPOSE OF REVIEW:</b>			<b>PROJECT DESCRIPTION:</b>	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration	<input checked="" type="radio"/> Demo/New Construction

<b>DATE OF PLANS UNDER REVIEW:</b>	9/22/2016
------------------------------------	-----------

<b>PROJECT ISSUES:</b>	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation, Part 1, prepared by Page & Turnbull (dated 9/1/2017)	
Proposed Project: Demolition of the existing two-story garage building and construction of a four-story, forty-foot-tall residential building with ground-floor commercial space.	

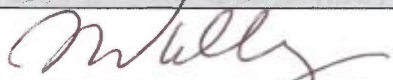
<b>PRESERVATION TEAM REVIEW:</b>				
<b>Category:</b>		<input type="radio"/> A	<input type="radio"/> B	<input checked="" type="radio"/> C
<b>Individual</b>		<b>Historic District/Context</b>		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	<input type="text"/>	Period of Significance:	<input type="text"/>	
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

**PRESERVATION TEAM COMMENTS:**

According to the Historic Resource Evaluation, Part 1 (dated 9/1/2017) and information found in the Planning Department files, the subject building at 915 North Point Street (and 2935 Larkin Street) contains a two-story, stucco-clad, reinforced concrete garage building located in the Russian Hill neighborhood of San Francisco. Constructed in 1925, the subject building is designed in a stripped-down Mediterranean Revival style and has an L-shaped footprint that creates two-street facing facades: the primary two-story north facade on North Point Street and a one-story secondary east facade on Larkin Street. The building's masonry openings have been infilled with a variety of non-historic materials including chain-link and steel-picket fencing, vehicular security gates, and aluminum replacement windows. Most of the second-story bays on North Point Street are open to the elements. The subject building's interior consists of utilitarian spaces currently used for parking. The permit history records no significant exterior alterations; however, an analysis of historic photos shows that the building's original fenestration, storefront infill, and signage have been replaced.

Preservation Staff concurs with the conclusion of the Historic Resource Evaluation, which finds that the subject building is not individually eligible for listing in the California Register of Historical Resources under Criterion 1 (events), 2 (persons), or 3 (architecture). Staff finds that the subject building is associated with the development of the automobile sales and servicing industry in San Francisco and with the rehabilitation of Ghirardelli Square as an early festival marketplace, but that these associations are insufficiently specific to support a finding of significance under Criterion 1. Similarly, the subject building's associations with original owner Louis Lurie and with Ghirardelli Square founders William and Lurline Roth do not appear to be strong enough to support a finding of significance under Criterion 2. Architecturally, the subject building represents an unremarkable example of a parking garage from the 1920s. Although original designers the O'Brien Brothers could be considered master architects, the subject building is not a particularly notable example of their work. Staff also finds that the subject building is not likely significant under Criterion 4 as it applies to buildings and structures, a designation that is normally reserved for rare construction types. The subject building does not embody a rare construction type. (The archeological information potential of the site, as opposed to the building, is analyzed in the Planning Department's 9/12/2017 Environmental Planning Preliminary Archeological Review.)  
(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	10/19/17



**915 North Point Street  
Preservation Team Review Form, Comments**

(continued)

Staff also concurs with the Historic Resource Evaluation's finding that the subject property is not located in a potential historic district. Although isolated clusters of buildings in the area surrounding the subject building were constructed within specified historic periods or with similar design characteristics, in general the surrounding area exhibits buildings with a range of construction dates, styles, and degrees of integrity; it does not cohere visually or historically into a CRHR-eligible historic district.

Therefore the subject building at 915 North Point Street is ineligible for listing in the CRHR either individually or as a contributor to a historic district.



**Figure 1.** 915 North Point St., north façade. Screenshot of 2015 Google Streetview.



**Figure 2.** 915 North Point St., east façade. Screenshot of 2017 Google Streetview.



# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 915 NORTH POINT ST  
RECORD NO.: 2017-000280PRJ

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
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF	29,400	12,659	-16,741
Residential GSF	0	25,955	25,955
Retail/Commercial GSF	0	1,282	1,282
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	3,050	3,050
Public Open Space	0	0	0
Other ( )			
<b>TOTAL GSF</b>	<b>29,400</b>	<b>27,237</b>	<b>27,237</b>
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	37	37
Dwelling Units - Total	0	37	37
Hotel Rooms	0	0	0
Number of Buildings	1	1	1
Number of Stories	2	4	4
Parking Spaces	65	28	28
Loading Spaces	0	0	0
Bicycle Spaces	0	65	65
Car Share Spaces	0	0	0
Other ( )			

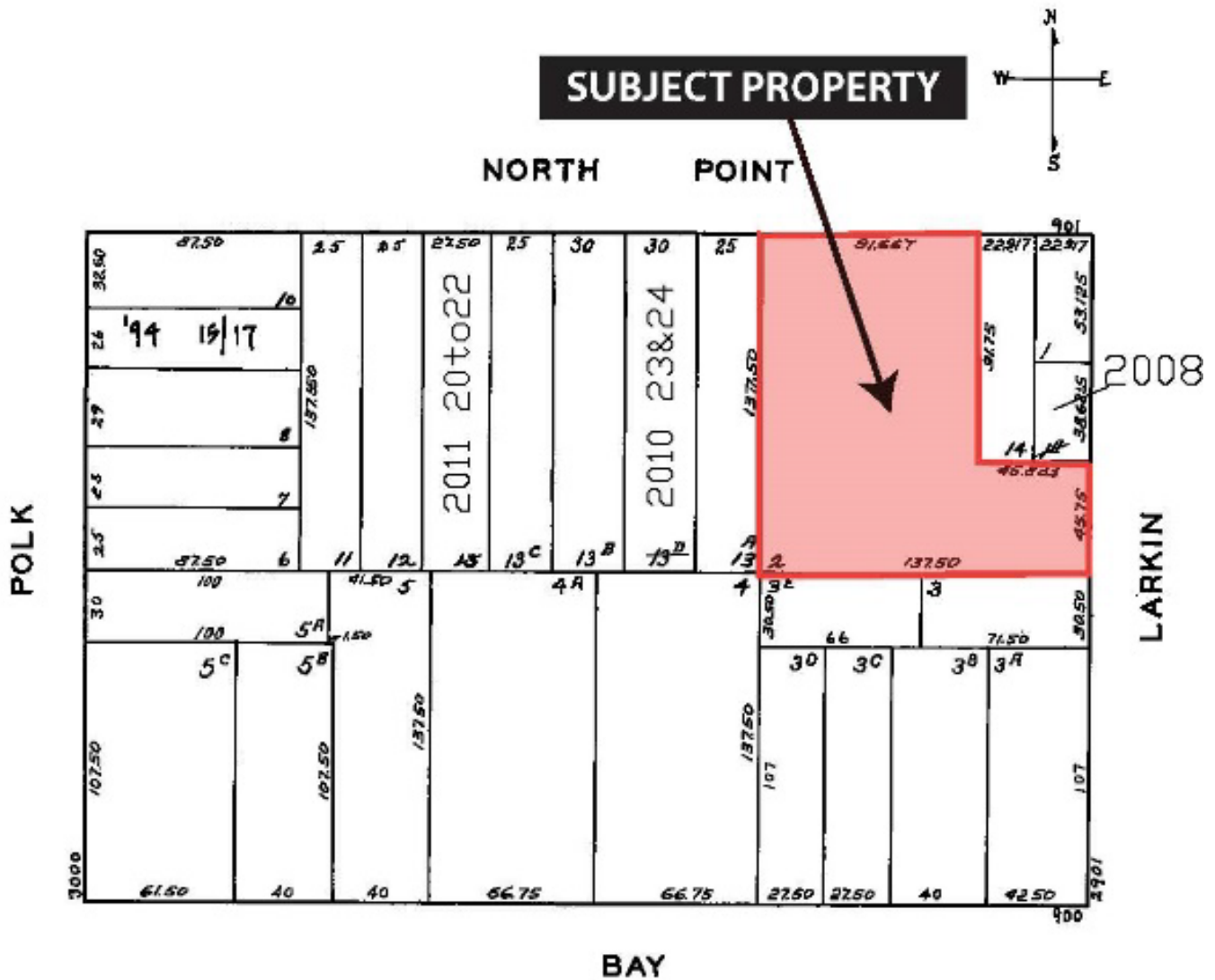
	EXISTING	PROPOSED	NET NEW
<b>LAND USE - RESIDENTIAL</b>			
Studio Units	0	13	13
One Bedroom Units	0	13	13
Two Bedroom Units	0	7	7
Three Bedroom (or +) Units	0	4	4
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

# Exhibit E – Maps and Context Photos

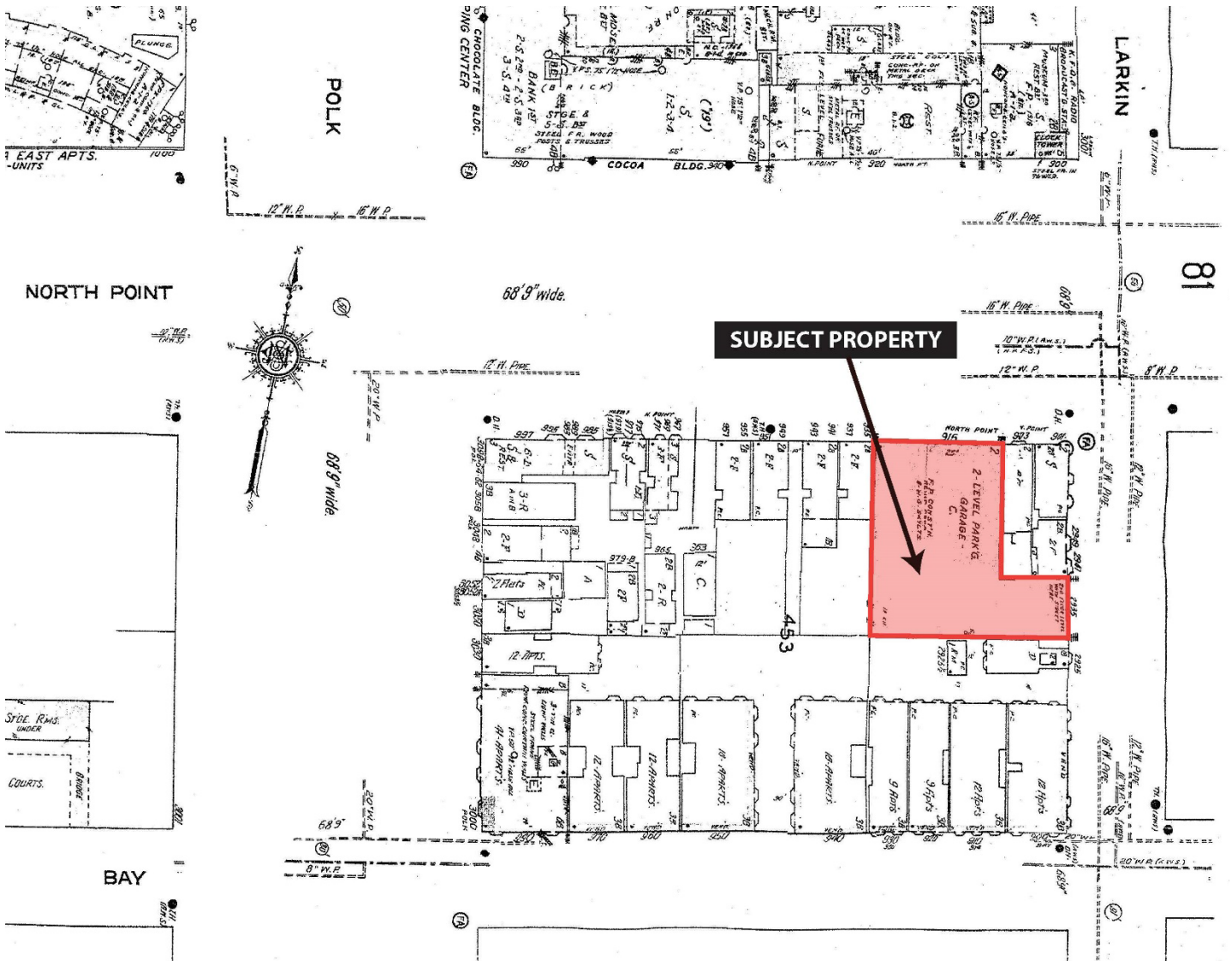


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# Block Book Map

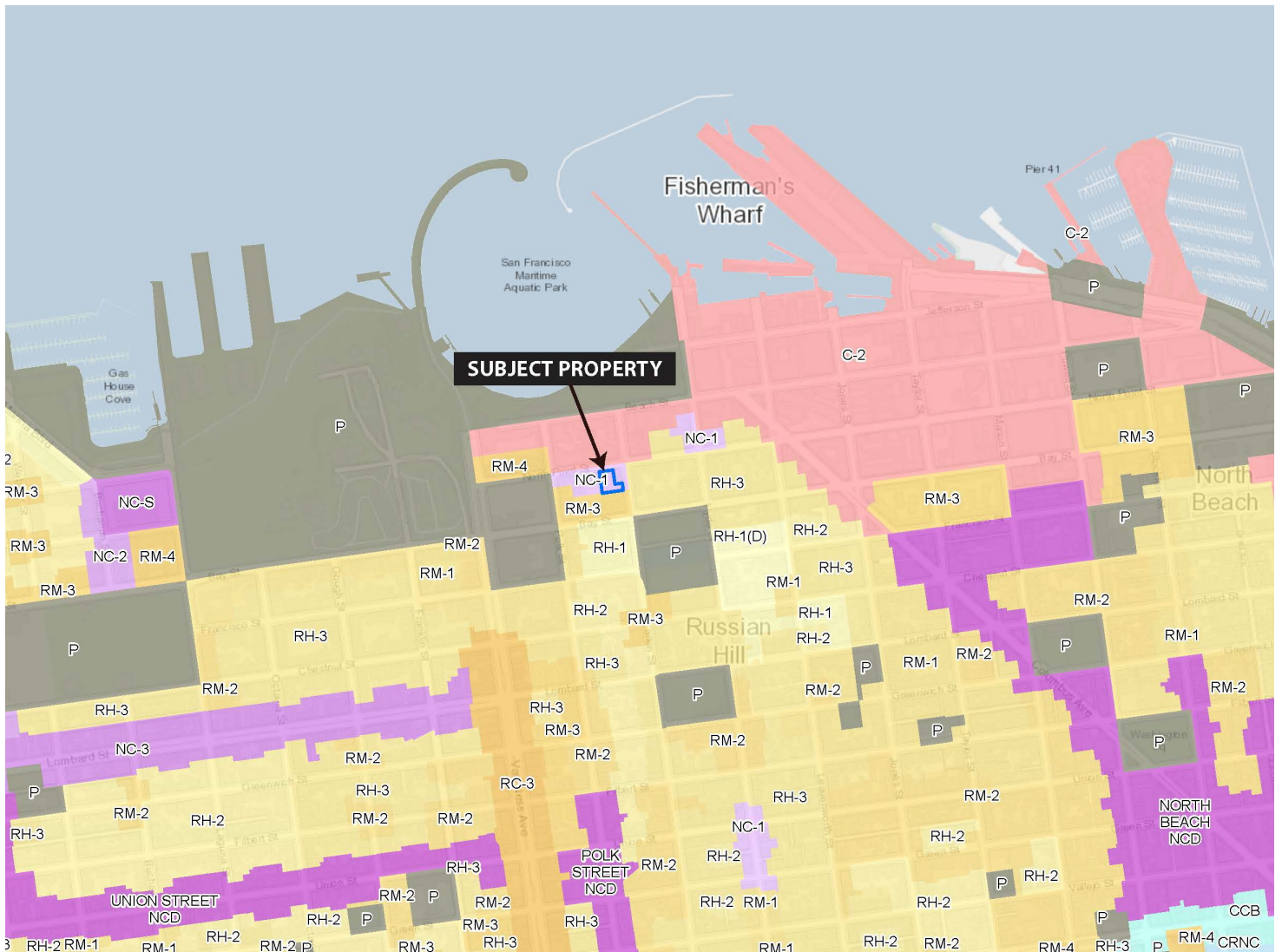


# Sanborn Map\*



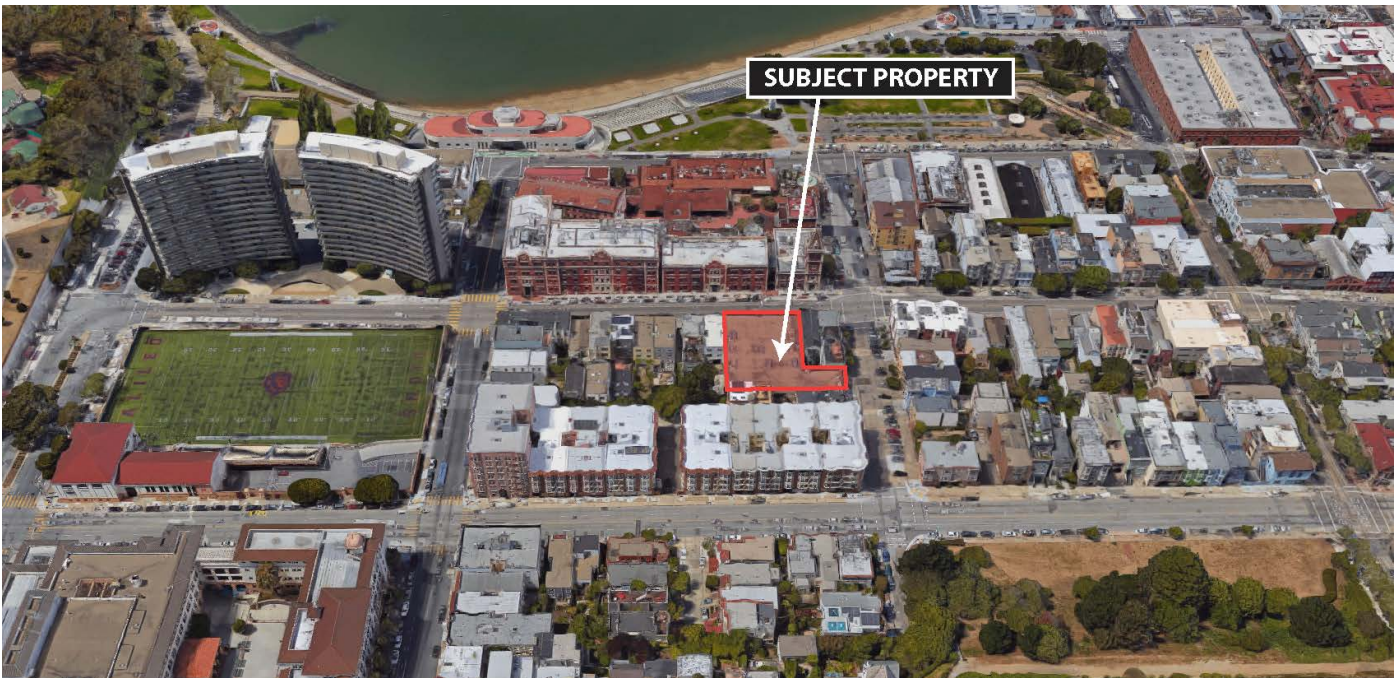
\* The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

# Zoning Map





# Aerial Photos (Oriented North)





# Aerial Photos (Oriented South)



# (Oriented Southeast)





## Aerial Photos (Oriented Southwest)



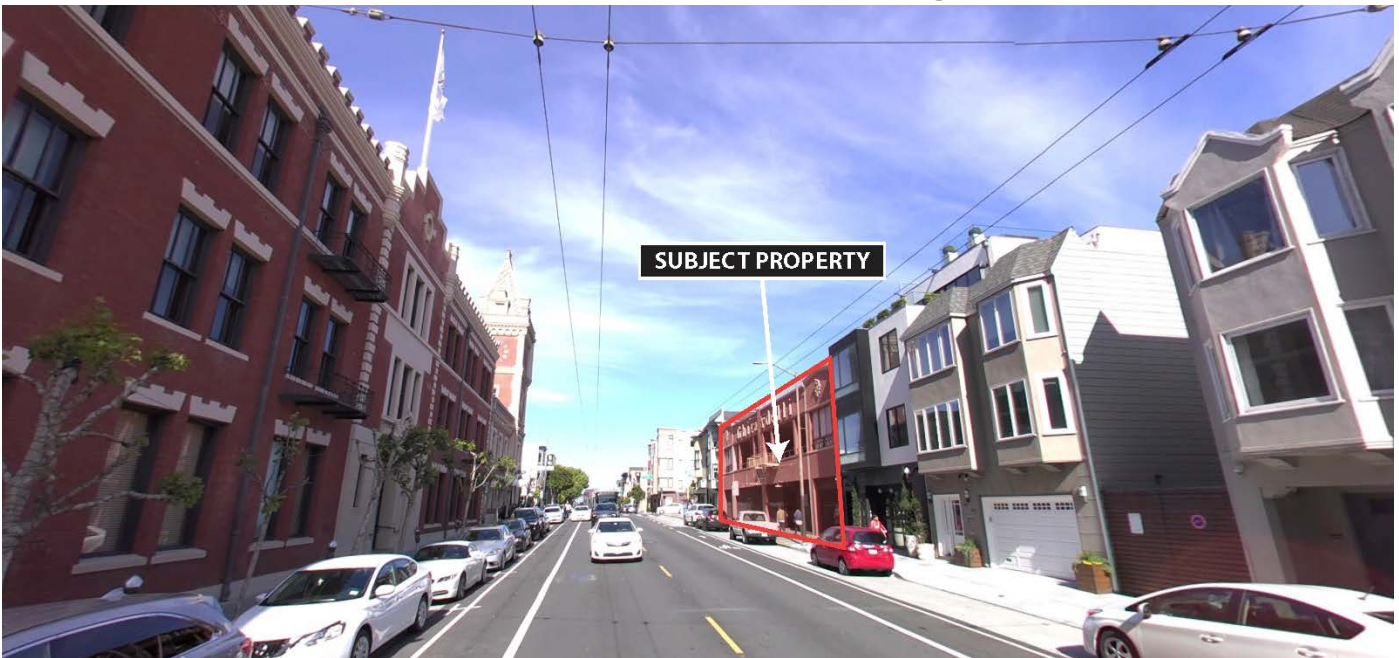
## (Oriented Northwest)





# Context Photos

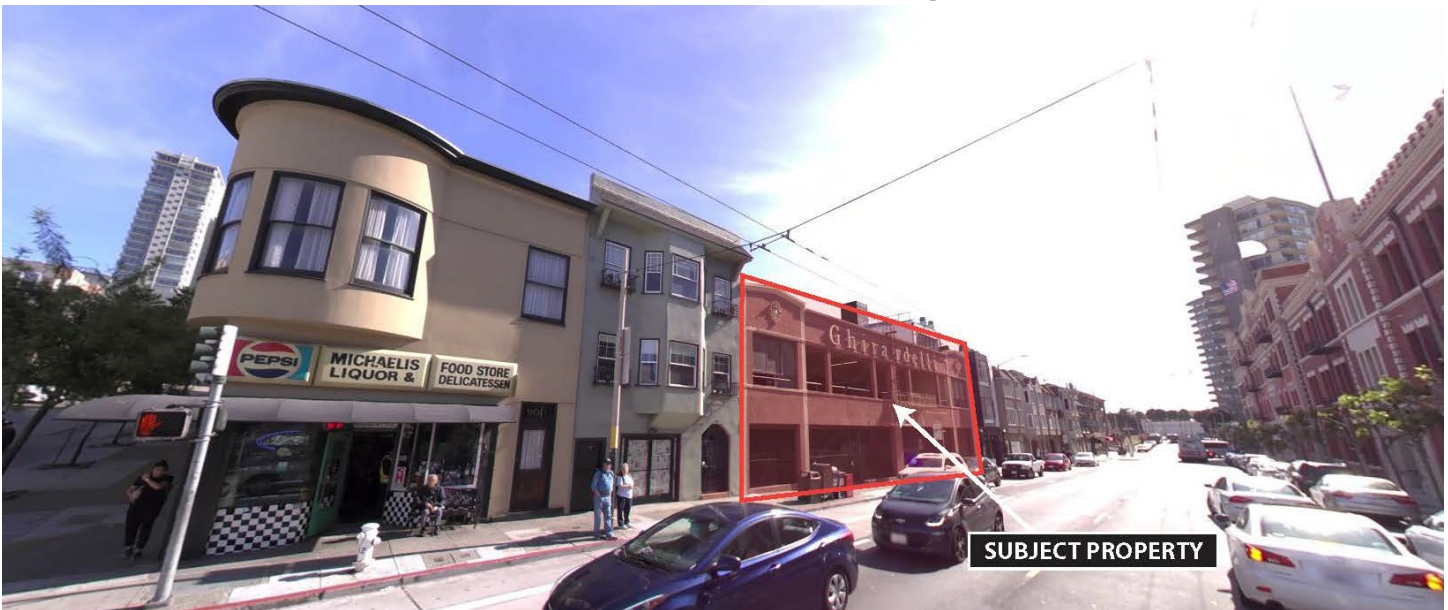
(On North Point Street, looking East)





# Context Photos

(On North Point Street, looking West)



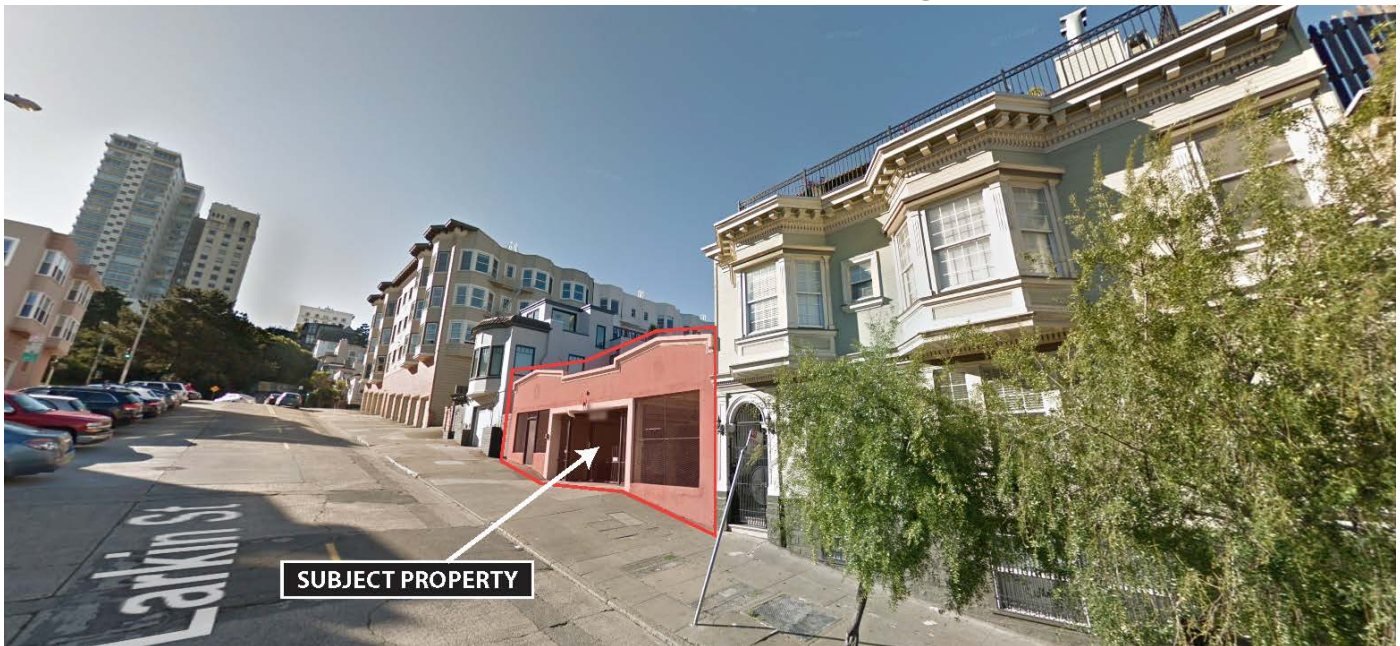
(Eastern side of Larkin Street frontage, opposite Project Site)



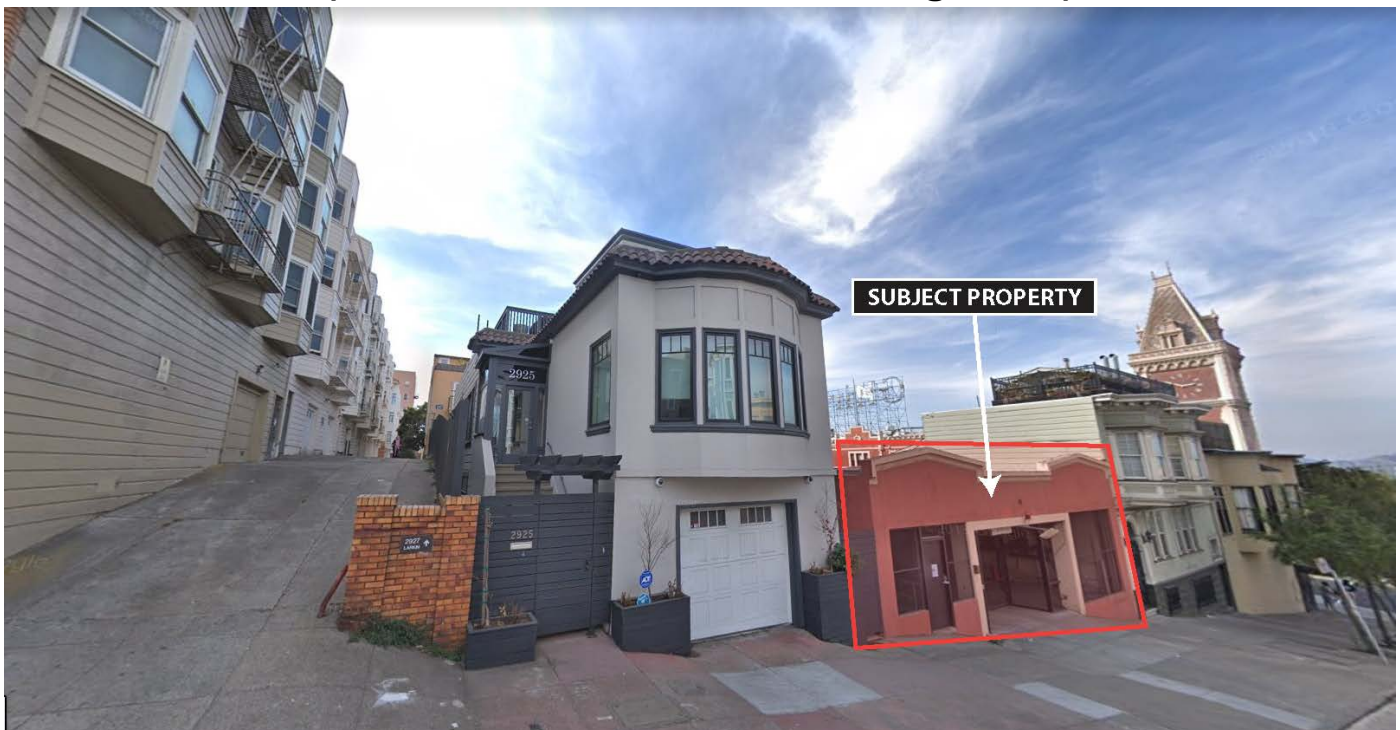


# Context Photos

(On North Point Street, looking South)



## (On North Point Street, looking West)





# Context Photos

(Intersection of Bay and Larkin Streets, looking North)



# **Exhibit F**

## **Public Correspondence**

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**From:** [Ivan Nanola](#)  
**To:** [Perry, Andrew \(CPC\)](#)  
**Cc:** [Joshua Callahan](#); [Erin Swain](#); [Amy Nanola](#)  
**Subject:** 915 North Point Street Residential Conditional Use Authorization  
**Date:** Saturday, April 20, 2019 10:59:34 AM

---

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

Hi Andrew,

I am writing this letter in support of Jamestown's residential project at 915 North Point Street. Our family owns Lola of North Beach which has been a tenant at Ghirardelli Square since 2007. Jamestown has displayed how to be a true steward of the historical Ghirardelli Square property. Jamestown has revitalized Ghirardelli Square while preserving and highlighting it's history in a first class manner.

Since opening our original store in North Beach in 2002, we have experienced working with a wide variety of landlords. Most of our landlords do the minimal amount to maintain a property. However, Jamestown has restored Ghirardelli Square where decisions seem to be based on a vision first, not just a budget. The new artisanal dining options are bringing in the locals: beer, wine, cheese, tacos, dim-sum, yes please. Our Ghirardelli Square Mermaid Fountain was painstakingly restored and is ready for another 50 beautiful years. Ghirardelli Square still has a classic vibe but you have to look closer to see the modern updates. Walk around Ghirardelli Square at night and you'll notice the simple black handrails have LED lights hidden below them to illuminate the stairs. Jamestown keeps growing the number of EV Ready parking spots in the garage.

We are sure Jamestown will carry out the residential project at 915 North Point with the same high standards. We welcome the conversion of an empty garage into new vibrant housing that will enhance the neighborhood. Jamestown has the vision, talent and resources to add beautiful new housing to San Francisco the right way.

best regards,  
Ivan & Amy Nanola



**From:** [Alex Yancher](#)  
**To:** [Luellen, Mark \(CPC\)](#); [Perry, Andrew \(CPC\)](#); [Farrell, Mark \(BOS\)](#)  
**Subject:** Resident @760 North Point emailing in support of Jamestown project  
**Date:** Saturday, October 14, 2017 5:22:04 PM

---

Hi all - heard we might be getting a 37-unit condo in the building. Just wanted voice my support in favor of new construction that increases the supply of units in my neighborhood. I live with my family at 760 north point.

-Alec

**From:** [Peter Lee](#)  
**To:** [Perry, Andrew \(CPC\)](#); [Hsiao, Alesia \(CPC\)](#)  
**Cc:** [Deborah Holley](#); [Scott Emblidge](#); [Monica Lee](#)  
**Subject:** 915 North Point/2935 Larkin Street Project  
**Date:** Monday, January 14, 2019 7:48:53 PM

---

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

Dear Andrew, David and Alesia,

Thank you for taking the time to hear our concerns the proposed project at 915 North Point/2935 Larkin Street.

As discussed at the meeting, our main points that we would like to address and have revised by the project sponsors are:

- The height and bulk of the Larkin Street building. As discussed, the impact of this building can be minimized if the top unit residence, common amenity room and deck were removed and incorporated into the North Point building in some manner. This would reduce the height and massing of the Larkin Street building and lessen the privacy and light and air impacts to our property. The project sponsors can reduce or eliminate parking or commercial space from the North Point building and will still be able to retain their unit density.

- Privacy issues from the Larkin Street building caused by adjacent west-facing decks and windows looking directly into our home. The proposed windows and decks on the upper floors should either be reconfigured or changed and if allowed, the use of materials or windows that will obscure the occupants from peering directly into our bedrooms and living space to help preserve some sense of privacy to our residence. Reorienting the building by slightly turning it so that the western elevation faces slightly northwest is another possible option.

- Minimize any rooftop protrusions on both the North Point and Larkin Street buildings that will further encroach on our light, air and privacy.

Regards,

Peter and Monica Lee, Owners

Sally Morgan and Andrew Perry  
San Francisco Planning Department  
1650 Mission Street  
San Francisco, CA 94103

**Re: 915 Northpoint Street – Response to Notice of Environmental Review**

Dear Ms. Morgan and Mr. Perry,

Our family has lived in the neighborhood at 2927 Larkin for 24 years (since 1994). We are deeply concerned about the proposed project and its impacts on our quality of life, as well as that of our neighbors and neighborhood. While we fully support and understand the need for more housing, development needs to be balanced with protection of neighborhood character and existing residents. As the new Urban Design Guidelines state “Good neighbors make great neighborhoods and great neighborhoods make a beloved city.”

Because our home is immediately adjacent to the southern wall of the proposed development, the project has significant implications for us. We are very concerned about the size and scale of the project because the project would tower over our home and significantly reduce our light and air and privacy.

We were already worried about the project when we saw the original plans presented at the October 17, 2017 Pre-Application Meeting. Given the feedback we provided, we expected the revised plan to be an improvement from the original plan. We were dismayed to see that the revised plan dated November 29, 2017 is actually more impactful to us than the original plan.

In the revised plan, the setback between our home and the southern edge of the project has been substantially **reduced** -- it is now just under 13 feet instead of the original 20 feet. And, the top two stories adjacent to our home remain in the revised plan. This proposed configuration will substantially reduce the light and air to the north-facing windows on our home. We rely on those windows more than a typically designed house would because, as shown in the attached photograph, we only have two narrow windows set back into alcoves on the south side of our house. The Planning Department severely restricted the size of the windows on the south side of our house because they were concerned about impacts on our neighbor's privacy. As you can see, because we get almost no natural light from the south side of our home, unless the project is redesigned the light and air to our home will be severely impacted. The most direct impacts would be to our son's bedroom and our living room. It will also reduce light to the master bedroom and dining room.

If the project is built as currently designed, we will lose our privacy. The proposed roof deck and south-facing windows will allow the tenants to peer directly into our north side windows. It should also be noted that the new project at 935 North Point has south-facing windows which are approximately 50 feet away and they can see right into our

north facing windows already from this distance and we can see into their rooms. The proposed project windows will be just 13 feet away.

The PPA letter states, in part, that in order for a Rear Yard Modification to be granted that the project needs to demonstrate that "...the proposed structure will not impede the access of light and air to and views from adjacent properties." As currently designed, the project could not meet this standard given the impacts on our and our neighbor's light and air and views. The project would tower over our home and create a dark canyon between our home and the project.

While we have not examined and considered every aspect of the plan and its implications, our initial environmental and planning concerns are discussed below. We hope these will be considered in your analysis and that the developer takes them into account by modifying the project.

## **Environmental Issues of Concern**

***Pedestrian Safety.*** Because the area is a top tourist destination, the sidewalks and streets adjacent to the project site are highly congested. We are particularly concerned about project impacts on pedestrian safety and request that this be considered in the environmental review. What measures will be incorporated to ensure pedestrian safety?

***Hazardous Materials.*** We are concerned about exposure to hazardous materials during the demolition phase of the project. Please disclose whether the garage contains asbestos and lead paint that could expose us to contaminants during demolition and if so, quantify the anticipated impacts and recommend mitigation measures to protect us from such exposure.

***Construction Period Noise and Vibration.*** What is the proposed construction schedule and what specific activities such as demolition and excavation will generate particularly high levels of noise and vibration? Will pile driving be required? How long will these high-noise-generating activities last? What measures will be taken to protect neighbors from high noise levels? Our home is adjacent to the site and we are worried about these impacts as we will be directly impacted.

***Construction Period Air Quality Impacts.*** We are concerned about airborne dust and other contaminants that would be generated during construction of the project. Do we know if there is any naturally occurring asbestos or any substances in the soils that would be of concern during excavation? Please note that while the developer said at the Pre-Application meeting that there would be no excavation, the EEA states that there would be excavation to a depth of three feet, disturbing a 14,000 square foot area, with a total volume of 42,000 cubic yards.



**Construction Staging.** Where would the construction staging be located? This is high traffic area for vehicles and pedestrians, so a comprehensive staging plan is needed.

**Construction Hours.** The developer said that they would limit construction days and hours to Monday through Friday 8 AM to 3 PM. We would like to see this included in the Conditions of Approval to make sure this schedule is enforceable.

**Protection of Neighboring Foundations.** What measures and safeguards will be implemented to protect adjacent foundations during excavation?

**Parking Space, Sidewalk, and Traffic Lane Closures.** We are concerned about the impacts of the project during construction on the area streets and sidewalks. How many on-street parking spaces would be blocked and for how long? Will sidewalk closures be required? If so, for how long? Will any traffic lanes be closed for any construction activity? Please be aware that Northpoint is major transit corridor for MUNI and Golden Gate Transit.

**Construction Worker Parking and Traffic.** Where will construction workers park? How many workers are expected at the various phases of the project and where will they park? What will be the impact on the neighborhood and the supply of on-street spaces?

**Cranes.** Will any cranes be required for construction? If so, will they be overswinging any of the adjacent homes?

**Noise from Patios and Roof Decks.** We want to make sure that patios and roof decks be oriented away from our home to protect our privacy and so that we are not subject to excessive noise.

**Potential Noise and Odors from Recycling and Trash Disposal Operations.** Where will the project's recycling and trash facilities be located and what will the impacts of this be on the existing residents? How will we be protected from noise and odors?

**Noise From Rooftop Mechanical Equipment.** Where will rooftop exhaust fans and mechanical equipment be located? Given how close the project is to our home, we are concerned about noise that would be generated by such equipment. How will we be protected from this noise?

## **Other Planning Issues of Concern**

The Urban Design Guidelines place importance on "...massing, scale, articulation, materials, composition of open space, relation of the new building to existing buildings and street pattern, and location of functions especially as they relate to the public realm and aesthetics."

This project site is situated in one of the most prominent areas of San Francisco and it deserves an exceptional project design that respects the existing neighborhood scale. We appreciated an opportunity to express our concerns to the developer at the Pre-

Application meeting on October 17, 2017, but we were disappointed to see a new design that did not fully address our concerns expressed in the Community Feedback letter from the neighbors dated October 24, 2017.

We would like to see some creative solutions to address neighborhood concerns. One great suggestion communicated in the October 17, 2017 letter from the neighbors was to excavate down a level to have an underground garage to bring down the height of the project by one story. We would like the developer to consider this as an alternative to the proposed scheme as a way to substantially reduce impacts.

***Project Building Height and Mass.*** The portion of the building that would front our home is proposed to reach the maximum height limit of 40 feet. We understand that our home at 2927 Larkin was limited to 27 feet and our neighbor's home at 2925 Larkin was restricted to 25 feet by the Planning Department to limit privacy and shadow impacts on the neighbors. Our buildings adhered to such limits and we believe that the same standards should be applied to Jamestown. We don't understand why the height of the buildings were reduced to 30 along the Northpoint and Larkin frontages in order to be more consistent with the scale of those buildings but remains at 40 along the southern elevation, creating building heights that are inconsistent with the scale of 2925 and 2927 Larkin Street and the other buildings to the south.

Exhibit G5 included in the revised plans shows surrounding existing building heights. It indicates that most of the two-story buildings adjacent to the project site as range from 30-40 feet in height. It would be helpful to have a more detailed breakdown of heights, given that most of the surrounding buildings are likely just under or just over 30 feet. The exhibit gives a false impression that these buildings are closer to the 40 feet height limit, when that is not the case.

The height and massing of the project as currently designed does not respect the existing neighborhood character and would therefore be inconsistent with Policy 11.1 of the San Francisco Housing Element, which states: "Promote the construction and rehabilitation of the well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character." It is also inconsistent with Policy 3.5 of the Urban Design Element, which states: "Relate the height of buildings to important attributes of the City Pattern and to the height and character of existing development."

We would like to see visual simulations from various neighborhood vantage points and story poles installed to better understand the height and bulk of the project.

The Northpoint frontage of the project needs to respond to the request in the PPA letter to "...be modulated into 25'-30' sections to reinforce the typical building lot pattern." The proposed design does not adequately address to this comment and does not provide definitive enough elements to break up the massing along Northpoint. The current design still looks like one uniform building along the approximately 92-foot-frontage.

**Project Design.** We would like to see an improved design for the Northpoint frontage that responds to the request in the PPA letter to “provide high quality design materials and meet the architectural detailing and character of the neighborhood.” We want to see a design that relates better to the existing design character, materials, and color palette of the neighborhood. There are too few features included in the Northpoint frontage design that do so.

**Parking for Existing Residents.** The developer said that all residents currently parking in the garage onsite would be guaranteed the same monthly rate in proposed garage. We want to make sure that is included in the project conditions of approval.

**Variances.** Although the developer told the neighbors that they were not seeking Variances, we understand that the project would require two Variances: one for a Rear Yard Modification under Section 134 and a second for Dwelling Unit Exposure under Section 140. Could you please confirm that this is correct?

**Dwelling Unit Density.** Under Section 207(b)(6) of the Planning Code, we understand that the allowable residential density is one unit per 400 square feet of lot area. The project proposes 37 units and rounds up the number allowed, although  $14,701/400 = 36.75$ . Does Planning always round up the number of units allowed or interpret the Code more strictly and require the full 400 SF per unit?

Thanks very much for considering our concerns. We are hopeful that you will ensure that the project sponsor engages with the community and revises the project in a way that protects, respects, and considers the neighbors. It is early in the process and there is certainly ample opportunity to create an exemplary design that the neighborhood and city at large can be proud of.

Please contact us if you have any questions. We appreciate the opportunity to provide feedback to you and hope that this can help shape a much better project.

Sincerely,

Peter and Monica Lee

**Figure 1. South Elevation of 2927 Larkin Street – Arrows indicate location of narrow inset windows that provide limited light to two bathrooms, an office and kitchen.**





**From:** [Luellen, Mark \(CPC\)](#)  
**To:** [Perry, Andrew \(CPC\)](#)  
**Subject:** FW: 2935 Larkin/915 North Point PPA  
**Date:** Thursday, October 12, 2017 2:37:06 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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**Mark Luellen**  
**Senior Planner**  
**Northeast Team Manager**

Planning Department|City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6478 |Fax: 415-558-6409  
Email: [mark.luellen@sfgov.org](mailto:mark.luellen@sfgov.org)  
Web: [www.sfplanning.org](http://www.sfplanning.org)



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**From:** Peter Lee [<mailto:leeboys3@yahoo.com>]  
**Sent:** Wednesday, October 11, 2017 10:54 AM  
**To:** Asbagh, Claudine (CPC)  
**Cc:** Luellen, Mark (CPC); Farrell, Mark (BOS); Morgan, Sally (CPC)  
**Subject:** 2935 Larkin/915 North Point PPA

October 11, 2017

Hi Claudine,

I was informed that you will be the planner in charge of a proposed development at 2935 Larkin/915 North Point.

The proposed development will impact me and my neighbor at 2925 Larkin Street directly as they have submitted a PPA to the city to develop 37 units that will be abutting up to our houses on our north side property line.

The background of my house at 2927 Larkin Street when it was originally proposed in 1991 went through a very contentious planning process. Even though the zoning allowed for multi-family units with a height limit of 40 feet, the planning department and neighbors did not allow the site to be built to what the zoning allowed. Many neighbors and owners in the neighborhood opposed the development and made the original developer go through numerous design changes. Before it was finally approved, it went through many planning hearings and concessions were made with the neighbors and other property owners before it was allowed to be built.

After going through four different design changes, ranging from the

allowable 5 units at 40 feet in height, to a 3 unit, then to a 2 unit, the city and neighbors finally agreed that only a single-family house would be allowed. There were deeded restrictions that the city placed on my site that there were requirements that no large windows were to be allowed on the south side that faces the easement. They also required that the maximum height of my house would be limited to 28 feet from the ground and it be split level to minimize the casting of shadows.

Almost all of windows for my house are on the North facing side because of the restrictions and concessions made with the neighborhood and planning department at that time. If the proposed project is allowed to be developed, it would impact my natural lighting and quiet enjoyment of living here and it will cast a huge shadow on both of our houses.

My neighbor at 2925 Larkin also has deeded restriction on his house that it too, cannot be ever be vertically extended in height as well. His elevation of his house is also at a lower then my house and it will impact him even more.

The proposed project by Jamestown is totally out of scale, inappropriate for this block and should not be allowed in its current plan. Why would a project of this mass and proposed to be 57 feet in height, not be subjected to the same guidelines as a smaller property owner and the concessions that had to be made?

In fact, the sponsor of this project is going over the height limit allowable for this block and it will tower over all of the neighboring buildings and look totally out of character.

Please also consider the impact of this project in the long term as it will also deface Ghirardelli Square, a National Landmark. If allowed to be approved at this size and scale, Ghirardelli Square and the Clock Tower that it's famous for, will have its features obliterated with a mass that will cast shadows on its facade forever.

Regards,

Peter Lee, Owner  
2927 Larkin Street

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**From:** [Perry, Andrew \(CPC\)](#)  
**To:** "Yujiro Hata"  
**Subject:** RE: 915 North Point Project - Neighborhood Feedback from Jan 11th, 2019 Meeting with Planning Department  
**Date:** Wednesday, March 27, 2019 1:20:00 PM

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I don't believe they can reduce its size, only shift it. There are building code-mandated requirements for stairs, on the width/rise of steps, landings, etc. so there's not really a way to reduce the footprint of the stair itself. I have asked the architect to shift it to the east by 1' to 1'-6". This should provide a buffer on either end.

**Andrew Perry, Senior Planner**  
**Northeast Team, Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9017 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Yujiro Hata <[yujiro\\_h@yahoo.com](mailto:yujiro_h@yahoo.com)>  
**Sent:** Wednesday, March 27, 2019 1:10 PM  
**To:** Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)>  
**Subject:** Re: 915 North Point Project - Neighborhood Feedback from Jan 11th, 2019 Meeting with Planning Department

Or they can reduce the width by a foot or two

Sent from my iPhone

On Mar 27, 2019, at 10:41 AM, Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)> wrote:

Hi Yujiro,

It's a tradeoff, since there are windows on your building along the property line farther to the east as well. I've discussed with the architect and they've indicated that a 1-foot shift to the east is an adjustment that they could make fairly easily, just want to make sure you've considered the other windows as well.

Thanks,

**Andrew Perry, Senior Planner**  
**Northeast Team, Current Planning Division**  
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1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9017 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Yujiro Hata <[yujiro\\_h@yahoo.com](mailto:yujiro_h@yahoo.com)>  
**Sent:** Tuesday, March 26, 2019 10:30 PM



**To:** Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)>

**Subject:** Re: 915 North Point Project - Neighborhood Feedback from Jan 11th, 2019 Meeting with Planning Department

Based on the drawing the stairway that adjoins our property line looks flush against our window. It would be ideal if we can have a bit more distance from that window (at least a foot further East).

Yujiro

On Mar 26, 2019, at 12:55 PM, Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)> wrote:

Hi Yujiro,

I've bubbled in red the relevant area on the drawing. Your property's windows are shown in a dashed outline on the plan as noted by "2925 Larkin Windows Beyond". Areas of the adjacent development project that would be constructed on the property line have been shown with a "wavy" notation on the plan and is limited to the first floor level of the Larkin development and the stair structure. None of the proposed property-line construction overlaps with your windows shown on the plan; all of those areas have setbacks built into the project.

Thanks,

**Andrew Perry, Senior Planner**  
**Northeast Team, Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9017 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Yujiro Hata <[yujiro\\_h@yahoo.com](mailto:yujiro_h@yahoo.com)>

**Sent:** Tuesday, March 26, 2019 12:25 PM

**To:** Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)>

**Subject:** Re: 915 North Point Project - Neighborhood Feedback from Jan 11th, 2019 Meeting with Planning Department

Hi Andrew

Still hard to visualize - want to confirm that none of our windows North facing will be enclosed (including the staircase structure or by any other structure on the property line).

Yujiro

Sent from my iPhone

On Mar 26, 2019, at 12:03 PM, Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)> wrote:

Hi Yujiro,

Attached, please find an updated elevation drawing that reflects the location of your windows in relation to the proposed project. Drawing 3 on the page has the relevant information. The proposed project does not propose any property line development that would overlap with your property line windows. Please let me know if you have any questions.

Additionally, I am letting you know that the Department has calendared this item for Planning Commission hearing on May 2<sup>nd</sup>. Formal noticing will still occur as per our usual requirements, but keeping you informed on its status as a courtesy.

Thanks,

**Andrew Perry, Senior Planner**  
**Northeast Team, Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9017 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Perry, Andrew (CPC)  
**Sent:** Wednesday, March 13, 2019 11:16 AM  
**To:** 'Yujiro Hata' <[yujiro\\_h@yahoo.com](mailto:yujiro_h@yahoo.com)>  
**Cc:** Hsiao, Alesia (CPC) <[Alesia.Hsiao@sfgov.org](mailto:Alesia.Hsiao@sfgov.org)>; Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>  
**Subject:** RE: 915 North Point Project - Neighborhood Feedback from Jan 11th, 2019 Meeting with Planning Department

Hi Yujiro,

Yes, I've received your email and will double check that the plans reflect that your windows will not be completely enclosed as a result of the project.

Thank you,

**Andrew Perry, Senior Planner**  
**Northeast Team, Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9017 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Yujiro Hata <[yujiro\\_h@yahoo.com](mailto:yujiro_h@yahoo.com)>  
**Sent:** Saturday, March 09, 2019 7:40 AM  
**To:** Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)>  
**Cc:** Hsiao, Alesia (CPC) <[alesia.hsiao@sfgov.org](mailto:alesia.hsiao@sfgov.org)>; Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>  
**Subject:** Re: 915 North Point Project - Neighborhood Feedback from Jan 11th, 2019 Meeting with Planning Department

Hi Andrew can you confirm receipt of below. Thanks in advance and have a nice weekend. Yujiro

On Feb 27, 2019, at 2:48 PM, Yujiro Hata <[yujiro\\_h@yahoo.com](mailto:yujiro_h@yahoo.com)> wrote:

Hi Andrew

Thanks for your note. I would ask that the Planning Department double check that the proposed stair that is on the property line does not enclose our north facing window. Based on the scheme I saw it will enclose a north facing window for one of our bedrooms - we ask that it be modified so no windows are completely enclosed or ideally that the 5' setback be placed across the entire property line.

Yujiro

On Feb 27, 2019, at 3:04 PM, Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)> wrote:

Hello Mr. Hata,

The Department is in receipt of your email. However, please note that the Department does not support a request for further setback as you've described. In general, this area is not characterized by detached residential development; however, primarily out of consideration for your property's windows, the project is choosing to provide setbacks along both the front and side property lines. The 5' side setback provided by the project exceeds the 3' setback that exists on your side of the property line and will additionally extend deeper into the property than what is seen on your property, which was done in order to respect your property's nonconforming property line windows. Lastly, while there is no side setback at the area of the proposed stair, this was designed to align entirely with the portion of blank wall that exists on your building, again so as not to impact your windows.

Thank you,

**Andrew Perry, Senior Planner**  
**Northeast Team, Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9017 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Yujiro Hata <[yujiro\\_h@yahoo.com](mailto:yujiro_h@yahoo.com)>

**Sent:** Wednesday, February 27, 2019 4:19 AM

**To:** Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)>

**Cc:** Hsiao, Alesia (CPC) <[alesia.hsiao@sfgov.org](mailto:alesia.hsiao@sfgov.org)>; Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>; [rhn@rhnsf.org](mailto:rhn@rhnsf.org); [lkhatem@gmail.com](mailto:lkhatem@gmail.com); [kelli@bancalsf.com](mailto:kelli@bancalsf.com); [sabatti@stanford.edu](mailto:sabatti@stanford.edu); [Morgantjoscelyn@gmail.com](mailto:Morgantjoscelyn@gmail.com); [NYBR@hotmail.com](mailto:NYBR@hotmail.com); Brad Whitaker <[mrbradwhitaker@gmail.com](mailto:mrbradwhitaker@gmail.com)>

**Subject:** Re: 915 North Point Project - Neighborhood Feedback from Jan 11th, 2019 Meeting with Planning Department

Hi Andrew

Hope you are well. Please note in addition to the earlier items noted, we have concerns about the level of set back on the south property line of the Larkin structure (which would be the north property line of our home on 2925 Larkin).

We ask that there be a greater set back on the south property line of the Larkin structure to our home (2925 Larkin) which is currently only 0 to 5 feet. As the proposed adjacent project currently would tower over our home we ask that a greater setback be put in place. Next there are areas where the setback is 0 feet, in particular what looks like a staircase on the south property line of the Larkin structure. Where the 0 feet setback is actually aligns with several of our existing North Facing windows which would now become completely enclosed - this is absolutely unacceptable.

Please confirm receipt of the above and recommend that Jamestown modify their designs accordingly.

Yujiro

On Jan 18, 2019, at 8:32 PM, Yujiro Hata <[yujiro\\_h@yahoo.com](mailto:yujiro_h@yahoo.com)> wrote:

Hi Andrew

Thanks for your note. As you will be out till early February it would be great to have confirmation that the community hearing will get pushed out beyond the targeted month of March, so there is appropriate time to discuss.

Yujiro

Sent from my iPhone

On Jan 18, 2019, at 12:06 PM, Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)> wrote:

Thank you, Yujiro. The Department is in receipt of the comments and we will continue to review the project internally in light of these concerns and suggestions once I am back in the office at the start of February.

Cheers,

**Andrew Perry, Senior Planner**  
**Northeast Team, Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9017 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Yujiro Hata <[yujiro\\_h@yahoo.com](mailto:yujiro_h@yahoo.com)>



**Sent:** Wednesday, January 16, 2019 9:25 PM

**To:** Hsiao, Alesia (CPC) <[Alesia.Hsiao@sfgov.org](mailto:Alesia.Hsiao@sfgov.org)>; Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)>; Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>

**Cc:** [leeboys3@yahoo.com](mailto:leeboys3@yahoo.com); [ignatiustsang@gmail.com](mailto:ignatiustsang@gmail.com); [monicallee@yahoo.com](mailto:monicallee@yahoo.com); [dimitry1@comcast.net](mailto:dimitry1@comcast.net); [marko@kudjerski.com](mailto:marko@kudjerski.com); [danielgherd@gmail.com](mailto:danielgherd@gmail.com); [M\\_A\\_blair@yahoo.com](mailto:M_A_blair@yahoo.com); [mick.jae.johnson@gmail.com](mailto:mick.jae.johnson@gmail.com); [Rikki.J.Lee@gmail.com](mailto:Rikki.J.Lee@gmail.com); [Briandrewlee@gmail.com](mailto:Briandrewlee@gmail.com); [katieannerhodes@gmail.com](mailto:katieannerhodes@gmail.com); [PhillipJLee25@gmail.com](mailto:PhillipJLee25@gmail.com); [brisutph@gmail.com](mailto:brisutph@gmail.com); [jomazz@aol.com](mailto:jomazz@aol.com); [dcrystle@yahoo.com](mailto:dcrystle@yahoo.com); [dedetisone@gmail.com](mailto:dedetisone@gmail.com); [ltkusman@gmail.com](mailto:ltkusman@gmail.com); [jpearlman@stubhub.com](mailto:jpearlman@stubhub.com); [jnorsworthy@gmail.com](mailto:jnorsworthy@gmail.com); [lbeank@gmail.com](mailto:lbeank@gmail.com); [dr-tom@earthlink.net](mailto:dr-tom@earthlink.net); [jenorsworthy@gmail.com](mailto:jenorsworthy@gmail.com); [deborah@holleyconsulting.com](mailto:deborah@holleyconsulting.com); [bill49er@gmail.com](mailto:bill49er@gmail.com); [gretchen\\_msu@yahoo.com](mailto:gretchen_msu@yahoo.com); [ogara.brendan@gmail.com](mailto:ogara.brendan@gmail.com); [Northpointinn@gmail.com](mailto:Northpointinn@gmail.com); [dpiedemonte@icloud.com](mailto:dpiedemonte@icloud.com); [rhn@rhnsf.org](mailto:rhn@rhnsf.org); [lkhatem@gmail.com](mailto:lkhatem@gmail.com); [kelli@bancalsf.com](mailto:kelli@bancalsf.com); [sabatti@stanford.edu](mailto:sabatti@stanford.edu); [Morgantjoscelyn@gmail.com](mailto:Morgantjoscelyn@gmail.com); [NYBR@hotmail.com](mailto:NYBR@hotmail.com); Brad Whitaker <[mrbradwhitaker@gmail.com](mailto:mrbradwhitaker@gmail.com)>

**Subject:** 915 North Point Project - Neighborhood Feedback from Jan 11th, 2019 Meeting with Planning Department

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

**SUBJECT:** 915 North Point Project - Neighborhood Feedback from January 11th, 2019 Meeting with Planning Department

Date: January 16th, 2019

Dear Andrew Perry, Alesia Hsiao, and David Winslow:

Thanks again for the time each of you spent on January 11th, 2019, to hear the significant concerns related to the proposed 915 North Point project by sponsor Jamestown.

As promised, we have attached (in PDF) for the Planning Department an official letter that summarizes our discussion on January 11th, including the specific stated concerns and recommendations of the neighbors of the 915 North Point project. Please confirm receipt of the attached.

Sincerely,  
Yujiro

<Larkin Elevation Page\_March 2019.pdf>

<Larkin Elevation Page\_March 2019.pdf>

**Subject: 915 North Point Project - Neighborhood Feedback to the Planning Department on January 11<sup>th</sup>, 2019**

Date: January 16, 2018

Dear Andrew Perry, Alesia Hsiao and David Winslow:

We very much appreciated the time that the Planning Department spent with the neighbors on Friday January 11th from 4pm to 5pm, to discuss the significant concerns of the 915 North Point project being proposed by the sponsor Jamestown.

We have highlighted below several of the key concerns and accompanying recommendations that were discussed by the neighbors during the meeting:

**1) Eliminate the top floor of the Larkin structure**

- a) **Stated Concerns:** Eliminating a level of the Larkin structure is paramount as the height of the structure towers over its adjacent neighbors, including its uphill neighbor. This proposed Larkin structure would significantly block access to light to 2925 Larkin (north facing), 2927 Larkin (north and east facing), 2947-2949 Larkin (south and west facing), and its neighbors across the street, including 2940-2942 Larkin, and cast shadows over each of these homes. Note, the Planning Department **did not permit 2927 Larkin to build beyond 28 feet at its highest point** or have south or west facing windows to ensure privacy of its neighbors to the south, so access to light for 2927 Larkin is largely dependent on its north facing windows, which will now be blocked by this new structure. For 2925 Larkin, the **structure stands at 25 feet** and it will lose complete access to light for its 8 north facing windows that will now be blocked by a 40 feet high wall that will cast shadows over its entire home, and its roof deck will now get “boxed in” from every side due to the towering Larkin structure to the North (the West, South and East (about 10 foot high interior structure) visual directions are already blocked by existing structures), making the roof deck essentially useless. Lastly, as the proposed Larkin structure towers over its adjacent neighbors, it will break the natural gradient of the block. The Planning Department noted that the height restriction placed on 2927 Larkin could be released, but that is of little consolation as the home has already been built.
- b) **Recommendation:** The neighbors were unanimous in the view that 1 floor of the Larkin Street structure should be eliminated. This would only impact 1 residential unit based on the current Jamestown design. Going from the massive number of proposed units of 37 to 36, is a miniscule concession to make for the sponsor. While such a compromise would positively impact 4 to 5 entire homes – **which is more important having the 37<sup>th</sup> unit for the big corporation Jamestown, or a multitude of homes where the residents in some cases have been home owners in this community for well over a decade.** If Jamestown insists on maintaining 37 units, it has the choice of removing the commercial space on North Point with another residential unit. There is substantial commercial space across the street in Ghiradelli Square, so having this commercial space on this

residential block is of little value to this neighborhood. We propose the mass of the proposed common space on the top floor Larkin structure be moved to North Point, which is much larger and therefore provides more design options, or utilize the space on North Point currently slotted for as commercial space.

**2) Eliminate the back side west facing patios of the Larkin structure**

- a) **Stated Concerns:** These patios are in arms-length distance to the windows of 2927 Larkin and only several feet from 2925 Larkin, which will create significant visual privacy and noise concerns. These west facing patios on Larkin would be directly peering into the windows of 2927 Larkin and 2925 Larkin, and for 2927 Larkin who relies almost entirely on its north facing windows for natural light, as stated earlier, would need to essentially keep their blinds closed all year around if they don't want someone peering directly into their home at all hours of the day
- b) **Recommendation:** Remove all of the west facing back side patios on the Larkin structure. There was a stated concern from the Planning Department that the square footage footprint of the units – if the patios were eliminated - would get too far reduced. The solution to this, is to make the 1-bedroom units to multi-bedroom units, and by doing that it would dramatically expand the footprint of each unit, eliminating this concern.

**3) Reduce the total number of units from 37 to a significantly smaller number**

- a) **Stated Concerns:** This block where the proposed Jamestown project will be is one of the busiest and congested blocks in San Francisco, which already deals with significant tourist foot traffic, congestion and parking scarcity. There was substantial concern from the neighbors on the number of units (37) that are being proposed by Jamestown to be brought on-line, particularly as it relates to the influx of resident cars it will create, on an already high traffic block.
- b) **Recommendation:** Convert as many of the 1-bedroom units to multi bedroom units. And convert as many 2-bedroom units to 3-bedroom units. In addition to the benefit of reducing the number of total units while maintaining the number of bedrooms, this would also have a significant beneficial impact on reducing the number of cars, and therefore traffic, and parking spots needed in this area (in San Francisco, 1 parking spot to a unit or family is fairly commonplace)

**4) Modify the aesthetics of the Larkin and Northpoint structures to be consistent with this historic neighborhood**

- a) **Stated Concerns:** The mass use of windows and the design concepts being proposed by Jamestown are completely inconsistent with this block and would stick out like a sore thumb. We believe the Planning Department needs to take great care in the design choices for these new structures, as this block is one of the most walked blocks by tourists due to its proximity to Ghiradelli Square.
- b) **Recommendation:** Jamestown should provide a more consistent architectural design with the block and Ghiradelli Square, including a significant reduction in the number and size of the windows and sharp angles and edges being proposed on the buildings

**5) Delay the community hearing from March to a later date to allow more time for community feedback and revisions from Jamestown**

- a) **Stated Concerns:** The neighbors believe that Jamestown has not made any meaningful changes to their proposal even though there has been substantial feedback provided by the neighbors. There is too large a gap at this time from what Jamestown is proposing and what the neighbors believe is fair and reasonable. Proceeding to a community hearing in March, is extremely rushed and premature.
- b) **Recommendation:** Delay the community hearing by several months, to enable more time for community feedback and for Jamestown to make more meaningful changes that are more in-line with the unanimous feedback provided by the neighborhood.

Thank you for the time in discussing the feedback from the neighbors on the 915 North Point Project, and we look forward to continued discussions with the Planning Department and having the items noted above appropriately addressed.

Sincerely,

The Local Residents of the Ghirardelli Square Community

Yujiro Hata, 2925 Larkin Street  
Andrea Hata, 2925 Larkin Street  
Aleia Hata, 2925 Larkin Street  
Tullia Hata, 2925 Larkin Street  
Peter Lee, 2927 Larkin Street  
Monica Lee, 2927 Larkin Street  
Rikki Lee, 2927 Larkin Street  
Brian Lee, 2927 Larkin Street  
Phillip Lee, 2927 Larkin Street  
Dede Tisone, 2947-2949 Larkin Street  
Behzad Kafaie, 764 Bay Street  
Roya Ohadi, 764 Bay Street  
Jane Clutton, 901 ½ North Point  
Lina Kan, 960 Bay Street, #8  
Meredith Pearlman, 960 Bay Street  
Jeremy Pearlman, 960 Bay Street  
Dorianne Crystle, 3030 Larkin  
Ignatius Tsang, 959-961 North Point  
Chiara Sabatti, 2934 Larkin Street  
Emmanuel Candes, 2934 Larkin Street  
Tom Smith, Bay Street  
Roland Salvato, 2934 Larkin Street  
Dimitry Kushelevsky, Larkin Street  
Leah Hatem, Bay Street  
Bill Piedemonte, Larkin & Bay Street  
Diane Piedemonte, Larkin & Bay Street  
Brendan O’Gara, 930 Bay Street  
Mick Johnson, 960 Bay Street

Brittany Sutphen, 960 Bay Street  
Jadin Kusman, 960 Bay Street  
Joscelyn Morgan, 960 Bay Street  
Marko Kudjerski, 960 Bay Street  
Katie Herd, 940 Bay Street, #12  
Dan Herd, 940 Bay Street, #12  
Brad Whitaker, 2940-2942 Larkin Street  
Jo Mazzuco, 2948 Larkin Street  
Jeanne Norsworthy, 903 North Point  
Joel Norsworthy, 903 North Point

To: Andrew Perry, Alesia Hsiao, and David Winslow, SF Planning Department, North East  
Quadrant, District 2



**From:** [Yujiro Hata](#)  
**To:** [Perry, Andrew \(CPC\)](#); [Hsiao, Alesia \(CPC\)](#)  
**Subject:** 915 NorthPoint Project Feedback from Hata family (owners of 2925 Larkin)  
**Date:** Sunday, December 30, 2018 9:07:24 AM

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

Hi Andrew and Alesia

Below is additional feedback in advance of the upcoming meeting with the Planning Department on January 11. We have provided additional comments to several aspects of the Larkin structure, including the proposed east facing communal front porch, west facing outdoor patios, and the highly uncharacteristic height and scale of the proposed Larkin structure.

915 NorthPoint Project Feedback from Hata family (owners of 2925 Larkin)

1. Communal front porch on Larkin (East Facing): We were very surprised to see that Jamestown is now planning to build a communal front porch on the Larkin Street structure that would be looking right into the window of our top floor room, as well as peering down into our north facing living room windows. In addition to the visual privacy concerns, we are very concerned about the noise that will enter our home and the significant impact this will have on our quality of life, due to a communal front porch that would be right adjacent to our living room windows and our top floor room. The developer notes that a landscaped planter will be placed on the South Side of the communal deck. We don't believe that a "landscaped planter" provides any real solution to the concerns noted above. We are also not aware of another communal front porch on any other structure on our block of Larkin Street, so we believe such a proposal is highly uncharacteristic of our block and should not be allowed. We believe this new revised proposal is completely unacceptable and ask that: 1) the front porch go back to its original plan as being designated to a specific unit (that's what was proposed in an earlier version), and 2) that a physical structure (such as a concrete wall) be placed on the south side of the communal deck (as well if modified to a single unit designated deck) to address the noise and privacy issues created (a "landscaped planter" is simply not sufficient).
2. West facing outdoor patios on Larkin: There are multiple outdoor West facing patios being proposed on the Larkin structure that will create significant noise and privacy issues for our home, and our neighbors, including the Lee family on 2927 Larkin. These West facing patios would be peering into the windows of our home (including West facing bedroom windows of our master bedroom and daughters room) and create significant noise pollution concerns. Note these West facing patios are of serious concern as the distance of these patios is only several feet away from our North property line. The issue of privacy generated to our neighbors on 2927 Larkin would also be significant as they would be peering straight into multiple windows of their home.
3. Further setback from the north property line of our home and reduced height of the Larkin Street structure. On Page 7, Section 1 (Rear Yard) of the Final PPA dates April 4, 2017, the SF Planning Department clearly states that the "proposed structure will not significantly impede the access of light and air to and views from adjacent properties."

We don't see how the current proposal from Jamestown would achieve the the items noted by the Planning Department. Currently, the proposed Larkin Street structure would tower over our home (nearly double the height of our structure) and cast shadows over our entire home. To fulfill the guidance provided by the Planning Department we ask that the height of the structure be decreased to be in-line with the height of our home and the adjacent neighbor on the North property line of the Larkin structure, and a more meaningful setback from the North Property Line of our home be put in place.

4. Side Windows (facing South): From the start of this project - dating back to the first community meeting last Fall - Jamestown promised that the Larkin Street structure would not have South facing windows (would be limited to West and East facing windows for the front and back of the structure. It came as a very big surprise that Jamestown was now considering putting in South facing windows that would peer into our home (we have 8 primary North facing windows across the entire north line of our property), including our Living Room, Kitchen, and daughters bedroom. This new proposal is completely unacceptable and a complete invasion of our privacy. Please note in all prior versions from Jamestown there were no south facing windows from the Larkin Street structure

Please confirm receipt. Note, Peter Lee the owner of 2927 Larkin is collecting comments from the neighbors for the Jan 11 meeting.

Sincerely  
Yujiro Hata  
Owner, 2925 Larkin Street, San Francisco

**From:** [Yujiro Hata](#)  
**To:** [Perry, Andrew \(CPC\)](#)  
**Cc:** [Hsiao, Alesia \(CPC\)](#)  
**Subject:** Re: Jamestown Project: Comments from Owners of 2925 Larkin Street  
**Date:** Thursday, October 25, 2018 7:51:12 PM

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Hi Andrew

Thanks for your note.

We still take issue with the proposal of having 3 south facing windows - Jamestown has always guided that they would not have south facing windows so we view this as a significant deviation from what was communicated.

Also please note if there are multiple windows between the 2925 and 2927 Larkin properties those South facing windows would be in direct view of our West facing master bedroom and children's bedroom windows which would be a significant negative impact on our privacy.

We ask that Jamestown remain consistent in what they communicated during the public meeting last fall and what they had communicated to us.

Sincerely  
Yujiro Hata

On Oct 25, 2018, at 10:44 AM, Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)> wrote:

Hello Yujiro,

Your email has been received and your comments noted. One clarification with regard to your first comment, if you look at the plans that I forwarded just moments ago on page 26 of the PDF set (Sheet A10), the south elevation drawing (lower left corner of page) shows that while 3 south-facing windows are being proposed, they are all to the rear of your property, located between 2925 and 2927 Larkin. There are no proposed south-facing windows at that portion that is aligned with your building.

Thank you,

**Andrew Perry, Planner**  
**Northeast Team, Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9017 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Yujiro Hata [[mailto:yujiro\\_h@yahoo.com](mailto:yujiro_h@yahoo.com)]  
**Sent:** Wednesday, October 24, 2018 11:59 AM  
**To:** Perry, Andrew (CPC)  
**Cc:** Hsiao, Alesia (CPC)  
**Subject:** Jamestown Project: Comments from Owners of 2925 Larkin Street

## Jamestown Project: Comments from Owners of 2925 Larkin Street

October 24, 2018

Dear Andrew and Alesia

We learned of the new plans from Jamestown yesterday and strongly object to several of the proposed modifications and plans to the Larkin Street structure. Please find our comments noted below:

- Side Windows (facing South): From the start of this project, dating back to the first community meeting last Fall, Jamestown clearly communicated to us (and the neighbors in the community meeting) that the Larkin Street structure would not have South facing windows (would be limited to West and East facing windows for the front and back of the structure). It came as a very big surprise that Jamestown was now considering putting in South facing windows that would peer into our home (we have 8 primary North facing windows across the entire north line of our property), including our Living Room, Kitchen, and bedroom. This new proposal is completely unacceptable and a complete invasion of our home's privacy. Please note in all prior versions from Jamestown there were no south facing windows from the Larkin Street structure - why this sudden change of plans?
- Communal front porch: We were very surprised to see that Jamestown is now planning to build a communal front porch on the Larkin Street structure that would be looking right into the window of our top floor room, as well as peering down into our north facing living room windows. We are also very concerned about the noise that will enter our home due to a communal front porch that would be right adjacent to our living room windows and our top floor room. We believe this new proposal is completely unacceptable and ask that the front porch go back to its original plan as being designated to a specific unit.
- Further setback from the North Property Line of our home, and reduced height of the Larkin Street structure. On Page 7, Section 1 (Rear Yard) of the Final PPA dated April 4, 2017, the SF Planning Department clearly states that the "proposed structure will not significantly impede the access of light and air to and views from adjacent properties." We don't see how the current proposal from Jamestown would achieve what was clearly guided by the Planning Department. Currently, the proposed Larkin Street structure would tower over our home (nearly double the height of our structure) and cast shadows over our entire home. To fulfill the guidance provided by the Planning Department, we ask that the height of the Larkin Street structure be decreased to be in line with the height of our home, and a more meaningful setback from the North Property line of our home be put in place.

We don't view the modifications that Jamestown has made as meaningful and in certain instances the modified proposal causes even greater invasion of our homes privacy and will negatively impact the quality of life in our home where we are raising a newborn (1 month-old), and two and six year old girls.

Also note, my wife is a Nurse Practitioner and I work in the field of healthcare in oncology, and we both have serious concerns on the health risks to our 3 daughters, particularly our 1 month old that needs to sleep both day and night, and the impact that this project will have on their health. We want to ensure all the appropriate environmental checks have been analyzed, particularly as it relates to toxins, and lead levels. As you are aware the site of the project was a garage for over a 100 years, so I am sure there is lead that is present and as we understand gas and fuel was associated with this site. For the well being of our young girls, and our 1-month old Baby Yoko, we want to make sure the Planning Department reviews this aspect in full.

Please confirm receipt and we look forward to continued discussions with the Planning Department.

Sincerely,

Yujiro Hata & Andrea Hata

Owners, 2925 Larkin Street, San Francisco, CA 94109



**From:** [Yujiro Hata](#)  
**To:** [Luellen, Mark \(CPC\)](#)  
**Cc:** [Peter Lee](#); [Morgan, Sally \(CPC\)](#); [Perry, Andrew \(CPC\)](#); [Tom Smith](#)  
**Subject:** Re: 915 North Point / 2935 Larkin Project (Jamestown) - Notification of Hearing Date Request  
**Date:** Monday, October 16, 2017 5:40:22 PM

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Dear Mark,

Thank you very much for your note and the “Shadow Analysis” being performed for Ghirardelli is great news for the San Francisco community.

Separately, 8-members of the local community (including members that have lived on our street for 3 plus decades, and in the case of Tom - who is copied - a family that his lived on our block for over a century) had a private meeting with Jamestown last Friday. The community members brought up concerns on “shadows” being cast on Ghirardelli and neighbors, significant traffic/congestion generated from 37-units coming on-line in an already “high tourist zone” (including perhaps one of the busiest tourist intersections in San Francisco), importance of including affordable housing, and the community impact of a completely “out-of-scale” project on our historic and cultural block of Ghiradelli Square.

The message from Jamestown was clear - they have no plans to modify the height and scale of the project, and their sole focus is to maximize profits. The exchange with the local residents got heated, to the point questions on “ethics” were rightfully brought up.

Based on that discussion, we felt compelled to reach out to David Brown (Chief Preservation Officer) at the National Trust for Historic Preservation in Washington DC (where Mark Farrell was copied), as we represent an important cultural community and space in San Francisco that should be respected and preserved. I will forward you that communication for the SF Planning

Departments records.

Lastly, on Page 7 Section 1 (Rear Yard) the Final PPA by the SF Planning Department states “...the proposed structure will not significantly impede the access of light and air to and views from adjacent properties...”. As we noted to Jamestown last Friday, we don’t see how that will be achieved, unless the height and scale of the project is significantly reduced. The response from Jamestown was again very clear - they have no plans to change their plans even in light of the Final PPA feedback or the community stated concerns.

Based on this, we feel it would be essential as “adjacent properties” (the Lee and Hata homes, as well as others) to have a formal analysis performed (e.g. Shadow Analysis and other analyses, as deemed appropriate) to understand whether or not, as the Final PPA States “...the proposed structure will not significantly impede the access of light and air to and views from adjacent properties...”. Because at this time, the Jamestown proposal would cast a towering shadow over our homes.

As noted earlier, I will forward the email to the National Trust for Historic Preservation separately. Thanks again for the continued communication on this matter.

Respectfully,  
Yujiro Hata  
Owner of 2925 Larkin

On Oct 16, 2017, at 3:28 PM, Luellen, Mark (CPC) <[mark.luellen@sfgov.org](mailto:mark.luellen@sfgov.org)> wrote:

Hello Yujiro,

I just checked in with Environmental Planner Sally Morgan and she will include Ghirardelli Square in the scope of the shadow study. If you have any additional questions regarding the Shadow Study you may contact Sally directly.

Thank you

**Mark Luellen**  
**Senior Planner**  
**Northeast Team Manager**

Planning Department|City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415-558-6478 |Fax: 415-558-6409

Email: [mark.luellen@sfgov.org](mailto:mark.luellen@sfgov.org)

Web: [www.sfplanning.org](http://www.sfplanning.org)

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**From:** Yujiro Hata [[mailto:yujiro\\_h@yahoo.com](mailto:yujiro_h@yahoo.com)]

**Sent:** Tuesday, October 10, 2017 5:07 PM

**To:** Luellen, Mark (CPC)

**Cc:** Peter Lee; Asbagh, Claudine (CPC); Morgan, Sally (CPC)

**Subject:** Re: 915 North Point / 2935 Larkin Project (Jamestown) - Notification of Hearing Date Request

Hi Mark

Thanks for your note and intro to Claudine Asbagh.

Hi Claudine,

I have attached for you the +30 plus "garage-to-condo" conversion being proposed adjacent to our house on 915 North Point / 2935 Larkin (our house address is 2925 Larkin).

We have significant concerns about the egregious proposal by Jamestown, as it violates zoning laws, including the 40 feet height restriction. In addition, the proposed project is completely out of scale with the other buildings on our block, including our own. Jamestown is proposing to build to a 57-foot height right next to our home which would cast a huge shadow over our 2-story house, which was built nearly 100 years ago in 1925.

We look forward to working with you on this matter and learning more about the specific hearing date.

Sincerely,  
Yujiro Hata  
Owner of 2925 Larkin

On Tuesday, October 10, 2017 12:55 PM, "Luellen, Mark (CPC)" <[mark.luellen@sfgov.org](mailto:mark.luellen@sfgov.org)> wrote:

Hello Yuijo,

Thank you for your email.

The project is currently in environmental review with Planner Sally Morgan and this process is expected to conclude in the near term. However the Conditional Use application has not yet been submitted to date, Planner Claudine Asbagh will be review the matter.

Claudine will inform you of the hearing date, most likely sometime in the first quarter of 2018. You and all neighbors within 300 feet will be noticed by mail as part of the noticing requirement.

If you have any questions about the Conditional Use process please contact Claudine Asbagh directly.

Thank you

**Mark Luellen**  
**Senior Planner**  
**Northeast Team Manager**

Planning Department|City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6478 |Fax: 415-558-6409

Email: [mark.luellen@sfgov.org](mailto:mark.luellen@sfgov.org)

Web: [www.sfplanning.org](http://www.sfplanning.org)

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[<image007.png>](#) [<image008.png>](#) [<image009.png>](#) [<image010.png>](#)

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**From:** Yujiro Hata [[mailto:yujiro\\_h@yahoo.com](mailto:yujiro_h@yahoo.com)]

**Sent:** Friday, October 06, 2017 4:08 PM

**To:** Luellen, Mark (CPC)

**Cc:** Peter Lee; Chang, Tina (CPC)

**Subject:** 915 North Point / 2935 Larkin Project (Jamestown) - Notification of Hearing Date Request

Hi Mark,

My name is Yujiro Hata, and I am the owner of 2925 Larkin Street, San Francisco, located in the North East Quadrant, District 2. There is a "garage to condo" conversion project (+30 units) that is being proposed adjacent to our house by the developer Jamestown (the address of the project is 915 North Point / 2935 Larkin). I am also copying my neighbor Peter Lee, who is the owner of 2927 Larkin Street, and who is also adjacent to the proposed project.

We were hoping you could send us an email notifying us as soon as a "Hearing Date" has been set on the Jamestown project on 915 North Point / 2935 Larkin, so we have sufficient time to prepare and respond. Also if there are any specific documents submitted to your Planning Department on this project, we would very much appreciate being notified so we can access the documents..

Thanks again. My cell number is 857-498-0012, if you would like to reach me for any reason.

Sincerely,

Yujiro Hata

Owner of 2925 Larkin Street, San Francisco CA, 94109 (North East Quadrant, District 2)



**From:** [Yujiro Hata](#)  
**To:** [Luellen, Mark \(CPC\)](#); [Perry, Andrew \(CPC\)](#); [Morgan, Sally \(CPC\)](#)  
**Subject:** Fwd: Jamestown Development Opposition – Impact to Historic Ghiradelli Square, San Francisco  
**Date:** Monday, October 16, 2017 5:47:55 PM

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As promised the email correspondence with David Brown, Chief Preservation Officer at the National Trust for Historic Preservation in Washington DC. We provided David the Final PPA as well as the Jamestown Proposal. They are reviewing the materials. Sincerely, Yujiro Hata

Begin forwarded message:

**From:** David Brown <[DBrown@savingplaces.org](mailto:DBrown@savingplaces.org)>  
**Date:** October 14, 2017 at 12:29:16 PM PDT  
**To:** Yujiro Hata <[yujiro\\_h@yahoo.com](mailto:yujiro_h@yahoo.com)>  
**Subject:** RE: Jamestown Development Opposition – Impact to Historic Ghiradelli Square, San Francisco

Dear Mr. Hata,

Thank you for your message. I am not familiar with this development proposal, but appreciate your bringing it to our attention. We will examine the information in more detail and will be back in touch with you in the coming days.

All the best,  
David Brown

**David J. Brown** | EXECUTIVE VICE PRESIDENT AND CHIEF PRESERVATION OFFICER  
P 202.588.6227 F 202.588.6082

**NATIONAL TRUST FOR HISTORIC PRESERVATION**  
The Watergate Office Building  
2600 Virginia Avenue NW Suite 1100 Washington, DC 20037  
[SavingPlaces.org](http://SavingPlaces.org)

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**From:** Yujiro Hata [[mailto:yujiro\\_h@yahoo.com](mailto:yujiro_h@yahoo.com)]  
**Sent:** Saturday, October 14, 2017 12:22 PM  
**To:** David Brown <[DBrown@savingplaces.org](mailto:DBrown@savingplaces.org)>; Stephanie Meeks <[SMeeks@savingplaces.org](mailto:SMeeks@savingplaces.org)>  
**Cc:** [leeboys3@yahoo.com](mailto:leeboys3@yahoo.com); Tom Smith <[dr-tom@earthlink.net](mailto:dr-tom@earthlink.net)>; Farrell Mark (BOS) <[mark.farrell@sfgov.org](mailto:mark.farrell@sfgov.org)>  
**Subject:** Jamestown Development Opposition – Impact to Historic Ghiradelli Square, San Francisco

SUBJECT: Jamestown Development Opposition – Impact to Historic Ghiradelli Square, San Francisco

Dear Stephanie and David,

As you are both leaders of the National Trust for Historic Preservation based in Washington DC, we wanted to bring to your attention a significant development being proposed by the

“big corporation” Jamestown that will be completely out-of-scale and character, and cast a significant “Shadow” on the historic Ghiradelli Square Clock and Tower in San Francisco.

The proposed project by Jamestown would be flush facing and directly across the street from Ghiradelli Square Tower and clock, and yet the San Francisco Planning Department has not required Jamestown to perform a “Shadow Analysis” (for Ghiradelli Square) on the proposed project.

As you are aware, Ghiradelli Square was named a National Register of Historic Places in 1982, and the out-of-scale project by Jamestown would completely change the cultural feel of this historic neighborhood and forever cast a monolithic shadow on Ghiradelli Square - which would be a travesty for all the residents of San Francisco as well as nationally.

I have attached for you the proposal from Jamestown as well as the final PPA response from the San Francisco Planning Department (which is a 37 unit condo conversion of the Ghiradelli garage that was built nearly 100 years ago in 1925. Jamestown is proposing a 57 feet height on the Larkin Street frontage which is well beyond the zoning code height limit of 40 feet in our area).

Several local residents (many of which who have lived in this historic community for 3 decades plus (some families have been here dating back nearly a century), and a few who are copied here) met with Jamestown yesterday evening to plead our case to perform a Shadow Analysis on Ghiradelli Square, and to minimize the scale and height of the project as it’s completely out of scale for both what the zoning law permits as well as the cultural feel of this historic neighborhood. Needless to say, there was no receptivity from Jamestown to perform a Shadow Analysis or to minimize the scale of the project to preserve the cultural aspects of this historic community.

We hope to gain the support of the National Trust for Historic Preservation in opposing the development by Jamestown and engaging our local San Francisco Planning Department and city, state, and national officials, as necessary. I am also copying our San Francisco City District Supervisor, Mark Farrell, in hopes to have his direct involvement in opposing this significant project in our community, that will forever change this historic neighborhood in San Francisco.

Sincerely  
Yujiro Hata  
Local Resident of Ghiradelli Square, San Francisco

## 915 North Point Development – Community Feedback (Oct 17, 2017)

Andrew Perry and Mark Luellen  
San Francisco Planning Department  
North East Quadrant District 2  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
Tel: (415) 558-6378  
Emails: andrew.perry@sfgov.org; mark.luellen@sfgov.org

SUBJECT: 915 North Point 37-Unit Condo Conversion Project by Jamestown – Community Feedback from October 17, 2017, Pre-Application Meeting

October 24, 2017

Dear Mr. Perry and Mr. Luellen:

This letter is to provide community feedback on the 37-unit condo conversion being proposed by Jamestown on 915 North Point (hereinafter referred to as “Project”), based on the Pre-Application Meeting that occurred at 900 North Point on Tuesday, October 17, 2017, from 6pm to 8pm. Below is a detailed summary of the aggregate feedback provided by the local-residents as a follow-up to the meeting. As we reside in one of the most historic and high-tourism blocks of San Francisco, and the proposed Jamestown Project would be directly facing Ghirardelli Square, a 1982 designated National Historic Landmark, the local community believes there are important considerations when evaluating the “height-and-bulk” of this overall Project. The last time a major project was built along the waterfront and adjacent to Ghirardelli was the infamous Fontana Towers, further heightening the concerns of the neighborhood.

One of the local residents during the meeting summarized the feedback to Jamestown succinctly, “as I am sure you can see the local community is very concerned by this proposal”. In follow-up to this letter, we would like to respectfully request a face-to-face meeting with you to discuss the items described below, before this Project proceeds further. Please let us know by email, a few times that might work well for the both of you.

1. The height and bulk of the Project is completely “out-of-scale” for this historical and residential block:
  - a. The Jamestown structure would tower over its adjacent neighbors, including 2925 Larkin, 2927 Larkin, 901 North Point, and 903 North Point. During the meeting, Jamestown referenced 935 North Point multiple times as a precedent for this development. The residents felt strongly 935 North Point has not been well received by the residents due to its out of character height for the block (e.g. higher than all of the buildings on the south side of that North Point block between Larkin and Polk), including the “black elevator shaft” that appears well above the 40 feet height restriction, and that’s now an unfortunate “eye sore” for the local residents and tourists alike.
  - b. 2925 Larkin and 2927 Larkin, which border the southern line of the proposed Project had height restrictions placed on those properties by the SF Planning Department. Those buildings stand at 25 to 27 feet in height, respectively, due to sensitivity and concerns around casting of shadows and privacy for adjacent neighbors. Why would the same restrictions that were applied to these homes, not be applied to Jamestown?

## 915 North Point Development – Community Feedback (Oct 17, 2017)

- c. The height of the proposed roof top deck and any other abutting structures, such as elevator shafts and stairwell entryways, should be included when evaluating the height of this large development in this historic neighborhood. The community wants to be assured that these items be included towards the final height approval of the Project, so we don't have a repeat of the protruding "black elevator shaft" on 935 North Point.
  - d. Would Jamestown consider eliminating one floor throughout the project, by having a one-level underground garage, and then setting everything else down a level? This would be a dramatic improvement over the current plans.
  - e. Community recommendation: 1) Larkin Street Frontage - to maintain a consistent height and number of residential stories as the three adjacent properties to the Project on Larkin, which are 2927 Larkin, 2925 Larkin and 2947 Larkin (which are 2 story residentials, between 20 to 30 feet in height); 2) North Point Frontage - to maintain a consistent height and number of residential stories as the structures on the south side of the North Point block between Larkin and Polk, including adjacent properties 901 North Point and 903 North Point, 941 North Point, 943 North Point, 949 North Point, 959 North Point, 961 North Point, 963 North Point, and so forth (which are 2-story residentials). As noted above, 935 North Point is an anomaly on that block and has not been well received by the local-residents, and there was a resounding recommendation not to repeat that same mistake on a much larger scale structure; 3) meaningfully reduce the number of units to be more in-scale with our neighborhood and this historic block, by removing the number of residential stories for both the North Point and Larkin Street structures to be consistent with the height and number of residential stories of its adjacent neighbors (which are 2 story residentials); 4) Shadow Analysis be performed on Ghirardelli, a national historic landmark and other public areas (we thank the SF Planning Department for agreeing to this, and incorporating the community feedback).
2. Impediment of light and air, and protecting the visual and sound privacy to adjacent neighbors
- a. On Page 7, Section 1 (Rear Yard), in the Final PPA dated April 4, 2017, the SF Planning Department clearly states that the "proposed structure will not significantly impede the access of light and air to and views from adjacent properties". The neighborhood would like to ensure that this specific and clear directive from the SF Planning Department be incorporated in all future proposals from Jamestown, because as the proposal currently stands the impediment to adjacent properties would be significant.
  - b. There were significant concerns expressed by the neighborhood on the impact of this Project to access to light and air to the north side properties of 2925 Larkin and 2927 Larkin. As the south side for these properties face a much taller structure along Bay Street, the impact of the Project would be an enclosure in-between two towering structures that would create a "wedged between two canyons" effect casting immense shadows from both the north and south side of the properties.
  - c. Community Recommendation: 1) Larkin Street Structure - Much more meaningful setbacks be placed on the southern line of the Project abutting 2925 Larkin and 2927 Larkin (note in certain areas, there is a "zero" setback placed on the southern line of the Project). One recommendation was to consider utilizing the 25% Rear Yard requirement along the southern border of the Project adjoining 2925 Larkin and 2927 Larkin, that would extend to the Larkin Street side walk to increase the level of set back of the currently adjoining buildings (as was done with the Gas Station to Condo conversion several years ago on the South East corner of Larkin and North Point), 2) North Point and Larkin Street Structures - a) a much more meaningful setback be placed on both the North Point and Larkin Street Frontages to offset both the size

## 915 North Point Development – Community Feedback (Oct 17, 2017)

and scale of the Project, b) the size and placement of any and all patios and roof top deck, not to directly overlook or negatively impact the sound and visual privacy of adjacent neighbors. A people count limit on the roof deck should also be enforced (e.g. no more than 10 people at one time) and a time limit imposed (e.g. roof deck off limits from 8pm to 8am), to ensure this massive condo Project does not lead to significant noise pollution, and a “party zone” on the roof deck in our neighborhood, and c) the required modifications are made by Jamestown to ensure the clear directive of the San Francisco Planning Department (as noted in the Final PPA dated April 4, 2017) that the “proposed structure will not significantly impede the access of light and air to and views from adjacent properties” is in compliance.

### 3. Other key items:

- a. Excavation: It was noted by Jamestown that no excavation would occur. The residents wanted to receive written confirmation from Jamestown as well as the SF Planning Department that this is indeed the case because this conflicts with the application that has been submitted by Jamestown. The Environmental Evaluation Application states that there will be excavation that will be three feet in depth, a total area of disturbance of 14,000 square feet, and a total volume of 42,000 cubic yards.
- b. Variances: It was noted by Jamestown during the Pre-Application meeting that no variances on the Project would be requested or made. However, at a minimum, the current plans would require variances for the Rear Yard and Dwelling Unit Exposure. The height of the buildings may also exceed the height limit and if not revised, would require an amendment to the zoning map. We request written confirmation from Jamestown and from the SF Planning Department that the Jamestown plans will be revised and that no variances to the Project will be requested, made or approved.
- c. Affordable Housing: A commitment from Jamestown that they will indeed provide affordable housing, and not pay the “penalty fee” to the city to bypass affordable housing in the building.
- d. Commercial Space: That appropriate care be placed on the nature and exact location of the commercial space, and that it not negatively impact our residential neighborhood.
- e. Aesthetics: It is very important that both the Larkin Street and North Point Frontages, maintain the aesthetic appeal and character of our historic neighborhood, including Ghirardelli Square.
- f. Construction: Jamestown told us that construction would only occur between 8am to 3pm, between Monday and Friday. We would like to receive written confirmation from Jamestown and the SF Planning Department that this will indeed be the case, as we understand the construction Project would span 18 to 21 months.
- g. Earthquake Hazard: What steps is Jamestown taking to ensure that the Project would not become an earthquake hazard to its neighbors, including the impact of the Project on the foundation and structure of adjacent neighbor homes?
- h. Parking: Assurance that all of the existing resident cars parked in the existing Ghirardelli Garage on 915 North Point will be guaranteed a spot at the same monthly rate currently provided in the Parking Garage referenced by Jamestown during the meeting.
- i. Traffic and Congestion, and Neighborhood Safety: If 37 units are brought on-line on this block, the community expressed very serious concerns on its impact to traffic and congestion, in already one of the highest tourist locations in the city; as well as impact to the overall safety of the neighborhood. What specific measures will be taken by Jamestown and the city to ensure the road, pedestrian, and local resident safety of our neighborhood is maintained; and to minimize the impact of traffic congestion, which has already reached a boiling point on this



## 915 North Point Development – Community Feedback (Oct 17, 2017)

specific block (e.g. speed bumps, no left/right turns on Larkin Street, extra security patrols, doorman staffing)?

Thank you for the time in reviewing the feedback from the community on this Project during the Pre-Application Meeting, and we look forward to continued discussions with the Planning Department.

Sincerely,  
Local Residents of the Ghirardelli Square Community

Yujiro Hata, 2925 Larkin Street  
Andrea Hata, 2925 Larkin Street  
Aleia Hata, 2925 Larkin Street  
Tullia Hata, 2925 Larkin Street  
Peter Lee, 2927 Larkin Street  
Monica Lee, 2927 Larkin Street  
Rikki Lee, 2927 Larkin Street  
Brian Lee, 2927 Larkin Street  
Phillip Lee, 2927 Larkin Street  
Dede Tisone, 2947-2949 Larkin Street  
Behzad Kafaie, 764 Bay Street  
Roya Ohadi, 764 Bay Street  
Jane Clutton, 901 ½ North Point  
Lina Kan, 960 Bay Street, #8  
Meredith Pearlman, 960 Bay Street  
Jeremy Pearlman, 960 Bay Street  
Dorianne Crystle, 3030 Larkin  
Ignatius Tsang, 959-961 North Point  
Chiara Sabatti, 2934 Larkin Street  
Emmanuel Candes, 2934 Larkin Street  
Tom Smith, Bay Street  
Roland Salvato, 2934 Larkin Street  
Dimitry Kushelevsky, Larkin Street  
Leah Hatem, Bay Street  
Bill Piedemonte, Larkin & Bay Street  
Diane Piedemonte, Larkin & Bay Street  
Brendan Ogara, 930 Bay Street, #8  
Mick Johnson, 960 Bay Street  
Brittany Sutphen, 960 Bay Street  
Jadin Kusman, 960 Bay Street  
Joscelyn Morgan, 960 Bay Street  
Marko Kudjerski, 960 Bay Street  
Katie Herd, 940 Bay Street, #12  
Dan Herd, 940 Bay Street, #12

To: Andrew Perry and Mark Luellen, SF Planning Department, North East Quadrant, District 2  
CC: Mark Farrell, City District Supervisor, District 2

**From:** [Josephine Mazzucco](#)  
**To:** [Perry, Andrew \(CPC\)](#); [Hsiao, Alesia \(CPC\)](#)  
**Subject:** 915 North Point  
**Date:** Tuesday, November 27, 2018 5:51:36 PM

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

Dear Mr. Perry and Ms. Hsiao,

I am writing to you regarding the proposed project at 915 North Point Street.

I own and live in the property at 2948 Larkin Street which is directly across from the project and my family owns the property at 2914-2626 Larkin Street.

There are several concerns regarding the mass on Larkin Street.

The current proposed setbacks to the front of the building have no impact. They are overshadowed by the large rectangular windows jutting out of the front of the building. The homes directly next to the project have rounded facades and bay windows. The angular design should be softened to be in keeping with the majority of the houses on the block.

The shadows cast by the building will significantly impact the light of all the homes directly next to and across from the project.

No concessions have been made for the adjacent neighbors to take into consideration their light and air. No variances should be permitted. The building should be designed and constructed according to the existing specifications designated by the Planning Department.

Many suggestions made by the neighborhood have not been considered in these plans.

This is a historic block with many housing dating back to the early 1900's. To put in a building of this size is out of character. Hundreds of people walk on Larkin Street to go to Ghiradelli Square. The attraction is Ghiradelli not a massive building plugged in among charming Victorians and a Bungalow.

A time should be set aside for you to go over the project with the neighbors and explain any proposals or requests being made by the developer.

I am sure everyone would welcome the opportunity to go over the plans in further detail.

Should you have any questions, I can be contacted at 415-828-1813.

Thank you for your time and consideration.

Josephine Gerald Mazzucco  
2948 Larkin Street  
San Francisco, CA 94109

**From:** [Joel Norsworthy](#)  
**To:** [Perry, Andrew \(CPC\)](#)  
**Cc:** [Jeanne Norsworthy](#)  
**Subject:** 915 North Point  
**Date:** Wednesday, May 30, 2018 12:06:06 PM

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Hi Andrew,

I hope this email finds you well. For the past 10 years, my wife and I have lived at 903 North Point at the corner of Larkin across from Ghirardelli Square.

I am reaching out to see if there is any update you can provide on the proposed condo project at 915 North Point. We are definitely in full opposition of this project moving forward and would be happy to provide a list of reasons why if that would be helpful information for you and/or your colleagues. Please let us know either way.

Also, is there a list you can add us to as it relates to any planning meetings/hearings regarding this specific project?

Thanks,

Joel Norsworthy

**From:** [Meredith Blair](#)  
**To:** [Perry, Andrew \(CPC\)](#); [Luellen, Mark \(CPC\)](#)  
**Subject:** 37-unit building at North Point and Larkin  
**Date:** Monday, October 30, 2017 3:39:48 PM

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Hi Andrew, and Mark,

I'm writing to voice my concerns about the proposed 37-unit development project (I've already signed the letter sent by a few neighbors). I'm concerned that this is moving quickly and there won't be enough time to organize the community (who largely are unaware of this project). Are hearings / public opportunities to weigh in already planned?

Thanks so much,  
Meredith Pearlman  
810-886-4033

**From:** [Brad Whitaker](#)  
**To:** [Perry, Andrew \(CPC\)](#); [Farrell, Mark \(BOS\)](#); [Luellen, Mark \(CPC\)](#)  
**Subject:** 915 N. Point proposed development concerns  
**Date:** Monday, October 23, 2017 12:25:26 PM

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Hi Andrew, Marc, and Mark,

I am Bradford Whitaker I live at and own 2940 Larkin St a residential duplex. I am surprised I wasn't included in the mailer for this proposed development project at 915 N. Point since I have owned my property for over 15 years and the Larkin Street frontage is right across the street from me. Please get me on the mailing list.

MY concerns are how the height limit was calculated and what we can be done to limit the additional add-ons that would give the building further height. i.e. Roof decks and access there of, Parapets, HVAC Equipment, Elevator housings, etc.

On Larkin At the adjacent neighboring building are only around 25 Ft tall. This proposed 57Ft Height is not consistent with this side of the street. How is the height limit being calculated? Is it mid lot for the entire site or how?

How do I get to review the proposed plans?

Thank you I am looking forward to your responses.

--

Bradford Whitaker

[Mrbradwhitaker@gmail.com](mailto:Mrbradwhitaker@gmail.com)

415 608-3201



**From:** [Ignatius Tsang](#)  
**To:** [Perry, Andrew \(CPC\)](#)  
**Subject:** 915 North Point - 0453/002  
**Date:** Wednesday, October 18, 2017 9:27:28 AM

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Hello Andrew,

I am the owner of 959-961 North Point Street. I attended the Pre-Application Meeting last night. The followings are my concerns:

1. Sponsor proposed to house 36 cars in a 37 unit development. There are a number of 3 bedroom units which likely will have 2 cars per unit. There is not enough evidence to support a lesser parking count. The fact is the existing building is a parking garage that houses the second cars of its neighbors. Where will 915 NP's tenants park when they have a second car? The sponsor on one hand said Ghirardelli Square has lots of parking to accommodate the current cars in 915 NP, on the other hand he talked about new development to boost the utilization and added activities of the Square, which will increase parking demands.
2. Traffic and congestions will be generated by the addition 36 cars. The new and improved bus stop near Polk Street forces traffic to a stop every time a bus drops off and/or picks up passengers. The proposed garage/driveway of 915 NP (on the far left of the building) is very close to Larkin Street / NP intersection, which will hold up traffic when cars try to make a left turn into the garage.
3. The Commercial space. By locating it on the far right of the building isolates it from the other commercial activity, which is the Grocery store at the intersection.
4. Activate the street. Besides the storefront, the rest of the building's street front should be more interesting.
5. Four stories building. Every building on North Point that has a fourth story, the fourth story is set back to reduce it's apparent height.
6. Additional height. The overrun of the two elevators and the two stairs to the roof will block views. Will it be possible to consolidate the two elevators into one?
7. Scale of the street. The sponsor proposed a horizontal building exterior design, which emphasizes a large scale development. It feels massive and overwhelming. The buildings on NP are 25 feet wide. The architecture of each building is similar (expresses verticality) but different. Together they make a very handsome streetscape. The scale of them are comfortable and personable.
8. The roof plan shows solar panels. Our environment will benefit from electrical power generates by the sun.
9. The sponsor intends to satisfy the open space requirement by counting balconies, podium, and the roof. Sponsor also intends to provide amenities (on the roof) similar to development of this size. Imagine Fleet week with Blue Angles flying above; 37 families and some of their guests on this roof vs 2 families and their guests on the other rooftops. They are not the same. Since this site is in Fisherman's Wharf, where there are plenty of entertainment and activities, may be the sponsor does not need to provide as much open space.
10. Density. What allows by code is not always appropriate! This is a tourist district. Thousands of tourists come every day. Town cars, tour buses, taxis, Ubers, Muni, Golden Gate Transit, private vehicles, and bikes all over the street already. The neighborhood cannot support 37 additional families. If we think of 915 NP is made up of typical size lots (25 feet x 125 feet). It will be 4 lots on NP and 2 lots on Larkin. Based on the zoning, each of these lots will be able to

build 3 units and a total of 18 units. (The bigger units will be more livable, pleasant, and command higher rents.)

Thank you for yours, the Sponsor, and the Planning Commission's considerations.

Ignatius Tsang

**From:** [Ignatius Tsang](#)  
**To:** [Perry, Andrew \(CPC\)](#)  
**Subject:** Re: Fri Jan 11 from 4-5pm: Confirmed 915 North Point Project Meeting with Planning Dept  
**Date:** Tuesday, January 15, 2019 10:26:03 AM

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Hello Perry,

I believe the neighbor specially this block cannot support the density proposed by the developer. (See my email to you last year.) Combining the one bed rooms to make bigger units will reduce construction costs and the developer still can charge higher rent. I oppose to relocate the top unit on Larkin Street to North Point Street.

Sincerely,  
Ignatius Tsang

Sent from my iPhone

On Jan 15, 2019, at 8:47 AM, Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)> wrote:

Thank you for forwarding, Yujiro.

**Andrew Perry, Senior Planner**  
**Northeast Team, Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9017 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Yujiro Hata <[yujiro\\_h@yahoo.com](mailto:yujiro_h@yahoo.com)>  
**Sent:** Monday, January 14, 2019 9:27 PM  
**To:** Brad Whitaker <[mrbradwhitaker@gmail.com](mailto:mrbradwhitaker@gmail.com)>; Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)>; Hsiao, Alesia (CPC) <[Alesia.Hsiao@sfgov.org](mailto:Alesia.Hsiao@sfgov.org)>  
**Cc:** [leeboys3@yahoo.com](mailto:leeboys3@yahoo.com); [ignatiustsang@gmail.com](mailto:ignatiustsang@gmail.com); [monicallee@yahoo.com](mailto:monicallee@yahoo.com); [dimitry1@comcast.net](mailto:dimitry1@comcast.net); [mako@kudjerski.com](mailto:mako@kudjerski.com); [danielgherd@gmail.com](mailto:danielgherd@gmail.com); [M\\_A\\_blair@yahoo.com](mailto:M_A_blair@yahoo.com); [mick.jae.johnson@gmail.com](mailto:mick.jae.johnson@gmail.com); [Rikki.J.Lee@gmail.com](mailto:Rikki.J.Lee@gmail.com); [Briandrewlee@gmail.com](mailto:Briandrewlee@gmail.com); [katieannerhodes@gmail.com](mailto:katieannerhodes@gmail.com); [PhillipJLee25@gmail.com](mailto:PhillipJLee25@gmail.com); [brisutph@gmail.com](mailto:brisutph@gmail.com); [jomazz@aol.com](mailto:jomazz@aol.com); [dcrystle@yahoo.com](mailto:dcrystle@yahoo.com); [dedetisone@gmail.com](mailto:dedetisone@gmail.com); [Jtkusman@gmail.com](mailto:Jtkusman@gmail.com); [jpearlman@stubbyhub.com](mailto:jpearlman@stubbyhub.com); [jnorsworthy@gmail.com](mailto:jnorsworthy@gmail.com); [Lbeank@gmail.com](mailto:Lbeank@gmail.com); [dr-tom@earthlink.net](mailto:dr-tom@earthlink.net); [jenorsworthy@gmail.com](mailto:jenorsworthy@gmail.com); [deborah@holleyconsulting.com](mailto:deborah@holleyconsulting.com); [bill49er@gmail.com](mailto:bill49er@gmail.com); [gretchen\\_msu@yahoo.com](mailto:gretchen_msu@yahoo.com); [ogara.brendan@gmail.com](mailto:ogara.brendan@gmail.com); [Northpointinn@gmail.com](mailto:Northpointinn@gmail.com); [dpiedemonte@icloud.com](mailto:dpiedemonte@icloud.com); [rhn@rhnsf.org](mailto:rhn@rhnsf.org); [lkhatem@gmail.com](mailto:lkhatem@gmail.com); [kelli@bancalsf.com](mailto:kelli@bancalsf.com); [sabatti@stanford.edu](mailto:sabatti@stanford.edu); [Morgantjoscelyn@gmail.com](mailto:Morgantjoscelyn@gmail.com); [NYBR@hotmail.com](mailto:NYBR@hotmail.com)  
**Subject:** Re: Fri Jan 11 from 4-5pm: Confirmed 915 North Point Project Meeting with Planning Dept

Hi Andrew and Alesia - I dont believe you were actually copied on the email from Mr. Whitaker so I have copied you on below for your records. Yujiro

On Monday, January 14, 2019, 2:49:30 PM PST, Brad Whitaker  
<[mrbradwhitaker@gmail.com](mailto:mrbradwhitaker@gmail.com)> wrote:

Hi Andrew and Alesia,

It was nice that you took the time to meet with the neighbors to discuss the proposed design of the 915 N Point on 1-11-2019 project. I am writing you to express my concern about the Larkin Street frontage. I have two comments.

1) The height of that building is excessive when compared at the neighboring buildings. It would benefit the community if you could have the top level removed and the unit that it houses eliminated or put on the first floor of the North point side of the project.

2) The Aesthetics of the Larkin St. frontage is not in consistent with the buildings along Larkin. The building facade needs to be softened, redesigned to reflect the existing architecture of the street. . Barrel Windows and other than boxed window bays would help immensely.

Please do what you can to make this happen.

Thank you

On Thu, Jan 10, 2019 at 10:42 AM Yujiro Hata <[yujiro\\_h@yahoo.com](mailto:yujiro_h@yahoo.com)> wrote:

Dear Neighbors

As a reminder the meeting with the Planning Department is tomorrow at 4pm at 1650 Mission Street (4th floor). It's critical that as many of the neighbors make it to voice our concerns over the project.

Hope to see everyone there.

Yujiro

Sent from my iPhone

On Jan 7, 2019, at 11:41 AM, Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)> wrote:

Hi Yujiro,

Yes, we are confirmed for this Friday, 1/11 from 4-5pm here at the Planning Department, 1650 Mission Street, 4<sup>th</sup> floor.

Thank you,

**Andrew Perry, Senior Planner**  
**Northeast Team, Current Planning Division**

San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103

Direct: 415.575.9017 | [www.sfplanning.org](http://www.sfplanning.org)

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**From:** Yujiro Hata <[yujiro\\_h@yahoo.com](mailto:yujiro_h@yahoo.com)>  
**Sent:** Wednesday, December 26, 2018 9:22 AM  
**To:** Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)>  
**Cc:** Hsiao, Alesia (CPC) <[Alesia.Hsiao@sfgov.org](mailto:Alesia.Hsiao@sfgov.org)>; [leeboys3@yahoo.com](mailto:leeboys3@yahoo.com);  
[ignatiustsang@gmail.com](mailto:ignatiustsang@gmail.com); [monicallee@yahoo.com](mailto:monicallee@yahoo.com); [dimitry1@comcast.net](mailto:dimitry1@comcast.net);  
[marko@kudjerski.com](mailto:marko@kudjerski.com); Brad Whitaker <[mrbradwhitaker@gmail.com](mailto:mrbradwhitaker@gmail.com)>;  
[danielgherd@gmail.com](mailto:danielgherd@gmail.com); [M\\_A\\_blair@yahoo.com](mailto:M_A_blair@yahoo.com); [mick.jae.johnson@gmail.com](mailto:mick.jae.johnson@gmail.com);  
[Rikki.J.Lee@gmail.com](mailto:Rikki.J.Lee@gmail.com); [Briandrewlee@gmail.com](mailto:Briandrewlee@gmail.com); [katieannerhodes@gmail.com](mailto:katieannerhodes@gmail.com);  
[PhillipJLee25@gmail.com](mailto:PhillipJLee25@gmail.com); [brisutph@gmail.com](mailto:brisutph@gmail.com); [jomazz@aol.com](mailto:jomazz@aol.com);  
[dcrystle@yahoo.com](mailto:dcrystle@yahoo.com); [dedetisone@gmail.com](mailto:dedetisone@gmail.com); [Jtkusman@gmail.com](mailto:Jtkusman@gmail.com);  
[jpearlman@stubbhub.com](mailto:jpearlman@stubbhub.com); [jnorsworthy@gmail.com](mailto:jnorsworthy@gmail.com); [Lbeank@gmail.com](mailto:Lbeank@gmail.com); [dr-tom@earthlink.net](mailto:dr-tom@earthlink.net);  
[jenorsworthy@gmail.com](mailto:jenorsworthy@gmail.com); [deborah@holleyconsulting.com](mailto:deborah@holleyconsulting.com);  
[bill49er@gmail.com](mailto:bill49er@gmail.com); [gretchen\\_msu@yahoo.com](mailto:gretchen_msu@yahoo.com); [ogara.brendan@gmail.com](mailto:ogara.brendan@gmail.com);  
[Northpointinn@gmail.com](mailto:Northpointinn@gmail.com); [dpiedemonte@icloud.com](mailto:dpiedemonte@icloud.com); [rhn@rhnsf.org](mailto:rhn@rhnsf.org);  
[lkhatem@gmail.com](mailto:lkhatem@gmail.com); [kelli@bancalsf.com](mailto:kelli@bancalsf.com); [sabatti@stanford.edu](mailto:sabatti@stanford.edu);  
[Morgantjoscelyn@gmail.com](mailto:Morgantjoscelyn@gmail.com); [NYBR@hotmail.com](mailto:NYBR@hotmail.com)  
**Subject:** Fri Jan 11 from 4-5pm: Confirmed 915 North Point Project Meeting with Planning Dept

Hi Andrew

This is to confirm our meeting for Friday January 11 from 4 to 5pm with the neighbors for the Jamestown sponsored 915 North Point Project. As noted below the meeting will take place at the Planning Dept at 1650 Mission Street, 4th floor.

Please confirm receipt.

Sincerely  
Yujiro Hata  
2925 Larkin Street, Owner

On Dec 3, 2018, at 5:38 PM, Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)> wrote:

Hi Yujiro,

We are confirmed for a meeting on Wednesday, December 19<sup>th</sup> here at the Planning Department from 4-5pm. Please come to Planning reception, 4<sup>th</sup> floor, 1650 Mission Street and check in with our front desk staff.

Thank you,



**Andrew Perry, Senior Planner  
Northeast Team, Current Planning Division**

San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9017 | [www.sfplanning.org](http://www.sfplanning.org)

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**From:** Yujiro Hata <[yujiro\\_h@yahoo.com](mailto:yujiro_h@yahoo.com)>  
**Sent:** Sunday, December 02, 2018 8:46 PM  
**To:** Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)>  
**Cc:** Hsiao, Alesia (CPC) <[Alesia.Hsiao@sfgov.org](mailto:Alesia.Hsiao@sfgov.org)>; [leeboys3@yahoo.com](mailto:leeboys3@yahoo.com); [ignatiustsang@gmail.com](mailto:ignatiustsang@gmail.com); [monicallee@yahoo.com](mailto:monicallee@yahoo.com); [dimitry1@comcast.net](mailto:dimitry1@comcast.net); [marko@kudjerski.com](mailto:marko@kudjerski.com); Brad Whitaker <[mrbradwhitaker@gmail.com](mailto:mrbradwhitaker@gmail.com)>; [danielgherd@gmail.com](mailto:danielgherd@gmail.com); [M\\_A\\_blair@yahoo.com](mailto:M_A_blair@yahoo.com); [mick.jae.johnson@gmail.com](mailto:mick.jae.johnson@gmail.com); [Rikki.J.Lee@gmail.com](mailto:Rikki.J.Lee@gmail.com); [Briandrewlee@gmail.com](mailto:Briandrewlee@gmail.com); [katieannerhodes@gmail.com](mailto:katieannerhodes@gmail.com); [PhillipJLee25@gmail.com](mailto:PhillipJLee25@gmail.com); [brisutph@gmail.com](mailto:brisutph@gmail.com); [jomazz@aol.com](mailto:jomazz@aol.com); [dcrystle@yahoo.com](mailto:dcrystle@yahoo.com); [dedetisone@gmail.com](mailto:dedetisone@gmail.com); [Jtkusman@gmail.com](mailto:Jtkusman@gmail.com); [jpearlman@stubhub.com](mailto:jpearlman@stubhub.com); [jnorsworthy@gmail.com](mailto:jnorsworthy@gmail.com); [Lbeank@gmail.com](mailto:Lbeank@gmail.com); [dr-tom@earthlink.net](mailto:dr-tom@earthlink.net); [jenorsworthy@gmail.com](mailto:jenorsworthy@gmail.com); [deborah@holleyconsulting.com](mailto:deborah@holleyconsulting.com); [bill49er@gmail.com](mailto:bill49er@gmail.com); [gretchen\\_msu@yahoo.com](mailto:gretchen_msu@yahoo.com); [ogara.brendan@gmail.com](mailto:ogara.brendan@gmail.com); [Northpointinn@gmail.com](mailto:Northpointinn@gmail.com); [dpiedemonte@icloud.com](mailto:dpiedemonte@icloud.com); [rhnsf.org](mailto:rhnsf.org); [rhnsf.org](mailto:rhnsf.org); [lkhatem@gmail.com](mailto:lkhatem@gmail.com); [kelli@bancalsf.com](mailto:kelli@bancalsf.com); [sabatti@stanford.edu](mailto:sabatti@stanford.edu); [Morgantjoscelyn@gmail.com](mailto:Morgantjoscelyn@gmail.com); [NYBR@hotmail.com](mailto:NYBR@hotmail.com)  
**Subject:** Re: 915 North Point Project - Neighbors Request for a Meeting

Dear Andrew

This is to confirm our meeting for Dec 19 from 4pm to 5pm. Please confirm the meeting location and your attendees and we will do the same.

Thanks again and we look forward to the meeting. Have a nice evening.

Sincerely

Yujiro

On Nov 29, 2018, at 3:31 PM, Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)> wrote:

Hello Yujiro and Neighbors,

Planning Department staff is certainly open to meeting with you all in order to discuss the proposed project; however, coordinating across our various schedules (particularly as we approach the holiday season), there are very few times that we would all be available to meet. **Currently, the best time for us is on Monday, December 10<sup>th</sup>, from 5-6pm here at the Planning Department.** Hopefully this time will work for most of you, if not all of you. If this time cannot work, please let me know as soon as possible, and I will do my best to try and come up with an alternative before the year is out.

I would ask that instead of individually replying to this email with your availability, that you please coordinate amongst your group first to confirm whether this date and time works for the meeting. Please also let me know the expected number of people in attendance for that meeting, as I will want to secure a meeting room that will accommodate everyone. It would also be helpful if you could put together in advance a rough agenda or list of questions that you would like addressed during the meeting; hopefully, that could make it over to us sometime next week.

Lastly, your request asked that Planning hold off on issuing any further comments to the project team regarding the proposal, until we have had a chance to meet. As you may be aware, there is a Mayoral Executive Directive around housing production and timelines to review projects; as such, the Department cannot agree to delay issuing comments that may otherwise be ready, but we will certainly continue to document and take your comments into consideration.

Thank you,

**Andrew Perry, Senior Planner  
Northeast Team, Current Planning Division**

San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9017 | [www.sfplanning.org](http://www.sfplanning.org)

[San Francisco Property Information Map](#)

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**From:** Yujiro Hata <[yujiro\\_h@yahoo.com](mailto:yujiro_h@yahoo.com)>  
**Sent:** Wednesday, November 28, 2018 11:12 AM  
**To:** Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)>; Hsiao, Alesia (CPC) <[Alesia.Hsiao@sfgov.org](mailto:Alesia.Hsiao@sfgov.org)>  
**Cc:** [leeboys3@yahoo.com](mailto:leeboys3@yahoo.com); [ignatiustsang@gmail.com](mailto:ignatiustsang@gmail.com); [monicallee@yahoo.com](mailto:monicallee@yahoo.com); [dimitry1@comcast.net](mailto:dimitry1@comcast.net); [marko@kudjerski.com](mailto:marko@kudjerski.com); Brad Whitaker <[mrbradwhitaker@gmail.com](mailto:mrbradwhitaker@gmail.com)>; [danielgherd@gmail.com](mailto:danielgherd@gmail.com); [M\\_A\\_blair@yahoo.com](mailto:M_A_blair@yahoo.com); [mick.jae.johnson@gmail.com](mailto:mick.jae.johnson@gmail.com); [Rikki.J.Lee@gmail.com](mailto:Rikki.J.Lee@gmail.com); [Briandrewlee@gmail.com](mailto:Briandrewlee@gmail.com); [katieannerhodes@gmail.com](mailto:katieannerhodes@gmail.com); [PhillipJLee25@gmail.com](mailto:PhillipJLee25@gmail.com); [brisutph@gmail.com](mailto:brisutph@gmail.com); [jomazz@aol.com](mailto:jomazz@aol.com); [dcrystle@yahoo.com](mailto:dcrystle@yahoo.com); [dedetisone@gmail.com](mailto:dedetisone@gmail.com); [Jtkusman@gmail.com](mailto:Jtkusman@gmail.com); [jpearlman@stubbyhub.com](mailto:jpearlman@stubbyhub.com); [jnorsworthy@gmail.com](mailto:jnorsworthy@gmail.com); [Lbeank@gmail.com](mailto:Lbeank@gmail.com); [dr-tom@earthlink.net](mailto:dr-tom@earthlink.net); [jenorsworthy@gmail.com](mailto:jenorsworthy@gmail.com); [deborah@holleyconsulting.com](mailto:deborah@holleyconsulting.com);

[bill49er@gmail.com](mailto:bill49er@gmail.com); [gretchen\\_msu@yahoo.com](mailto:gretchen_msu@yahoo.com); [ogara.brendan@gmail.com](mailto:ogara.brendan@gmail.com);  
[Northpointinn@gmail.com](mailto:Northpointinn@gmail.com); [dpiedemonte@icloud.com](mailto:dpiedemonte@icloud.com); [rhn@rhnsf.org](mailto:rhn@rhnsf.org);  
[lkhatem@gmail.com](mailto:lkhatem@gmail.com); [kelli@bancalsf.com](mailto:kelli@bancalsf.com); [sabatti@stanford.edu](mailto:sabatti@stanford.edu);  
[Morgantjoscelyn@gmail.com](mailto:Morgantjoscelyn@gmail.com); [NYBR@hotmail.com](mailto:NYBR@hotmail.com); Yujiro Hata <[yujiro\\_h@yahoo.com](mailto:yujiro_h@yahoo.com)>  
**Subject:** 915 North Point Project - Neighbors Request for a Meeting

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

## Subject: 915 North Point Project - Request for Meeting

Date: November 28, 2018

Dear Andrew and Alesia,

I hope both of you are having a wonderful holidays. We the local community and neighborhood being directly impacted by the proposed 915 North Point Project by Jamestown, would like to respectfully request for an in-person meeting with the Planning Department to discuss the most recent proposal from Jamestown.

We understand that the Planning Department is targeting to share its feedback to Jamestown in the first 2 weeks of December, so we would enjoy the opportunity to discuss prior to that response.

I am copying the neighbors that would like to participate in a potential in-person meeting with the Planning Department. In short, Jamestown has been completely un-responsive to the neighborhood feedback that was provided during the community meeting and in various follow ups.

It's become clear that Jamestown is simply plowing ahead with a singular goal to maximize profit of its development with no regard for this historic block or its neighbors, many who have been residents here for decades and in certain cases multi-generational families.

In short, the "height and scale" of this condo project that is being proposed for this block is completely uncharacteristic for our neighborhood and will cast towering shadows over its neighbors, and negatively impact traffic, parking availability, and noise, among others - impacting the overall quality of life. Jamestown should follow the guidelines of the Planning Department and not be granted it's requested "variances", and reduce the overall "height and scale" of its structures to be in-line with the height of its adjacent neighbors (which it clearly does not on Larkin).

The last time our neighborhood dealt with such an inordinate scale project are the infamous Fontana Towers and we do hope the same mistake is not made and the city makes effort to maintain the historical characteristic of our block where tourists come to see from all over the world.

Please let us know a few times and days that might work best for an in-person meeting with the Planning Department.

Respectfully,  
Neighbors of the 915 North Point Project

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**From:** [Callahan, Joshua](#)  
**To:** [Brad Whitaker](#)  
**Cc:** [Perry, Andrew \(CPC\)](#); [To: Joel Norsworthy](#); [Jeanne Norsworthy](#); [Yujiro Hata](#); [Deborah Holley](#); [Peter Lee](#); [Monica Lee](#); [Ignatius Tsang](#); [Meredith Blair](#); [Hsiao, Alesia \(CPC\)](#); [Stan Vinokur](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Swain, Erin](#)  
**Subject:** RE: 915 North Point - follow-up ahead of May 2nd hearing  
**Date:** Wednesday, April 17, 2019 4:52:11 PM  
**Attachments:** [190312 Renderings r1.pdf](#)

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

Hi Brad,

It was great speaking with you just now to discuss the renderings and for pointing out an oversight on our part. This was not intentional by any means, which I think can be seen on page seven of the file you are referencing as on that page the elevation of the home to the north of us is in line with the architectural drawing. For the benefit of the wider group I am attaching the complete file.

It appears that the error is in not shifting the photograph of 2947-49 Larkin down far enough on two of the renderings (the one you sent and a second one on page six of the attachment). In looking at the home to the south (left side of page), it appears the rendering is scaled appropriately. Said another way, the scale of our proposed project I believe is correct, but the neighboring building is not shown in the right context in relation to our rendering. But we will review to confirm that.

We will correct these renderings, as they should be shown with correct context even if the intent of the renderings, as suggested in my initial email, was to show the revised shape and materials of the façade, and not to suggest exact dimensions. As you note, those dimensions are best seen in the architectural drawings that are part of our formal design package.

Thanks again, and we will follow-up with revised images and any additional clarifications.

Best,

Josh

**From:** Brad Whitaker [mailto:mrbradwhitaker@gmail.com]  
**Sent:** Wednesday, April 17, 2019 1:38 PM  
**To:** Callahan, Joshua <Joshua.Callahan@JamestownLP.com>  
**Cc:** Perry, Andrew (CPC) <andrew.perry@sfgov.org>; To: Joel Norsworthy <jnorsworthy@gmail.com>; Jeanne Norsworthy <jenorsworthy@gmail.com>; Yujiro Hata <yujiro\_h@yahoo.com>; Deborah Holley <deborah@holleyconsulting.com>; Peter Lee <leeboys3@yahoo.com>; Monica Lee <monicallee@yahoo.com>; Ignatius Tsang

<itsang@sgpa.com>; Meredith Blair <m\_a\_blair@yahoo.com>; Brad Whitaker  
<mrbradwhitaker@gmail.com>; Cc: Hsiao, Alesia (CPC) <alesia.hsiao@sfgov.org>

**Subject:** Re: 915 North Point - follow-up ahead of May 2nd hearing

Hi Joshua,

Thank you for reaching out and following up on my concerns.

I reviewed your renderings and found some more than obvious dependencies in the scale of your proposed building compared to its neighboring buildings. IT appears that your building was rendered shorter than it really is. Was this done to make it look less out of scale as compared to the neighboring buildings? I have attached a document showing one of these discrepancies. I hope I am wrong and your building is actually as small as you rendered. If not please correct this and present renderings in the proper scale to the neighboring buildings.

Thank you.

Bradford Whitaker  
2940 Larkin Street.  
+1 415 608-3201

On Apr 16, 2019, at 6:06 PM, Callahan, Joshua <[Joshua.Callahan@JamestownLP.com](mailto:Joshua.Callahan@JamestownLP.com)> wrote:

Hi Brad,

I hope you are well. As you are probably aware, our proposed project at 915 North Point has been scheduled for approval at the May 2<sup>nd</sup> planning commission hearing. Ahead of that meeting I wanted to reach out with some updates from our last meeting.

- We have tested the garage and have found that there is no asbestos-containing material (“ACM”) in the garage concrete. As is common of structures of this age there is some lead-based paint in the building and some ACM in roofing mastics and wallboard joint compound. These will be properly abated in accordance with standard construction techniques during the initial phase of construction.
  
- We have modified the Larkin Street façade to eliminate the recessed “pocket” area that was both an architectural and acoustic concern.
  
- We have further set back the fourth floor of the building and materially reduced its overall mass.

I am happy to send over the final conditional use package when it is ready later this week if you would like. In the meantime, I have attached renderings of the revised Larkin Street facade.

Please let me know if you would like to meet again to review the project in person or by phone ahead of the May 2<sup>nd</sup> hearing, or if you have any questions or concerns.

Best,

Josh

Joshua Callahan  
Senior Vice President  
Asset Management  
**JAMESTOWN, L.P.**  
(415) 813-6783<sup>|</sup>Direct  
(415) 637-8098<sup>|</sup>Mobile

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<190312 Renderings\_r1.pdf>

**From:** [Swain, Erin](#)  
**To:** [Yujiro Hata](#); [Callahan, Joshua](#)  
**Cc:** [Morgan, Sally \(CPC\)](#); [Perry, Andrew \(CPC\)](#)  
**Subject:** Re: 2925 Larkin Owner: Northpoint Jamestown Condo Construction Start Timing  
**Date:** Sunday, July 22, 2018 2:21:48 PM

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Yujiro,

Thank you for your response.

We continue to work closely with our design team to respond to feedback from the planning department as well as the community; and look forward to sharing revised plans along with more context to address questions regarding relative scale and material selection.

We will stay in touch with updates in the coming weeks, and will certainly look for a time to meet that accommodates your family's schedule.

All best,  
Erin

Erin Swain

**JAMESTOWN, L.P.**

(415) 799-2132 | Direct

(502) 552-5151 | Mobile

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**From:** Yujiro Hata <yujiro\_h@yahoo.com>  
**Date:** Sunday, July 22, 2018 at 8:18 AM  
**To:** "Callahan, Joshua" <Joshua.Callahan@JamestownLP.com>  
**Cc:** "Swain, Erin" <Erin.Swain@JamestownLP.com>, "Morgan Sally (CPC)" <sally.morgan@sfgov.org>, "Perry Andrew (CPC)" <andrew.perry@sfgov.org>  
**Subject:** Re: RE: 2925 Larkin Owner: Northpoint Jamestown Condo Construction Start Timing

Dear Joshua

Thanks for your note. As we are expected to welcome our new daughter in late August to mid-September timeframe we ask that there be flexibility in scheduling time to discuss with Jamestown the North Point and Larkin Street condo conversion project.

As you are aware, the community is very unhappy about this project as the scale of the project (in both size and number of units) is completely out of scale for our block/neighborhood and will also significantly impact traffic on one of

the highest traffic intersections in the city. The community feedback during the Pre-Application meeting was clearly ignored, based on the fact that no substantive change was made from the original Jamestown proposal. As you appreciate this is not lost on the neighbors, and Jamestown is building the reputation that it is simply going through the motions with the Planning Department and is not looking to address the concerns of the residents.

We will not repeat the multitude of comments from the residents already noted to Jamestown during the Pre-Application Meeting (which has been provided to the SF Planning Department by the collective residents in writing, as well as in follow-up by our Attorney), but will highlight several of the key items at least as it pertains to our specific home (2925 Larkin), which is adjacent to the proposed project on Larkin Street.

**On Page 7, Section 1 (Rear Yard), in the Final PPA dated April 4, 2017, the SF Planning Department clearly states the:** “proposed structure will not significantly impede the access of light and air to and views from adjacent properties.” We would like to ensure that this specific and clear directive from the SF Planning Department be incorporated in all future proposals from Jamestown, because as the proposal currently stands the impediment to adjacent properties would be significant.

We have 7 primary windows in our home that are North facing, and we don't see how the current proposal from Jamestown would fulfill what was noted above by the SF Planning Department, particularly as the new project would tower over our home casting shadows over us. We ask that Jamestown make an actual attempt to incorporate the feedback provided by the SF Planning Department (noted above) and during the Pre-Application Meeting (which beyond our family, many other residents “called out” on our behalf during the Pre-Application Meeting) in all future proposals.

As noted already to Jamestown and the SF Planning Department, we ask that the proposed project: 1) be brought to the scale reflective of our block, in both size and number of units, 2) the height of the building on Larkin be brought in-line with the 2 adjacent properties (which would be on the north and south side of the proposed Larkin project) so it's not “jutting out” as an eye sore and towering shadows over both our adjacent properties, 3) setbacks both front (east facing), back (west facing), and side (south facing). We ask the side setback be much more meaningful due to our 7 primary windows that are "North facing" and currently an "arms distance" away from the proposed structure on Larkin) be increased more meaningfully so the building is able to



comply with the comments noted in the Final PPA: “proposed structure will not significantly impede the access of light and air to and views from adjacent properties.”, and 4) the Larkin structure has proposed balconies and roof decks, if approved, would be peering in to the windows of our home that would basically be an “arms-length” distance away seriously impeding our home’s privacy, which we find completely unacceptable.

We look forward to seeing the August response to the SF Planning Department response and following up in-person to go over the revisions with you and the comments noted above. We do sincerely hope this time around the feedback from the Pre-Application Meeting and the SF Planning Department communications will be incorporated.

Sincerely,

Yujiro Hata

Owner, 2925 Larkin Street

On Friday, July 20, 2018, 2:21:07 PM PDT, Callahan, Joshua <Joshua.Callahan@JamestownLP.com> wrote:

Hi Yujiro,

I wanted to send an email directly to introduce myself to you as part of the project team and to give you a brief update on our progress.

We received some preliminary comments from the city on our project design and are making some refinements based on that feedback. We expect to submit our plans back to the planning department in mid-late August. Once we confirm that we have been responsive to their comments, we will be out meeting with you and other neighbors to review our plans. This will likely happen in mid-late September with the Planning Commission likely to review the project in November.

We look forward to updating you again in about a month once we have completed our next steps. I will be out of the office for the next two weeks, but Erin can answer any questions you may have in the interim.

Best,

Josh

Joshua Callahan

Senior Vice President

Asset Management

**JAMESTOWN, L.P.**

1700 Montgomery Street, Suite 110

San Francisco, CA 94111

(415) 813-6783|Direct

(415) 637-8098|Mobile

---

**From:** Harty, David

**Sent:** Monday, July 09, 2018 4:37 PM

**To:** 'Yujiro Hata' <yujiro\_h@yahoo.com>

**Cc:** Swain, Erin <Erin.Swain@JamestownLP.com>; Callahan, Joshua  
<Joshua.Callahan@JamestownLP.com>

**Subject:** RE: 2925 Larkin Owner: Northpoint Jamestown Condo Construction Start Timing

Hello Yujiro,

Thank you for reaching out and congratulations to you and Andrea on the new baby! Hopefully we are providing some fun and engaging stuff for the family at Ghirardelli Square. There are a bunch more tenants opening up in the coming months as well.

The difficult to project the city's permitting timelines and therefore I cannot tell you with any certainty when construction will start. After the project is entitled we will need to create a comprehensive set of construction blueprints and then submit those for plan check before we can start construction. This could take until mid-2019.

The duration of construction is expected to be 20-24 months and phased as follows:

- Demolish Existing Structure – 2 months
- Concrete Foundations and Parking Deck – 6 months
- Wood Framed Residential Buildings – 6 months
- Interior Fit Out – 8 months

Demolishing the existing structure will be the noisiest portion of the project. The concrete and wood framing portions will be somewhat less noisy and the interior fit out should be significantly less noisy.

Regarding your question about the foundations, we plan to keep the existing walls of the garage in place as is. We are doing this so that we will not undermine any of our neighbors foundations and will otherwise minimize impacts on adjacent structures and envelopes. Jamestown is open to meeting with you and any of the neighbors and would look forward to providing project updates in person. Please let us know when you would like to meet.

Lastly, I wanted to introduce you via email to Josh Callahan and Erin Swain of Jamestown. They will be taking over this project moving forward so please direct future communications to them.

All the best,

David Harty

Vice President, LEED AP

Development & Construction

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**From:** Yujiro Hata [[mailto:yujiro\\_h@yahoo.com](mailto:yujiro_h@yahoo.com)]  
**Sent:** Saturday, July 07, 2018 10:14 AM  
**To:** Harty, David <[David.Harty@JamestownLP.com](mailto:David.Harty@JamestownLP.com)>  
**Subject:** Re: 2925 Larkin Owner: Northpoint Jamestown Condo Construction Start Timing

Hi David

Hope you are well. In your email below you noted a construction start “well into 2019”.

Any chance you can be more specific, again for planning as we will have a newborn, 2 year old and 6 year old in the house and need advance heads up to prepare accordingly.

Can you also provide a more specific timeline to project completion once construction starts. Ideally you can let us know the time (months) and key phases (building external structure, landscaping, internal outfitting of building (wiring, plumbing, etc), as well as the periods you expect the most construction noise (as newborns nap throughout the day).

Lastly, note we have shared walls with the current garage so wanted to get your thoughts on whether we should have some kind of “pre” construction assessment done where the properties adjoin to assure the construction does not do damage to our respective properties that are adjacent to the proposed construction. We are friends with the owners on the other side of the proposed Larkin structure, as well as the Lee family (also adjoins the construction project) who I am sure would have interest on discussing the same.

I look forward to hearing from you.

Yujiro

On Apr 17, 2018, at 5:59 PM, Harty, David <[David.Harty@JamestownLP.com](mailto:David.Harty@JamestownLP.com)> wrote:

Hello Yujiro,

Nice to hear from you and thank you for your question. Sorry it has taken a few days to respond as I was out of the office last week.

We expect that the project will be in front of the Planning Commission in the late summer of 2018 (Andrew and Sally, does this sound right to you?). After the project receives the CUA it needs to go through the building department plan check process which takes several months. Therefore it will likely be well into 2019 before construction will start.

I also want to make sure you are aware that the city has standard conditions for noise and dust control that the project must comply with. Jamestown will also appoint a community liaison during construction who is responsible for communicating project updates and fielding questions and concerns from the neighbors. As soon as this person is in place, closer to the construction date, we will let you know.

I welcome you to check in with me for updates in the coming months.

All the best,

David Harty  
Vice President, LEED AP  
Development & Construction  
JAMESTOWN, L.P.  
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(415) 813-4945|Direct  
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(415) 625-9403|Facsimile  
[www.jamestownlp.com](http://www.jamestownlp.com)

-----Original Message-----

From: Yujiro Hata [[mailto:yujiro\\_h@yahoo.com](mailto:yujiro_h@yahoo.com)]  
Sent: Tuesday, April 17, 2018 1:51 PM  
To: Harty, David <[David.Harty@JamestownLP.com](mailto:David.Harty@JamestownLP.com)>  
Cc: [andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org); Morgan Sally <[sally.morgan@sfgov.org](mailto:sally.morgan@sfgov.org)>  
Subject: Re: 2925 Larkin Owner: Northpoint Jamestown Condo Construction Start Timing

Hi David, Was hoping to hear back from my note below of last week. Thank you. Yujiro

On Apr 12, 2018, at 2:33 PM, Yujiro Hata <[yujiro\\_h@yahoo.com](mailto:yujiro_h@yahoo.com)> wrote:

Hi David

I hope you are well. Confidentially I wanted to let you know that my wife is pregnant and we are expecting our 3rd daughter in September. As we will have a newborn, 2 year old, and 6 year old, next door (where there is also a adjoining wall with the parking garage for both our girls room) to a major construction project we wanted to ask that Jamestown provide us the courtesy of having as much advanced notice as possible when construction would begin, so we can plan accordingly.

The Planning Dept recommended that I reach out to Jamestown for guidance.

Thanks in advance.

Yujiro Hata  
Owner, 2925 Larkin Street

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# **Exhibit G**

## **Project Sponsor Brief**



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Jamestown, L.P.  
1700 Montgomery Street  
Suite 110  
San Francisco, California 94111

April 21, 2019

Main: 415.817.9466  
Fax: 415.956.1466

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

**Re: 915 North Point. Hearing Date May 2, 2019.**

Dear Commission President Melgar and Commissioners:

Jamestown has been a member of the Russian Hill community since 2013, when we acquired Ghirardelli Square. We have worked to restore the Square to its historic local relevance, and are proud to note that upon the recent opening of Palette Tea House, the Square is presently 98% occupied and operating (compared to less than 60% in 2013). We have achieved this renewal through a commitment to our neighbors and city to create space for San Francisco business owners and operators to grow and thrive – nearly all of our tenants are locally-owned businesses. We also strive to be a responsible steward of this land and take a long-term view of our ownership. For example, on March 7<sup>th</sup> your commission approved our application to renovate the marquee Ghirardelli sign above the Square, which has suffered from decades of neglect.

Our redevelopment of 915 North Point contemplates these same values. We have worked closely with our design team to create a program that does not simply conform to zoning requirements, but complies with building best practices, including anticipated sustainability and wellness certifications, while respecting the local architectural and material environment.

915 North Point is a flag-shaped lot, with frontage on both North Point and Larkin Streets; the site currently comprises a two-story parking garage. Jamestown is proposing to replace the parking structure with two four-story buildings, collectively housing 37 residential units. The buildings will share a ground level and rear yard open space.

In our project application we have incorporated significant feedback from our neighbors and from Planning staff. We believe that this process has been very productive, resulting in a number of improvements to the design that will allow the development to blend into the fabric of its neighborhood; striking a balance of bringing land to its highest use, while minimizing disruption to its context.

Program modifications include a revised façade design to better relate to the cadence of existing adjacent structures; improved setbacks with respect to Larkin Street neighbors; angled west-facing rear walls of the Larkin building to protect the privacy of neighboring residences; replacement of proposed common roof deck with a resident terrace within the existing four-story building mass; and an onsite parking ratio that strikes a balance between car ownership and transit infrastructure, taking into account the existing use of the site as parking. And with the exception of a Rear Yard Modification, required due to the unique shape of this lot, we are not seeking any zoning variances for this project.

We look forward to transforming this site, a deteriorating, underutilized parking structure, into a responsible residential project that delivers much-needed housing while respecting existing zoning controls and the character of the neighborhood.

Sincerely,

Josh Callahan

Senior Vice President, Asset Management, Jamestown, L.P.

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# **Exhibit H**

## **Inclusionary Affordable Housing Affidavit**

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**AFFIDAVIT**

# COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

**PLANNING CODE SECTION 415, 417 & 419**

**San Francisco  
Planning**

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

March 25, 2019

Date

I, Rebecca Wiener

do hereby declare as follows:

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

915 North Point Street

Address

0453 / 0002

Block / Lot

The subject property is located within the following Zoning District:

NC-1: Neighborhood Commercial Cluster

Zoning District

40-X

Height and Bulk District

Special Use District, if applicable

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

☐ Yes ☒ No

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

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

2017 - 000280 CUAVAR

Planning Case Number

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:

1/13/2017

Date

The project contains 37 total dwelling units and/or group housing rooms.

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

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

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

☐ Yes ☒ No

( If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

☐ Yes ☒ No

( If yes, please indicate HOME-SF Tier)

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

☐ Yes ☒ No



**C** Please indicate the tenure of the project.

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

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

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

The applicable inclusionary rate is:

30%

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

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

31,363 SF

*Residential Gross Floor Area*

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

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

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

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

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

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

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

## UNIT MIX TABLES

### Number of All Units in PRINCIPAL PROJECT:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
37		13	13	7	4

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

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

### Number of Affordable Units to be Located ON-SITE:

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

LOW-INCOME	Number of Affordable Units	% of Total Units	AMI Level

MODERATE-INCOME	Number of Affordable Units	% of Total Units	AMI Level

MIDDLE-INCOME	Number of Affordable Units	% of Total Units	AMI Level

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

### Number of Affordable Units to be Located OFF-SITE:

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

Area of Dwellings in Principal Project (in sq. feet):	Off-Site Project Address:
Area of Dwellings in Off-Site Project (in sq. feet):	

Off-Site Block/Lot(s):	Motion No. for Off-Site Project (if applicable):	Number of Market-Rate Units in the Off-site Project:

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

	Number of Affordable Units	% of Total Units	AMI Level

	Number of Affordable Units	% of Total Units	AMI Level

## UNIT MIX TABLES: CONTINUED

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

1. On-Site  % of affordable housing requirement.

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

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

2. Off-Site  % of affordable housing requirement.

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

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

3. Fee  % of affordable housing requirement.

**Is this Project a State Density Bonus Project?** ☐ Yes ☐ No

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

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

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

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

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

**Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT**JAMESTOWN Premier GHRSQ, L.P

Company Name

Joshua Callahan

Name (Print) of Contact Person

1700 Montgomery St. Suite 110

Address

San Francisco, CA 94111

City, State, Zip

415.813.6783

Phone / Fax

Joshua.Callahan@Jamestownlp.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:

Rebecca Wiener, Authorized Signatory

Executed on this day in:

Location:

Date:

**Contact Information and Declaration of Sponsor of OFF-SITE PROJECT ( If Different )**   
Company Name   
Name (Print) of Contact Person   
Address   
City, State, Zip   
Phone / Fax   
Email

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

**Sign Here**

Signature:

Name (Print), Title:

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# **Exhibit I**

## **Anti-Discriminatory Housing Affidavit**



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# SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: <b>JAMESTOWN PREMIER GHSQ, L.P.</b>	
PROPERTY OWNER'S ADDRESS: <b>900 NORTH POINT STREET SAN FRANCISCO CA 94109</b>	TELEPHONE: <b>(415) 813-6783</b>
	EMAIL: <b>JOSHUA.CALLAHAN@JAMESTOWNLP.COM</b>

APPLICANT'S NAME: <b>JOSHUA CALLAHAN</b>		Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS: <b>1700 MONTGOMERY STREET SUITE 110 SAN FRANCISCO CA 94111</b>	TELEPHONE: <b>(415) 813-6783</b>	
	EMAIL: <b>JOSHUA.CALLAHAN@JAMESTOWNLP.COM</b>	

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: <b>915 NORTH POINT STREET</b>		ZIP CODE: <b>94109</b>
CROSS STREETS: <b>LARKIN STREET</b>		
ASSESSORS BLOCK/LOT: <b>0453 / 002</b>	ZONING DISTRICT: <b>NC-1</b>	HEIGHT/BULK DISTRICT: <b>40-X</b>

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction	<b>0</b>	<b>37</b>	<b>37</b>
<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? NEW YORK, MASSACHUSETTS, VIRGINIA,  
WASHINGTON D.C., GEORGIA, FLORIDA

- 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  
**Mullane Ahern at (415)252-2514 or [mullane.ahern@sfgov.org](mailto:mullane.ahern@sfgov.org)**

## 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: 2/7/19

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

JOSHUA D. CALLAHAN  
Owner / Authorized Agent (circle one)

## PLANNING DEPARTMENT USE ONLY

### PLANNING DEPARTMENT VERIFICATION:

- ☐ Anti-Discriminatory Housing Policy Form is **Complete**  
☐ Anti-Discriminatory Housing Policy Form is **Incomplete**

Notification of Incomplete Information made:

To: \_\_\_\_\_ Date: \_\_\_\_\_

BUILDING PERMIT NUMBER(S):	DATE FILED:
RECORD NUMBER:	DATE FILED:
VERIFIED BY PLANNER:	
Signature: _____ Date: _____	
Printed Name: _____ Phone: _____	
ROUTED TO HRC:	DATE:
<input type="checkbox"/> Emailed to: _____	



## MEMORANDUM

**To:** Asset Management  
**From:** Compliance  
**CC:** Legal and HR, Dara Nicholson  
**Date:** January 15, 2019  
**Regarding:** Non-Discriminatory Practices

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Jamestown is committed to full compliance with all federal, state and local laws, including those against discrimination. As it relates to Jamestown as an employer, please review the Jamestown Employee Handbook for our policy on equal opportunity employment. Jamestown is also committed to engaging contractors who comply with all federal, state and local laws, including those against discrimination. We expect our property management companies in charge of selling, leasing or financing dwelling units to employ and enforce policies prohibiting the discrimination against any person with respect to such activities on the basis of race, genetic information, color, religion, sex, disability, familial status, or national origin. Such policies should provide guidance for how customers should be treated and provide adequate reporting mechanisms for supervisory involvement when necessary.

Prior to engaging a new property management company in charge of selling, leasing or financing dwelling units, please obtain a copy of the company's anti-discrimination policies to ensure compliance with the above expectations.

# **Exhibit J**

## **First Source Hiring Affidavit**



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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 <b>915 NORTH POINT STREET</b>		BLOCK/LOT(S) <b>0453/002</b>
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE) <b>2017-000280 CUAVAR</b>	MOTION NO. (IF APPLICABLE)
PROJECT SPONSOR <b>JAMESTOWN PREMIER GHRSQ, L.P.</b>	MAIN CONTACT <b>JOSHUA CALLAHAN</b>	PHONE <b>415-813-6783</b>
ADDRESS <b>1700 MONTGOMERY STREET, SUITE 110</b>		
CITY, STATE, ZIP <b>SAN FRANCISCO, CA 94111</b>		EMAIL <b>JOSHUA.CALLAHAN@JAMESTOWNLP.COM</b>
ESTIMATED RESIDENTIAL UNITS <b>37</b>	ESTIMATED SQ FT COMMERCIAL SPACE <b>1,215</b>	ESTIMATED HEIGHT/FLOORS <b>40' / 4 FLOORS</b>
ESTIMATED CONSTRUCTION COST <b>\$12 MILLION</b>		
ANTICIPATED START DATE <b>JANUARY 2020</b>		

#### 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.
<b>NOTES:</b> <ul style="list-style-type: none"><li>If you checked <b>C</b>, 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.</li><li>If you checked <b>A</b> or <b>B</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.</li><li>For questions, please contact OEWD's CityBuild program at <a href="mailto:CityBuild@sfgov.org">CityBuild@sfgov.org</a> or (415) 701-4848. For more information about the First Source Hiring Program visit <a href="http://www.workforcedevelopmentsf.org">www.workforcedevelopmentsf.org</a></li><li>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.</li></ul>	

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	—	—	—	Laborer	35		5
Boilermaker	—	—	—	Operating Engineer	60	0	2
Bricklayer	—	—	—	Painter	50	1	5
Carpenter	50	3	25	Pile Driver	—	—	—
Cement Mason	50	1	10	Plasterer	50	1	4
Drywall/Latherer	50	2	15	Plumber and Pipefitter	75	2	10
Electrician	70	2	15	Roofer/Water proofer	50	1	5
Elevator Constructor	75	0	2	Sheet Metal Worker	65	1	5
Floor Coverer	55	1	4	Sprinkler Fitter	65	0	3
Glazier	55	1	4	Taper	50	1	5
Heat & Frost Insulator	60	0	2	Tile Layer/Finisher	50	0	2
Ironworker	50	1	4	Other:			
TOTAL:			31	TOTAL:			46

- 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? 6

### Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
JOSHUA D. CALLAHAN, AUTHORIZED SIGNATORY	JOSHUA.CALLAHAN@JAMESWALKER.P.COM	415-813-6783
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)		2/7/19 (DATE)

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.workforcedevelopmentstf.org Email: CityBuild@sfgov.org