



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Large Project Authorization & Conditional Use

HEARING DATE: 06/28/2018

Record No.: 2016-001557ENX & 2018-007182CUA
Project Address: 184-188 HOOPER ST, 1140 7TH ST & 1111 8TH ST
Zoning: PDR-1-D (Production, Distribution & Repair - 1 - Design District)
Art & Design Education Special Use District
58-X Height and Bulk District
Block/Lot: 3808/004 & 3820/004
Applicant: Daniel Frattin, Rueben, Junius & Rose, LLP
One Bush Street, Suite 600, San Francisco, CA 94104
Staff Contact: Esmeralda Jardines – (415) 575-9144
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Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

As part of the campus consolidation and expansion efforts, the California College of the Arts (CCA) is proposing to construct a new student housing building with ground floor retail sales and service use (food hall) at 188 Hooper Street, minor renovations at 1111 8th Street (current CCA headquarters), and to construct a new institutional building at 1140 7th Street.

188 Hooper Street: The Project includes demolition of the three existing buildings on the project site used as studios, and new construction of a five-story, 56-ft tall, student housing residential building (approximately 133,634 gross square feet) with 280 group housing units (520 student beds), approximately 8,000 square feet of retail sales and service use, 167 Class 1 bicycle parking spaces, and 27 Class 2 bicycle parking spaces. The Project includes a group housing unit mix consisting of 17 four-bedroom, 7 three-bedroom units, 161 two-bedroom units, and 95 one-bedroom units. The Project includes 10,999 square feet of public open space, 10,599 square feet of common open space via ground floor courtyards (mid-block alley) and a 400-sq. ft roof deck.

1140 7th Street: The Project includes converting a surface parking lot to allow new construction of a two-to-four-story, 58-ft tall, institutional building with approximately 96,500 gross square feet of arts education space, including: studios, design labs, classrooms, and fabrication shops. Seven Class 1 bicycle parking spaces and 61 Class 2 spaces would be provided. A new off-street freight loading space would be provided from Irwin Street. No new vehicle parking is proposed.

1111 8th Street: The Project includes minor renovations including a new HVAC system.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization-Planned Unit Development, pursuant to Planning Code Sections 303, 304 and 843.45, with modifications to the Planning Code requirements for street frontage (Section 145.5) to permit a ground floor ceiling less than 17 feet at 1140 7th Street, to establish a retail sales and service use size (food hall) greater than 4,000 square feet at 188 Hooper Street, which is located within the PDR-1-D Zoning District and Art & Design Education Special Use District.

The Commission must also grant a Large Project Authorization, pursuant to Planning Code Section 329, with modifications to the following Planning Code Sections: 1) rear yard (Section 134); 2) street frontage (Section 145.1); 3) off-street freight loading (Section 152.1); and, 4) mid-block alleys (Section 270.1), to construct a new five-story, 56-ft tall student housing residential building.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** Since the Institutional Master Plan (IMP) acceptance hearing on January 18, 2018, the Department has not received any correspondence regarding the proposed project.
- **Art & Design Education Special Use District:** Pursuant to Planning Code Section 249.67, the proposed project is consistent with the stated purposes of the PDR-1-D and the Art and Design Education Special Use District in that the new academic building will permit CCA to expand its academic services and consolidate its campus, furthering the goal and intent of the SUD. The Art & Design Special Use District permits new student housing projects to be reviewed under the UMU Zoning District requirements.
- **Design Review Comments:**
 - UDAT: The Project Sponsor is encouraged to continue working with Planning Staff to select a more appropriate window system at 188 Hooper Street. Because of its unique position at the corner of the block face, the project will be visible from: Hooper, Carolina, Channel, and 8th Street.
 - SDAT: The Project was reviewed and vetted by the Streetscape Design Advisory Team; consequently, the Project meets the requirements of the BSP. However, though in compliance with BSP, SDAT is not in support of the perpendicular on-street parking along the north side of Irwin Street. Because the Planning Department does not have jurisdictional authority over the public right-of-way, the Planning Department will defer to the SF MTA on the most appropriate configuration for Irwin Street. The aforementioned deems SF MTA's sidewalk legislation to be the most appropriate platform to address this concern. The Project Sponsor is encouraged to continue working with all appropriate City Agencies as it moves forward with its entitlements and permits.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Art & Design Education Special Use District, Planning Code, and the Objectives and Policies of the General Plan. On balance, the Project is consistent with the Showplace Square/Potrero Hill Area Plan, as evidenced through the Project's

compliance with the Showplace Square/Potrero Hill Objectives and Policies. The Department also 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.

ATTACHMENTS:

- Draft Motion – Conditional Use Authorization
- Draft Motion – Large Project Authorization
- Exhibit A – Conditions of Approval for Case No. 2018-007182CUA
- Exhibit B – Conditions of Approval for Case No. 2016-001557ENX
- Exhibit C – Land Use Data
- Exhibit D – Parcel Map
- Exhibit E – Sanborn Map
- Exhibit F – Zoning Map
- Exhibit G – Height & Bulk Map
- Exhibit H – Aerial Photographs of 188 Hooper Street
- Exhibit I – Aerial Photographs of 1111 8th Street & 1140 7th Street
- Exhibit J – Site Photographs of 188 Hooper Street
- Exhibit K – Site Photographs of 1111 8th Street & 1140 7th Street
- Exhibit L – Project Sponsor Submittal: CCA Sponsor Letter
- Exhibit M – Project Sponsor Submittal: Architectural Drawings for 1140 7th Street (Academic Building) & 188 Hooper Street (Student Housing)
- Exhibit N – Environmental Determination: Community Plan Exemption
- Exhibit O – Anti-Discriminatory Housing Affidavit for Case No. 2016-001557ENX
- Exhibit P – First Source Hiring Affidavit Case No. 2016-001557ENX
- Exhibit Q – First Source Hiring Affidavit Case No. 2018-007182CUA



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: JUNE 28, 2018

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Case No.: **2018-007182CUA**
Project Address: **1140 7TH STREET; 1111 8TH STREET; 188 HOOPER STREET**
Zoning: PDR-1-D (Production, Distribution, Repair-Design) Zoning District
58-X Height and Bulk District
Art and Design Education Special Use District
Block/Lot: 3820/004
Project Sponsor: Daniel Frattin
Reuben, Junius, & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: California College of the Arts (CCA)
1111 8th Street
San Francisco, CA 94107
Staff Contact: Esmeralda Jardines – (415) 575-9144
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION-PLANNED UNIT DEVELOPMENT WITH A MODIFICATION OF THE STREET FRONTAGE REQUIREMENTS OF PLANNING CODE SECTION 145.5, TO ESTABLISH A NON-RESIDENTIAL (RETAIL SALES AND SERVICE) USE SIZE GREATER THAN 4,000 SF PURSUANT TO SECTIONS 121.6, 145.5, 210.3, 249.67, 303, 304, AND 843 OF THE PLANNING CODE FOR THE PROJECT INVOLVING CONSTRUCTION OF A NEW TWO-TO-FOUR STORY INSTITUTIONAL BUILDING WITH APPROXIMATELY 96,500 SQUARE FEET, LOCATED AT 1140 7TH STREET, 1111 8TH STREET, AND 188 HOOPER STREET, LOT 004 IN ASSESSOR'S BLOCK 3808 AND LOT 004 IN ASSESSOR'S BLOCK 3820 WITHIN THE PDR-1-D (PRODUCTION, DISTRIBUTION, AND REPAIR-DESIGN) ZONING DISTRICT, ART AND DESIGN EDUCATION SPECIAL USE DISTRICT, AND A 58-X HEIGHT AND BULK DISTRICT, AND TO ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On May 21, 2018, Daniel Frattin of Reuben, Junius, and Rose, LLP hereinafter "Project Sponsor") filed Application No. 2018-007182CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization-Planned Unit Development to construct a new two-to-four-story, 58-ft tall, institutional building (hereinafter "Project") at 1140 7th Street, Block 3820 Lot 004 (hereinafter "Project Site").

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public

hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA")). The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

The Eastern Neighborhoods EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Eastern Neighborhoods Plan, the Commission adopted CEQA Findings in its Motion No. 17661 and hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, or (d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

On June 20, 2018, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Eastern Neighborhoods Plan EIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit N.

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2018-007182CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On June 28, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-007182CUA.

On June 28, 2018, the San Francisco Planning Commission (hereinafter "Commission") adopted Motion No. XXXXX, approving a Large Project Authorization for the Project (Large Project Authorization Application No. 2016-001557ENX). Findings contained within said motion are incorporated herein by this reference thereto as if fully set forth in this Motion.

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. 2018-007182CUA, 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.** As part of the campus consolidation and expansion efforts, the California College of the Arts (CCA) is proposing to construct a new student housing building with ground floor retail sales and service use (food hall) at 188 Hooper Street, minor renovations at 1111 8th Street (current CCA headquarters), and to construct a new institutional building at 1140 7th Street.

188 Hooper Street: The Project includes demolition of the three existing buildings on the project site used as studios, and new construction of a five-story, 56-ft tall, student housing residential building (approximately 133,634 gross square feet) with 280 group housing units (520 student beds), approximately 8,000 square feet of retail sales and service use, 167 Class 1 bicycle parking spaces, and 27 Class 2 bicycle parking spaces. The Project includes a group housing unit mix consisting of 17 four-bedroom, 7 three-bedroom units, 161 two-bedroom units, and 95 one-bedroom units. The Project includes 10,999 square feet of public open space, 10,599 square feet of common open space via ground floor courtyards (mid-block alley) and a 400-sq. ft roof deck.

1140 7th Street: The Project includes converting a surface parking lot to allow new construction of a two-to-four-story, 58-ft tall, institutional building with approximately 96,500 gross square feet of arts education space, including: studios, design labs, classrooms, and fabrication shops. Seven Class 1 bicycle parking spaces and 61 Class 2 spaces would be provided. A new off-street freight loading space would be provided from Irwin Street. No new vehicle parking is proposed.

1111 8th Street: The Project includes minor renovations including a new HVAC system.

3. **Site Description and Present Use.** The Project at 1140 7th Street is located on Lot 004 in Assessor's Block 3820 (with a lot area of approximately 198,000 square feet), which is a rectangular lot with approximately 825-ft of frontage along Hooper and Irwin Streets and 240-ft of frontage along 7th and 8th Streets. The Project Site contains an existing building, 1111 8th Street, which is an institutional building and the California College of the Arts' (CCA) headquarters. Behind the institutional building is a surface parking lot.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the PDR-1-D Zoning District in the Showplace Square/Potrero Hill Area Plan. The immediate context is mixed in character with industrial and institutional uses. The immediate neighborhood includes one-to-two-story industrial buildings to the west, 100 Hooper Street, which is a mixed use PDR building, to the east, the main California College of the Arts Campus including the proposed site of 1440 7th Street, the new proposed academic building directly south, and an undeveloped paper street, Channel, to the north. The project site is located within the boundaries of the Art & Design Education Special Use District. Other zoning districts in the vicinity of the project site include: P (Public), PDR-1-G (Production, Distribution, and Repair-General), UMU (Urban Mixed Use), and the MB-RA (Mission Bay Redevelopment Agency) Zoning District.
5. **Public Outreach and Comments.** The Department has not received any correspondence regarding the proposed project.
6. **Planning Code Compliance.** The Planning Code Compliance Findings set forth in Motion No. XXXXX, Case No. 2016-001557ENX (Large Project Authorization, pursuant to Planning Code Section 329) apply to this Motion, and are incorporated herein as though fully set forth.
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 of the proposed institutional use is in keeping with CCA's vision as stated in the Institutional Master Plan on file with the Department. The long-term goal for the institution is to consolidate its campuses and move the Oakland campus to the San Francisco campus. The new two-to-four story academic building will provide the infrastructure needed for CCA to execute these goals. The new retail sales and service use (food hall), will provide food options both for CCA students as well as the neighborhood at large. Further, the institutional expansion is necessary, desirable, and compatible with the neighborhood and community as it would provide a synergistic relationship with 100 Hooper Street, directly across the street, and would further the purpose of the Art and Design Education Special Use District. The proposed Project will complement the mix of uses currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant parking lot.

B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height, bulk, and massing of the Project will align with the new development in the vicinity as well as the existing industrial character of the neighborhood.

- (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 is not proposing any off-street vehicular parking, nor is it required to do so. However, the Project will provide the required off-street freight loading space at 1140 7th Street which will be accessed from Irwin Street.

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

The Project will not result in any unusual noise, odor, dust, and glare as a result of its operations. The Project will comply with Title 24 standards for noise insulation.

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

The Project would undertake streetscape improvements including: new sidewalk extensions, bulbouts, site furnishings, street trees and landscaping. The Commission finds that these improvements are appropriate and would improve the public realm.

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. The Project is seeking exceptions from the Planning Code requirements for rear yard, street frontage, off-street freight loading, and mid-block alleys requirements, as detailed in the Large Project Authorization Application (See Case no. 2016-001557ENX).

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

The Project is consistent with the stated purposes of the PDR-1-D Zoning District and the Art and Design Education Special Use District in that the new academic building will permit CCA to expand its academic services and consolidate its campus.

8. **Planned Unit Development Findings.** Per Planning Code Section 304, the Planning Commission may authorize as conditional uses, in accordance with the provisions of 303, Planned Unit Developments subject to further requirements and procedures of Section 304. After review of any proposed development, the Planning Commission may authorize such development as submitted or may modify, alter, adjust, or amend the plan before authorization, and in authorizing it may prescribe other conditions as provided in Section 303 (d). The procedures for Planned Unit Developments are intended for projects on sites of considerable size, developed as integrated units and designed to produce an environment of stable and desirable character which will benefit the occupants, the neighborhood, and the City as a whole. In cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well-reasoned modification of certain of the provisions contained elsewhere in the Code. The proposed development must meet the criteria applicable to conditional uses as stated in Section 303(c) and elsewhere in this Code. In addition, it shall:

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

The Project complies with applicable objectives and policies of the General Plan.

- b. Provide off-street parking adequate for the occupancy proposed;

The Project does not propose any new off-street parking, nor is the Project required to provide any off-street vehicular parking under the Planning Code. The CCA campus is a low-vehicle venue, with high rates of bicycle and transit ridership. The Project would provide for an additional 7 Class 1 and 26 Class 2 spaces as well as four showers and 24 clothes lockers provided on site that will further facilitate and encourage commute using alternative modes of transportation. Additionally, CCA has a partnership agreement with the Mission Bay Transportation Management Association ("MBTMA") to provide shuttle bus service for CCA students, faculty and employees to and from the main academic building at 1111 8th Street to the Civic Center BART/Muni Station, at 9th and Market Streets. The Property is also well-served by existing public transit routes; MUNI lines: 8BX, 10, 14X, 19, 22, and 55 are all within a quarter mile from the site.

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

There is no requirement for non-residential open space in the PDR-1-D Zoning District; therefore, the proposed institutional use is not required to provide on-site open space. Regardless, the Project envisions a new landscaped courtyard spanning the length of the property between the new proposed academic building at 1140 7th Street and the existing 1111 8th Street building.

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

The Project does not propose any residential uses at 1140 7th Street. The proposed student housing building is across the street at 188 Hooper Street and because it's subject to UMU Zoning controls, it is seeking a Large Project Authorization under case no. 2016-001557ENX.

- e. In R Districts, include Commercial Uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include Commercial Uses only according to the provisions of Section [231](#) of this Code;

The Project is not located in an R District.

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

The Project will not cause any exceedance from the 58-foot height and bulk limit.

- g. In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section [124](#) and [Article 7](#) of this Code;

The project is not located in an NC District.

- h. In NC Districts, not violate the use limitations by story set forth in [Article 7](#) of this Code; and

The project is not located in an NC District.

- i. In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation.

The project is not located in an RTO or an NC District.

- j. Provide street trees as per the requirements of Section [138.1](#) of the Code.

The Project will comply with the Better Streets Plan requirements under Planning Code Section 138.1; therefore, the Project will provide the required street trees along all respective street frontages including: Hooper, Carolina, Channel, and 8th Street at 188 Hooper Street as well as along: Hooper, Irwin, 7th and 8th Streets at 1140 7th Street.

- k. Provide landscaping and permeable surfaces in any required setbacks in accordance with Section [132](#) (g) and (h).

The Project is not subject to front setback requirements per Planning Code Section 132. However, the Project will provide landscaping and permeable surfaces throughout the Project site.

9. **Modifications.** Under Planning Code Sections 303 and 304, for a Planned Unit Development, a Project may seek modifications to certain requirements of the Planning Code. The Project Sponsor requests the following modification from the requirements of the Planning Code. These modifications are listed below, along with a reference to the relevant discussion for each modification.

Ground Floor Height:

Planning Code Section 210.3 and 145.5 require a minimum floor-to-floor height of 17 feet on the ground floor. The new academic building is designed with a first floor height of 15 feet; thus, a modification to ground floor ceiling height is being sought.

CCA's San Francisco campus is located in a PDR-1-D Zoning District, which is intended to retain and encourage less-intensive production, distribution, and repair businesses, especially the existing clusters of design-related businesses. The 17-foot ground floor requirement accommodates PDR uses that require large open spaces and industrial equipment. CCA is not a PDR use but rather a post-secondary educational institutional use. Instead, the College proposes a 15-foot tall ground floor ceiling height which allows for the construction of a two-to-four-story, 58-ft tall building, with at least 13-foot ceilings above the ground floor.

Per Planning Code Section 249.67, the Art & Design Educational Special Use District provides for CCA's particular arts educational uses within the PDR-1-D Zoning District. The College's arts and design focus calls for specialist instructional spaces, some with light industrial equipment. These types of spaces require additional ceiling height and cannot be accommodated in a typical 10-foot tall space. If CCA were required to provide 17-foot ceilings at the ground floor, it would inadvertently be required to eliminate one floor dedicated to instructional use in order to comply with the 58-ft height limit.

The proposed 15-ft ground floor ceiling height will also facilitate easier visual and physical access between the first and second floors, reinforcing the design concept of a fully integrated Maker Ground and Community Ground on those two floors as the heart of the newly unified CCA academic campus.

10. **General Plan Consistency.** The General Plan Consistency Findings set forth in Motion No. XXXXX, Case No. 2016-001557ENX (Large Project Authorization, pursuant to Planning Code Section 329) apply to this Motion, and are incorporated herein as though fully set forth.

11. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project 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 possess any neighborhood-serving retail uses. However, the proposed Project will provide an 8,000-sq. ft retail sales and service (food hall) at 188 Hooper Street. Thus, the Project will enhance and provide future business opportunities for employment. The new 520 student beds will also enhance nearby retail uses by providing new residents, who may patron said businesses.

- 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 site, across both subject blocks and lots, do not possess any existing housing. The Project would provide 520 students beds, thus resulting in an overall increase in the neighborhood housing stock. In addition, the Project would add a new institutional use (academic building), which adds to the public realm and neighborhood character. The Project is expressive in design, and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The Project does not currently possess any existing affordable housing. Student housing is not subject to the City's Inclusionary Housing Program. However, the Project will increase the stock of housing in the City, providing students with additional options which inadvertently also relieves market rate units.

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

The Project site is located on the north side of Hooper Street between 7th and 8th Streets, approximately a mile from both the 4th and Townsend and 22nd Street Caltrain stations. The site is also located near the number: 8, 8AX, 8BX, 10, 14X, 19, 22, and 83X MUNI lines. Given its close proximity, only three blocks from the CCA campus on 8th Street, it is presumable that students would walk to the campus and would commute by transit when traveling elsewhere, mitigating possible effects on street parking.

- 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 will not displace any service or industry establishment for commercial office use. The Project provides 280 group housing units with a group housing mix consisting of 17 four-bedroom, 7

three-bedroom units, 161 two-bedroom units, and 95 one-bedroom units, cumulatively accommodating 520 student housing beds. Currently, housing is a top priority for the City and County of San Francisco. The Project includes 8,000 square feet of commercial space that will contribute towards a diverse economic base, and provide opportunities for resident employment and ownership.

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

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The Project does not cast shadow on any property under the jurisdiction of the Recreation and Park Department; therefore, additional study of shadow impacts was not required per Planning Code Section 295.

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

The Project Sponsor 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.

13. 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.
14. 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. 2018-007182CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 15, 2018, and stamped "EXHIBIT M", which is incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the Eastern Neighborhoods Plan EIR and contained in the MMRP are included as conditions of approval.

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 June 28, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ADOPTED: June 28, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization to establish a retail sales and service use (food hall) greater than 4,000 square feet and allow a modification to the requirements for street frontage (Planning Code Section 145.5) for the project involving new construction of a two-to-four-story institutional building with approximately 96,500 square feet (dba California College of the Arts) located at 1140 7th Street, Block 3820, and Lot 004, pursuant to Planning Code Sections 145.5, 210.3, 303, 304, and 843 within the PDR-1-D District, Art and Education Special Use District, and a 58-X Height and Bulk District; in general conformance with plans, dated June 15, 2018, and stamped "EXHIBIT M" included in the docket for Case No. 2018-007182CUA and subject to conditions of approval reviewed and approved by the Commission on June 28, 2018 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on June 28, 2018 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX 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 this Authorization and any subsequent amendments or modifications.

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 2. Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 3. Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 4. Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 5. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 6. Additional Project Authorization.** The Project Sponsor must obtain a Large Project Authorization under Sections 329 for the new proposed student housing building with ground floor retail sales and service use (food hall) at 188 Hooper Street 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

7. **Mitigation Measures.** Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2016-001557ENV-02) attached as Exhibit N are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor.

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

MONITORING

8. **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

9. **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



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: JUNE 28, 2018

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

Reception:
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Planning
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Case No.: **2016-001557ENX**
Project Address: **1140 7TH STREET; 1111 8TH STREET; 188 HOOPER STREET**
Zoning: PDR-1-D (Production, Distribution, Repair-Design) Zoning District
58-X Height and Bulk District
Art and Design Education Special Use District
Block/Lot: 3808/004
Project Sponsor: Daniel Frattin
Reuben, Junius, & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: California College of the Arts (CCA)
1111 8th Street
San Francisco, CA 94107
Staff Contact: Esmeralda Jardines – (415) 575-9144
esmeralda.jardines@sfgov.org

ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 329, TO ALLOW EXCEPTIONS FROM THE 1) REAR YARD REQUIREMENTS OF PLANNING CODE SECTION 134, 2) STREET FRONTAGE REQUIREMENTS OF PLANNING CODE SECTION 145.1, 3) STREET FRONTAGE REQUIREMENTS OF PLANNING CODE SECTION 145.1, 4) OFF-STREET LOADING REQUIREMENTS OF PLANNING CODE SECTION 152.1, AND, 5) MID-BLOCK ALLEY REQUIREMENTS OF PLANNING CODE SECTION 270.2, AS PART OF A PROJECT THAT WOULD CONSTRUCT A NEW FIVE-STORY, 56-FT TALL, RESIDENTIAL BUILDING (STUDENT HOUSING) WITH GROUND FLOOR RETAIL SALES AND SERVICE (FOOD HALL) (APPROXIMATELY 8,000 SQUARE FEET) WITH 280 GROUP HOUSING UNITS (CONSISTING OF 95 1-BEDROOM UNITS, 161 2-BEDROOM UNITS, AND 7 3-BEDROOM UNITS, AND 17 4-BEDROOM UNITS) AND 167 CLASS 1 AND 26 CLASS 2 BICYCLE PARKING SPACES, LOCATED AT 188 HOOPER STREET, LOT 004 IN ASSESSOR'S BLOCK 3808, WITHIN THE PDR-1-D (PRODUCTION, DISTRIBUTION, AND REPAIR-DESIGN) ZONING DISTRICT, THE ART AND DESIGN EDUCATION SPECIAL USE DISTRICT AND A 58-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On September 19, 2017, Daniel Frattin of Reuben, Junius, and Rose, LLP hereinafter "Project Sponsor") filed Application No. 2016-001557ENX (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Large Project Authorization to construct a new five-story, 56-ft tall, residential building (student housing) with 280 group housing units (520 student beds) (hereinafter "Project") at 188 Hooper Street, Block 3808 Lot 004 (hereinafter "Project Site").

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA"). The Commission has reviewed the Final EIR, which has been available for this Commissions review as well as public review.

The Eastern Neighborhoods EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Eastern Neighborhoods Plan, the Commission adopted CEQA Findings in its Motion No. 17661 and hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, or(d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

On June 20, 2018, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Eastern Neighborhoods Plan EIR that are applicable

to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit N.

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2016-001557ENX is located at 1650 Mission Street, Suite 400, San Francisco, California.

On June 28, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2016-001557ENX.

On June 28, 2018, the San Francisco Planning Commission (hereinafter "Commission") adopted Motion No. XXXXX, approving a Conditional Use Authorization for the Project (Conditional Use Authorization Application No. 2018-007182CUA). Findings contained within said motion are incorporated herein by this reference thereto as if fully set forth in this Motion.

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 Large Project Authorization as requested in Application No. 2016-001557ENX, subject to the conditions contained in "EXHIBIT B" 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.** As part of the campus consolidation and expansion efforts, the California College of the Arts (CCA) is proposing to construct a new student housing building with ground floor retail sales and service use (food hall) at 188 Hooper Street, minor renovations at 1111 8th Street (current CCA headquarters), and to construct a new institutional building at 1140 7th Street. As part of its streetscape improvement plans, the Project will build the remaining portion of Channel Street, north of the subject site.

188 Hooper Street: The Project includes demolition of the three existing buildings on the project site used as studios, and new construction of a five-story, 56-ft tall, student housing residential building (approximately 133,634 gross square feet) with 280 group housing units (520 student beds), approximately 8,000 square feet of retail sales and service use, 167 Class 1 bicycle parking spaces, and 27 Class 2 bicycle parking spaces. The Project includes a group housing unit mix consisting of 17 four-bedroom, 7 three-bedroom units, 161 two-bedroom units, and 95 one-bedroom units. The Project includes 10,999 square feet of public open space, 10,599 square feet of common open space via ground floor courtyards (mid-block alley) and a 400-sq. ft roof deck.

1140 7th Street: The Project includes converting a surface parking lot to allow new construction of a two-to-four-story, 58-ft tall, institutional building with approximately 96,500 gross square feet of arts education space, including: studios, design labs, classrooms, and fabrication shops. Seven Class 1 bicycle parking spaces and 61 Class 2 spaces would be provided. A new off-street freight loading space would be provided from Irwin Street. No new vehicle parking is proposed.

1111 8th Street: The Project includes minor renovations including a new HVAC system.

3. **Site Description and Present Use.** The Project at 188 Hooper Street is located on Lot 004 in Assessor's Block 3808 (with a lot area of approximately 51,554 square feet), which has approximately 228'-11" of frontage along Hooper Street, 151' along 8th Street, 118'-6 3/4" along Carolina Street, and 152'-10" of frontage along Channel Street, the latter of which is currently a paper street that will be builtout as part of the Project. The Project Site contains three existing buildings: one-to-two story institutional buildings that are used as student studios. Collectively, these three buildings measure 21,437 square feet. CCA's graduate center currently exists on site as well and will remain as is.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the PDR-1-D Zoning District in the Showplace Square/Potrero Hill Area Plan. The immediate context is mixed in character with industrial and institutional uses. The immediate neighborhood includes one-to-two-story industrial buildings to the west, 100 Hooper Street, which is a mixed use PDR building, to the east, the main California College of the Arts Campus including the proposed site of 1440 7th Street, the new proposed academic building directly south, and an undeveloped paper street, Channel, to the north. The project site is located within the boundaries of the Art & Design Education Special Use District, which was established to facilitate the continued operation of CCA, which is characterized by instruction in industrial arts and/or fine arts, whilst providing an appropriate regulatory scheme for a potential phased expansion of the campus. Other zoning districts in the vicinity of the project site include: P (Public), PDR-1-G (Production, Distribution, and Repair-General), UMU (Urban Mixed Use), and the MB-RA (Mission Bay Redevelopment Agency) Zoning District.
5. **Public Outreach and Comments.** Since the Institutional Master Plan acceptance hearing on January 18, 2018, the Department has not received any correspondence regarding the proposed project.
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. **Art and Design Education Special Use District.** Planning Code Section 249.67 states that all provisions of the Planning Code currently applicable shall continue to apply, including but not limited to the provisions of the PDR-1-D Zoning District, except as otherwise provided in the Section.

Per 249.67(c)(2), for any housing project within the Special Use District, the standards for development project review, entitlement process, and impact fees of the UMU District shall

apply. Thus, for 188 Hooper Street, UMU Zoning Controls apply; consequently, though within the PDR-1-D District, the analysis includes references to Section 843.

Since the Project would construct a new student housing project larger than 25,000 gross square feet, a Large Project Authorization is required. The Project is seeking a Large Project Authorization for the student housing portion of the Project (See Findings Below).

- B. **Uses.** Planning Code Sections 843.20 and 843.25 state that residential and retail sales and service uses are principally permitted within the Urban Mixed Use Zoning District. Planning Code Section 210.3 and 249.67, permit post-secondary institutional uses.

At 188 Hooper Street, the Project would construct a new mixed-use building with residential and retail sales and service uses (food hall) within the UMU Zoning District; therefore, the Project complies with Planning Code Sections 843.20 and 843.45.

At 1140 7th Street, the Project would construct a new 96,500-sq. ft two-to-four story academic building.

Therefore, the Project complies with Planning Code Sections 210.3 and 249.67.

- C. **Use Sizes.** Planning Code Section 843.45 states that the principally permitted use size of retail sales and service use is 3,999 gross square feet.

At 188 Hooper Street, the Project is proposing a ground floor retail sales and service use for an 8,000-sq ft food hall. This food hall would serve the students, but would also be open to the public. Consequently, the Project is seeking a Conditional Use Authorization-Planned Unit Development to establish a new retail use larger than 4,000 square feet (food hall) (See Case no. 2018-007182CUA).

- D. **Floor Area Ratio (FAR).** Planning Code Section 124 establishes a maximum FAR within the UMU and PDR-1-D Zoning Districts of 4.0 to 1 of non-residential floor area within the 58-X Height and Bulk District.

For a 51,554 sq ft. lot area at 188 Hooper Street, 206,216 sq. ft of non-residential floor area is permitted. The Project will retain the existing 24,000 square feet of the existing institutional use (graduate center) and proposes 8,000 square feet of retail sales and service (food hall). Thus, the proposed FAR of .16 for all non-residential uses is within the permitted FAR. Therefore, the Project complies with Planning Code Section 124.

For a 198,000 sq ft. lot area at 1140 7th Street, 792,000 sq. ft of non-residential floor area is permitted. The Project will retain the existing 146,830 square feet of the existing institutional use at 1111 8th Street and proposes an additional 96,500 square feet of new institutional use. Thus, the proposed FAR of .31 for all non-residential uses is within the permitted FAR. Therefore, the Project complies with Planning Code Section 124.

- E. **Rear Yard.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 25 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet, to be provided at every residential level. Therefore, the Project is required to provide a rear yard of 13,735 square feet, for a lot measuring approximately 51,554 square feet, located along the rear property line.

At 188 Hooper Street, the irregularly-shaped, 51,554 square foot parcel is a corner lot with frontages along: Hooper, 8th Street, Carolina, and Channel Street and 17th Street. Since the surrounding area is predominantly industrial in nature, the subject block does not possess an established mid-block open space pattern. The Project provides a total of 10,999 square feet of common open space via mid-block alleys and a roof deck. The alleys are centrally-located in a manner that connect the student housing building to the main CCA campus to the south.

The Project is seeking an exception to the rear yard requirement as part of the Large Project Authorization since the proposed alleys do not extend the full lot width; therefore, do not provide an open space area equivalent to what would be provided in a code-complying rear yard. However, the new academic building at 1140 7th provides additional open space that 188 Hooper Street student residents will have access to. Further, the existing institutional building at 188 Hooper Street will remain. This 24,000 sq. ft. building is entirely within the required rear yard and is an existing non-confirming structure, with no proposed expansion nor intensification to said building. 188 Hooper Street cannot provide a code-complying rear yard without the demolition of the building which is an unnecessary hardship with no public benefit.

- F. **Usable Open Space.** Planning Code Section 135 requires a minimum of 80 square feet of open space per dwelling unit, if not publically accessible, or 54 square feet of open space per dwelling unit, if publicly accessible. For group housing structures, the minimum amount of usable open space provided for use by each bedroom shall be one-third the amount required for a dwelling unit. Private usable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 square feet if located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 square feet if located on open ground, a terrace or the surface of an inner or outer court. Common usable open space shall be at least 15 feet in every horizontal dimension and shall be a minimum of 300 square feet. Inner courts may be credited as common usable open space if the enclosed space is not less than 20 feet in every horizontal dimension and 400 square feet in area, and if the height of the walls and projections above the court on at least three sides is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court.

For the 280 proposed group housing units at 188 Hooper Street, 7,466 square feet of code-complying usable open space are required. The required residential usable open space requirement will be satisfied through the two central through-lot mid-block alleys connecting 188 Hooper street to 1111 8th Street as well as 1140 7th Street. The mid-block alleys measure approximately 24' by 240' each (or a cumulative 11,520 square feet). The mid-block alleys meet the minimum dimensional requirements of Planning Code Section 135; therefore, the Project meets the requirements for useable open space.

- G. **Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 requires a streetscape plan, which includes elements from the Better Streets Plan for a project proposing new construction on a lot that is greater than one-half acre with frontage encompassing the entire block face between the nearest two intersections with any other publicly-accessible rights-of-way.

At 188 Hooper Street, the Project includes new construction of a five-story mixed-use building on a lot with approximately 534 feet of cumulative frontage along: Hooper, 8th, Carolina, and Channel Streets. At 1140 7th Street, the Project includes new construction of a two-to-four story institutional building on a lot with approximately 2,130 feet of cumulative frontage along: Irwin, 8th Street, Hooper, and 7th Street. The Project's streetscape has been designed in accordance with the San Francisco Better Streets Plan (BSP). The Project provides streetscape elements including new: street trees, bulb-outs, street furniture, new sidewalks, Class II bicycle parking, and the buildout of Channel Street along the Student Housing project frontage—continuing the buildout completed along the frontage of 100 Hooper Street. Therefore, the Project complies with Planning Code Section 138.1.

The Project was reviewed and vetted by the Streetscape Design Advisory Team. Consequently, the Project meets the requirements of the BSP. However, though in compliance with BSP, SDAT is not in support of the perpendicular on-street parking along the north side of Irwin Street. Since the Planning Commission does not have jurisdictional authority over the public right-of-way, the Planning Commission will defer to the SF MTA on the most appropriate configuration for Irwin Street. The Project Sponsor is encouraged to continue working with all appropriate City Agencies as it moves forward with its entitlements and permits.

- H. **Bird Safety.** Planning Code Section 139 outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards.

The subject lots are not located within an Urban Bird Refuge. The Project meets the requirements of feature-related standards and does not include any unbroken glazed segments 24 square feet and larger in size; therefore, the Project complies with Planning Section 139.

- I. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width, a rear yard meeting the requirements of this Code or other open area that meets the minimum requirements for area and horizontal dimensions.

At 188 Hooper Street, the Project organizes the group housing units to have exposure either on Hooper Street, 8th Street, Carolina Street, or along Channel Street. Because the common rooms front Carolina Street, all of the student group housing units within 188 Hooper Street satisfy dwelling unit exposure requirements. Since all street frontages along the property are greater than 25 feet in width, all street-facing units also comply with the dwelling unit exposure requirements.

- J. **Street Frontage in Eastern Neighborhood Mixed Use Districts.** Planning Code Section 145.1 requires off-street parking at street grade on a development lot to be set back at least 25 feet on the ground floor; than no more than one-third of the width or 20 feet, whichever is less, of

any given street frontage of a new structure parallel to and facing a street shall be devoted to parking and loading ingress or egress; that space for active uses be provided within the first 25 feet of building depth on the ground floor; in an UMU Zoning District, that all uses have a minimum floor-to-floor height of 17 feet; that the floors of street-fronting interior spaces housing non-residential active uses and lobbies be as close to the level of the adjacent sidewalk at the principal entrance to these spaces; and that frontages with active uses that are not residential or PDR be fenestrated with transparent windows and doorways for noes less than 60% of the street frontage at the ground level.

At 188 Hooper Street, the proposed bicycle parking is located at the ground level and is within the first 25 feet of street frontage along Hooper Street. Thus, at grade, within the first 25 feet from the street-fronting property lines, the ground floor plan consists of some active uses (food hall) with direct access to a public sidewalk, a residential lobby and two mid-block alleys; however, bicycle parking is not considered an active use. Further, the proposed ceiling floor heights of 14'-6" are less than the required 17 feet in an UMU Zoning District. Therefore, the Project is seeking an exception from street frontage requirements that will allow CCA to maximize the number of student housing units whilst staying within the height limit and preserving the adjacent graduate center as well as providing the required Class 1 bicycle parking. At 1140 7th Street, the proposed ground floor ceiling height of 15 feet is less than the required 17 feet in the PDR-1-D Zoning District. Therefore, the Project is seeking a Conditional Use Authorization-Planned Unit Development with a modification to the requirements for street frontage, as defined in Planning Code Section 145.5 (See Case No. 2018-007182CUA).

- K. **Off-Street Freight Loading.** Planning Section 152.1 of the Planning Code requires one off-street freight loading space for apartment use between 100,001 and 200,000 gsf.

At 188 Hooper Street, the Project includes approximately 133,634 square feet of residential and retail sales and service use; thus, the Project requires one off-street freight loading space. The Project is proposing two on-street loading spaces along Channel and Hooper Street as well as a passenger loading zone along 8th Street, all of which have been reviewed by the SF MTA. The Project does not possess any off-street freight loading within the site. Therefore, the Project is seeking an exception to the off-street freight loading requirement as part of the Large Project Authorization. At 1140 7th Street, the Project is not required to provide an off-street freight loading space; however, is providing one off-street freight loading space to be accessed from Irwin Street.

- L. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 space for every dwelling unit. Dwelling units that are also considered Student Housing shall provide 50 percent more spaces than would otherwise be required. One Class 2 bicycle parking space is required per 20 units. Units that are also considered Student Housing shall provide 50 percent more spaces than would otherwise be required. With regard to retail space, Planning Code Section 155.2 requires one Class 1 for every 7,500 square feet of occupied floor area as well as one Class 2 space for every 2,500 square feet of occupied floor area, with a minimum of two spaces. A post-secondary educational institution is required to provide one Class 1 space for every 20,000 square feet of occupied floor area and one Class 2 space for every 10,000 square feet of occupied floor area.

At 188 Hooper Street, the Project includes 280 group housing units with 8,000 square feet of retail sales and service (food hall); therefore, the Project is required to provide 164 Class 1 spaces and 16 Class 2 spaces for the residential uses and 1 Class 1 and three Class 2 spaces for the non-residential uses. The Project is proposing 167 Class I bicycle parking spaces for the residential uses and 26 Class I bicycle parking spaces for the retail sales and service uses. At 1140 7th Street, the Project includes 96,500 square feet of post-secondary institutional use; therefore, the Project is required to provide 5 Class 1 spaces and 10 Class 2 spaces. The Project is proposing 7 Class I bicycle parking spaces for the residential uses and 34 Class I bicycle parking spaces for the new academic building. However, there are 65 existing Class 1 spaces and 27 existing Class 2 spaces for a grand total of: 72 Class 1 and 61 Class 2 bicycle parking spaces. Therefore, the Project satisfies bicycle parking requirements.

- M. 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 10 points for the student housing building at 188 Hooper Street and 13 points for the academic building at 1140 7th Street.

The Project submitted a completed Environmental Evaluation Application after September 4, 2016 but before 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 7.5 points for the student housing building and 9.75 points for the academic building.

As currently proposed, the Project will meet and exceed its required points by achieving 12 points at 188 Hooper Street and 13 points at 1140 7th Street achieved through the following TDM measures:

188 Hooper Street:

- *Bicycle Parking (Option A)*
- *Parking Supply (Option K)*

1140 7th Street:

- *Bicycle Parking (Option A)*
- *Bicycle Showers and Lockers*
- *Parking Supply (Option K)*

- N. Mid-Block Alleys.** Planning Code Section 270.2 outlines the requirements for mid-block alleys for all new construction on parcels that have one or more street or alley frontages of over 200 linear feet on a block face longer than 400 feet between intersections and within within an Eastern Neighborhoods Mixed Use District. For new construction on lots with greater than 300 linear feet of street frontage shall provide a publicly-accessible mid-block alley for the entire depth of the property, generally located toward the middle of the subject block face, perpendicular to the subject frontage and connecting to any existing streets and alleys. For development lots with frontage on more than one street that exceeds the aforementioned dimensions, one such mid-block alley will be required per frontage.

A. Design and Performance Standards:

The alleys provided shall meet the design and performance standards as follows:

1) located as close to the middle portion of the subject block face as possible, perpendicular to the subject frontage and connect to existing adjacent streets and alleys; 2) provide pedestrian access; 3) provide no, limited, or full vehicular access, as specific conditions warrant; 4) have a minimum of 20-ft, exclusive of those obstructions allowed within setbacks pursuant to Section 136, in UMU; 5) have a minimum clear walking width of 10 feet free of any obstructions in the pedestrian-only right-of-way, and dual sidewalks each of not less than six feet in width with not less than four feet minimum clear walking width in the case of an alley with vehicular access; 6) have at least 60% of the area of the alley or pathway open to the sky. Obstructions permitted within setbacks pursuant to Section 136 may be located within the portion of the alley or pathway that is required to be open to the sky. All portions of the alley or pathway not open to the sky shall have a minimum clearance height from grade of 15 feet at all points; 7) provide such ingress and egress as will make the area easily accessible to the general public; 8) be protected from uncomfortable wind, as called for elsewhere in the Code; 9) be un gated and publicly accessible 24 hours per day, as defined elsewhere in Section 270.2; 10) be provided with appropriate paving, furniture, and other amenities that encourage pedestrian use, and be landscaped to greatest extent feasible; 11) be provided with ample pedestrian to ensure pedestrian comfort and safety; 12) be free of any changes in grade or steps not required by the underlying natural topography and average grade; and 13) be fronted by active ground floor uses, as defined in 145.1, to the extent feasible. 14) new buildings abutting mid-block alleys provided pursuant to 270.2 shall feature upper story setbacks according to the provisions of Section 261.1.

B. Maintenance:

Mid-block paths and alleys required under 270.2 shall be maintained at no public expense. The owner of the property on which the alley is located shall maintain it by keeping the area clean and free of litter and by keeping it in an acceptable state of repair. Conditions intended to assure continued maintenance of the right-of-way for the actual lifetime of the building giving rise to the open space requirement may be imposed in accordance with the provisions of Section 329 for EN MUDs.

C. Informational Plaque:

Prior to issuance of a permit of occupancy, a plaque shall be placed in a publicly conspicuous location for pedestrian viewing. The plaque shall state the right of the public to pass through the alley and stating the name and address of the owner or owner's agent responsible for maintenance. The plaque shall be of no less than 24" by 36" in size.

At 188 Hooper Street, since the overall cumulative frontage is 534-ft along all respective street frontages, the Project is required to provide one mid-block alley extending the full lot depth, perpendicular Hooper and Channel Street, not less than 20-ft in width, and satisfying all requirements of 270.2.

The Project provides a publically-accessible mid-block alley, which also doubles as a massing break for the Hooper Street frontage. Along Hooper and Carolina, two mid-block alleys are provided, where one is required, and each measures 24-ft wide by 240-ft long by 14'-6" ceiling clearance at the ground floor and extending upward on all levels. However, since the provided publicly-accessible mid-block alley does not meet all of the design and performance standards requirements of the Planning Code, the Project is seeking an exception to the mid-block alley requirements as part of the Large Project Authorization.

- O. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to new development that results in more than: twenty-one dwelling units, 800 gross square feet of non-residential use and/or a change of use greater than 5,000 gross square feet.

At 188 Hooper Street, the Project includes 280 group housing units, approximately 8,000 gross square feet of non-residential use and a change of use of 21,437 square feet from institutional to residential. At 1140 7th Street, the Project includes 96,500 square feet of a new institutional use. The aforementioned square footages shall be subject to the Transportation Sustainability Fee, as outlined in Planning Code Section 411A.

- P. **Residential Child-Care Impact Fee.** Planning Code Section 414A is applicable to new development that results in at least one net new residential unit.

The Project includes 133,634 square feet of new residential use. 21,437 square feet of which are a change of use from non-residential to residential and 112,197 gross square feet of which are new residential use associated with the new construction of 280 group housing units. These square footages shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 414A.

- Q. **Inclusionary Affordable Housing Program.** Planning Code Section 415 and 419.3 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3 and 419.3, these requirements would apply to projects that consist of 10 or more units, where the first application (EE or BPA) was applied for on or after July 18, 2006. However, pursuant to Planning Code Section 415, the Inclusionary Housing Program, shall not apply to a student housing project that meets all of the following criteria:

- The building or space conversion does not result in loss or conversion of existing housing, including but not limited to rental housing and dwelling units;
- An Institutional Master Plan (IMP) pursuant to Section 304.5 is on file with the Planning Department prior to the issuance of any building permit or alteration permit in connection with the creation of the Student Housing project, and in addition to the requirements of 304.5, such IMP shall describe:
 - to the extent such information is available, the type and location of housing used by its students;
 - any plans for the provision of Student Housing; and
 - the Educational Institution's need for student housing to support its program;
 - and the percentage of its students, on an average annual basis, that receive some form of need-based assistance as described in (113B).

- The Mayor's Office is authorized to monitor this program. MOH shall develop a monitoring form and annual monitoring fee to be paid by the owner of the real property or the Post-Secondary Educational Institution or Religious Institutions, as defined in Section 102 of the Planning Code. The owner of the real property and each Post-Secondary Educational Institution or Institutions shall agree to submit annual documentation to the Mayor's Office of Housing (MOH) and the Planning Department, on or before December 31 of each year.

The Project Sponsor has demonstrated that 188 Hooper Street is eligible to be identified as a student housing project. The California College of the Arts voluntarily updated its Institutional Master Plan on file with the City and County of San Francisco to identify 188 Hooper Street as a site that would develop student housing for its students. Further, the proposed Project does not result in any loss or conversion of existing housing as no existing residential uses currently exist on the site. No housing is proposed at 1140 7th Street.

- R. **Eastern Neighborhood Infrastructure Impact Fees.** Planning Code Section 423 is applicable to any development project within the UMU Zoning District that results in new construction of residential use and the addition of gross square feet of non-residential space.

The Project includes the demolition of approximately 21,437 square-feet amongst three academic buildings and the new construction of an 141,634 sq. ft mixed-use building with ground floor retail sales and service use and residential above consisting of approximately 133,634 sq ft. of residential use and 8,000 sq. ft square feet of retail sales and service use. Excluding the square footage dedicated to the utility space as outlined in Planning Code Section 102, the other uses are subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. This fee must be paid prior to the issuance of the building permit application.

7. **Large Project Authorization.** Planning Code Section 329(c) lists nine aspects of design review in which a project must comply; the Planning Commission finds that the project is compliant with these nine aspects as follows:

- A. **Overall building mass and scale.** *At 188 Hooper Street, the Project is designed as a five-story, 56-ft tall, student housing building with a ground floor retail sales and service use (food hall). This massing is appropriate given the larger neighborhood context, which includes one-to-four-story industrial buildings, 100 Hooper Street which is directly to the east of the Project Site. The surrounding neighborhood is predominantly larger-scale industrial properties to the east, north and west, with the main CCA campus directly south of the subject block face. The Project's overall mass and scale are further refined the two through-lot mid-block alleys which puncture what would otherwise be rather long continuous street frontages. The Project's 24-ft wide publically-accessible mid-block alleys provide an appropriate mass break and entry courts connecting the main campus across the street with the new subject student housing building and its ground floor food hall. At 1140 7th Street, the Project is designed as a two-to-four-story, 58-ft tall, institutional building. Overall, these features provide variety in the building design and scale, while providing for features that strongly complement the neighborhood context. Thus, the Project is appropriate and consistent with the mass and scale of the surrounding neighborhood.*

- B. Architectural treatments, facade design and building materials.** *At 188 Hooper Street, the Project's architectural treatments, façade design and building materials include: board form concrete, white fiber cement panel, extruded fiberglass channel grid, storefront aluminum framed system at the ground floor, black anodized vinyl windows, and folding glass walls at the mid-block alleys. The Project is distinctly contemporary in its character. The Project incorporates a simple architectural language that is accentuated by contrasts in the exterior materials. However, a more appropriate window system above the ground floor should be considered and the Commission has added a condition of approval to address the design and material of this element. The Project is highly visible from four street frontages because of its position on the corner of the block face. As such, careful consideration should be given to all exterior materials visible from the public right-of-way.*

At 1140 7th Street, the Project's architectural treatments, façade design and building materials at the pavilions include: glulam, cross laminated timber, painted steel, exterior plaster and marine-grade plywood alternate to exterior plaster. At the plinth level, clear, insulated low-E coated glass, fritted pattern on insulated glass, aluminum mullions, and case-in-place board formed concrete at proposed.

Overall, the Project offers a high quality architectural treatment, which provides for unique and expressive architectural design that is consistent and compatible with the surrounding neighborhood.

- C. The design of lower floors, including building setback areas, commercial space, townhouses, entries, utilities, and the design and siting of rear yards, parking and loading access.** *Along the lower floors, at 188 Hooper Street, the Project provides for publically-accessible mid-block alleys, residential amenities (entry lobby and administrative services), and a ground floor food hall that will serve both CCA students as well as members of the public as it will be directly accessible from 8th Street. These mid-block alleys, and the units accessed therein, food hall, and amenities will provide for activity on the street level. At 1140 7th Street, the Project provides a courtyard in between the new academic building and the existing structure at 1111 8th Street. The Project minimizes the impact to pedestrian by providing only bicycle parking; there is no proposed off-street parking either at 188 Hooper Street or 1140 7th Street.*
- D. The provision of required open space, both on- and off-site. In the case of off-site publicly accessible open space, the design, location, access, size, and equivalence in quality with that otherwise required on-site.** *The Project provides exceeds the open space requirement by constructing two publically-accessible mid-block alleys and a roof deck at 188 Hooper Street. The Project provides additional usable open space at 1140 7th Street.*
- E. The provision of mid-block alleys and pathways on frontages between 200 and 300 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as required by and pursuant to the criteria set forth in Section 270.2.** *The Project provides two mid-block alleys, where one is required, at 188 Hooper Street. Though meeting most of the criteria of Planning Code Section 270.2, the Project is seeking an exception from 270.2 for the design and performance standards it does not comply with and more specifically, the mid-block alleys will not be ungated 24 hours per day and therefore, not easily accessible to the general public after certain hours. Further, the required mid-block alley will not feature upper story setbacks according to the provisions of Section 261.1. For a mid-block alley of 24 feet, Section 261.1 requires a setback of not less than 10 feet above a height of 30 feet. CCA is requesting an exception from this requirement because 10-foot*

setbacks are not provided on each building frontage adjacent to the mid-block alley at 188 Hooper Street.

- F. **Streetscape and other public improvements, including tree planting, street furniture, and lighting.** *In compliance with Planning Code Section 138.1, the Project includes new streetscape elements, such as new concrete sidewalks, new street trees, bulbouts, and sidewalk furniture. These improvements would vastly improve the public realm and surrounding streetscape.*
 - G. **Circulation, including streets, alleys and mid-block pedestrian pathways.** *The Project provides ample circulation in and around the project site through the streetscape improvements and construction of two publically-accessible mid-block alleys at 188 Hooper Street as well as new courtyard at 1140 7th Street. On-street loading zones are provided along Channel Street and Hooper Streets and a passenger loading zone is provided along Carolina Street.*
 - H. **Bulk limits.** *The Project is within an 'X' Bulk District, which does not restrict bulk.*
 - I. **Other changes necessary to bring a project into conformance with any relevant design guidelines, Area Plan or Element of the General Plan.** *The Project, on balance, meets the Objectives and Policies of the General Plan. See Below.*
8. **Large Project Authorization Exceptions.** Planning Code Section 329 allows exceptions for Large Projects in the Eastern Neighborhoods Mixed Use Districts. The following exceptions are being sought by 188 Hooper Street:
- A. **Rear Yard.** Exception for rear yards, pursuant to the requirements of Section 134(f).

Modification of Requirements in the Eastern Neighborhoods Mixed Use Districts. The rear yard requirement in Eastern Neighborhoods Mixed Use Districts may be modified or waived by the Planning Commission pursuant to Planning Code Section 329, provided that:

- (1) A comparable, but not necessarily equal amount of square footage as would be created in a code conforming rear yard is provided elsewhere within the development;

The Project provides for a cumulative amount of comparable open space at 188 Hooper Street and 1140 7th Street, in lieu of the required rear yard at 188 Hooper Street. Overall, the Project will be located on a lot measuring 51,554 sq ft in size, and would be required to provide a rear yard measuring 13,735 sq ft. The Project provides common open space for the 280 group housing units through two publically-accessible mid-block alleys as well as through a roof deck. In total, the Project provides approximately 10,999 sq. ft. of code-complying open space. A comparable amount is provided when considering the additional usable open space that will be provided at 1140 7th Street. The residents of 188 Hooper Street, being also students of CCA, will have access to the entire development site.

- (2) The proposed new or expanding structure will not significantly impede the access to light and air from adjacent properties or adversely affect the interior block open space formed by the rear yards of adjacent properties; and

The Project does not impede access to light and air for the adjacent properties. To the east, the Project abuts 100 Hooper, a PDR building. To the north is an undeveloped paper street, Channel, that the Project will build out. To the west are industrial properties and the south is CCA's main campus. Because of the predominantly industrial context within the contiguous PDR Districts, there is no prevailing pattern of established rear yards or mid-block open space. Therefore, the Project will be creating said pattern via the proposed mid-block alleys, further connecting the student housing building to the main campus.

- (3) The modification request is not combined with any other residential open space modification or exposure variance for the project, except exposure modifications in designated landmark buildings under Section 307(h)(1).

The Project is not seeking an exception to neither usable open space nor dwelling unit exposure requirements as the Project complies with both via mid-block alleys and the common rooms of the group housing units facing Carolina Street.

- B. **Off-Street Loading.** Exception from satisfaction of loading requirements per Section [152.1](#) pursuant to the criteria contained therein.

For projects in the Eastern Neighborhoods Mixed Use Districts that are subject to Section 329, the Planning Commission may waive these requirements per the procedures of Section 329 if it finds that the design of the project, particularly ground floor frontages, would be improved and that such loading could be sufficiently accommodated on adjacent streets and alleys.

The Project would provide one on-street loading parking along Channel and Hooper Street as well as a passenger loading zone on Carolina. The on-street loading would meet the residential loading needs of the Project and has been reviewed by the SF MTA. By providing on-street loading, the Project is able to maximize the ground floor and devote it other uses. Further, though not required, one off-street freight loading space is proposed at 1140 7th Street. Overall, the Project's proposed loading assists in improving the ground floor street frontage and would improve character of the streets.

- C. **Where not specified elsewhere in Planning Code Section 329(d), modification of other Code requirements which could otherwise be modified as a Planned Unit Development (as set forth in Section 304), irrespective of the zoning district in which the property is located.**

In addition to the modification of the requirements for rear yard and off-street loading, the Project is seeking modifications of the requirements for street frontage (Planning Code Section 145.1) and mid-block alleys (Planning Code Section 270.2).

Under Planning Code Section 145.1(c)(3), non-residential uses at the ground floor for the first 25 feet must be devoted to active uses. Currently, the Project includes the required Class 1 bicycle parking spaces within the first 25-ft along Hooper Street; thus, the Project does not comply with active uses. However, most of the frontages are lined with active uses including: a food hall, student housing lobby, and administrative space for CCA. The exception will allow CCA to maximize the space and pacing the bicycle parking near the mid-block alley that also connects to the main CCA campus to the south. Despite the bicycle parking not being considered an active use, the orientation and location of said

parking makes sense as it connects the two block faces to provide continuity from one part of the urban campus to another. The Commission supports this exception, due to the overall quality of design and the streetscape improvements along street frontages including: Hooper, 8th Street, Carolina, and Channel Street.

Under Planning Code Section 145.1(c)(4), the ground floor ceiling height for non-residential uses is required to be a minimum of 17-ft in the UMU Zoning District. Currently, the Project includes both residential and retail sales and service uses on ground floor with 14'-6" ceiling heights; thus, neither of comply with the required 17-ft ground floor ceiling height. The exception will allow CCA to maximize the number of student housing units whilst staying within the height limit and preserving the adjacent graduate center building. Despite the lower floor ground level, the Project includes an architectural expression along the street frontage, which is beneficial to the public realm and adjacent sidewalks and which reinforces the concept of a tall ground floor. The Commission supports this exception, due to the overall quality of design and the streetscape improvements along street frontages including: Hooper, 8th Street, Carolina, and Channel Street.

Under Planning Code Section 270.2, the Project requires one mid-block alley extending the full lot depth of the site and perpendicular to the two street intersections. 188 Hooper Street provides the required mid-block alley and provides a voluntary additional mid-block through-lot alley, perpendicular to both Hooper and Channel Street. The Project is seeking an exception because the mid-block alley will not be open 24 hours a day. Because the Project provides student housing for mostly undergraduate students, CCA needs to regulate the flow of people through its campus in order to ensure the safety of its student residents. Given the overall design and composition of the Project, and considering that the mid-block alleys proposed satisfy most though not all of the design and performance standards, the Commission is in support of this exception, due to the Project's high quality of design, amount of open space/open areas, and the connectivity the mid-block alleys as well as the construction of the paper street, Channel, will provide for the CCA campus as well as the surrounding neighborhood.

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 1.9

Require new commercial developments and higher educational institutions to meet the housing demand they generate, particularly the need for affordable housing for lower income workers and students.

Policy 1.10

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

The Project is a medium density residential development in a transitioning industrial area. The Project site is an ideal infill site that is currently occupied by a one-and-two story institutional buildings. The creation of the UMU Zoning District was part of a long range planning goal to create a cohesive, higher density residential and mixed-use neighborhood. The Project includes 280 group housing units, all of which will accommodate 520 student beds for CCA students.

OBJECTIVE 4:

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

Policy 4.1

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

The Project includes a group housing unit mix consisting of 17 four-bedroom, 7 three-bedroom units, 161 two-bedroom units, and 95 one-bedroom units and are suitable for student housing.

Policy 4.4

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

Policy 4.5

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

Student housing is not subject to the affordable housing requirements. However, on-campus housing will provide CCA students with additional housing options, further relieving the pressure on the City's housing stock.

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.

The Project architecture responds to the site's location as a transition between industrial zones and the contemporary and traditional architecture of the surrounding neighborhood. The Project's mass, scale and architectural expression are compatible with that of the industrial surrounding neighborhood. Large rectangular-shaped, broad, industrial warehouse buildings with large horizontally rectangular-shaped windows are prevalent. The proposed palate of materials references the industrial heritage of the neighborhood and draws from the surrounding industrial context through the use of a blend of: board form concrete, white fiber cement panel, and extruded fiberglass channel grid. The channel grid is reminiscent of the window mullions at 1111 8th Street. Thus, the two buidlings read as part of the CCA's campus façade continuity. Overall, the Project offers a design that respects the distinct industrial character of the Potrero neighborhood.

Policy 11.6

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

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

The Project's design fosters a sense of community by providing street-facing ground floor retail sales and service (food hall) entrances along 8th Street and the western mid-block alley. Though expected to primarily serve CCA students, the food hall will open to the public as well. These features promote interaction between residents/users and the broader community and serve to integrate the Project with the public realm.

OBJECTIVE 12:

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.1

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

At both 188 Hooper Street and 1140 7th Street, the project site is located approximately a mile from both the 4th and Townsend and 22nd Street Caltrain stations. The site is also located near the number: 8, 8AX,

8BX, 10, 14X, 19, 22, and 83X MUNI lines. Given its immediate proximity, across the street from CCA's main campus on 8th Street, it is presumable that students would walk to the campus and would commute by transit when traveling elsewhere, mitigating possible effects on street parking.

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 4:

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

Policy 4.6:

Assure the provision of adequate public open space to serve new residential development.

The project provides opportunities for recreation and enjoyment of open space through two mid-block alleys. Cumulatively, 188 Hooper Street provides 10,999 square feet of common open area via a roof deck and mid-block alleys that will engage the pedestrian realm while enhancing open space.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 25:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 25.2:

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

Policy 25.3:

Install pedestrian-serving street furniture where appropriate.

Policy 25.2:

Preserve pedestrian-oriented building frontages.

The Project proposes new street trees along all street frontages including: Hooper, 7th Street, 8th Street, Carolina, Channel, and Irwin Street. The Project also provides corner bulb-outs, new sidewalks, street plantings and site furnishings, including bicycle parking racks, as well as the buildout of Channel Street. The Project's frontages are designed with active spaces oriented at the pedestrian level, with the exception of on-site bicycle parking. Along the 8th Street ground floor street frontage is a central residential lobby with the food hall immediately abutting it. The food hall is designed with a visually-transparent storefront system which further activates the Project's connection to the streetscape. At 1140 7th Street, Class 1 bicycle parking is provided along Irwin Street and the main campus courtyard is accessed from both Irwin and Hooper Streets.

OBJECTIVE 30:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 30.1:

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

Policy 30.3:

Provide parking facilities which are safe, secure, and convenient.

At 188 Hooper Street, the Project provides 167 Class 1 bicycle parking spaces in convenient, secure, and weather-protected locations. The Project provides an additional 26 Class 2 bicycle parking spaces in the new proposed public sidewalks at each corner of the building along all respective street frontages. At 1140 7th Street, the Project provides an additional seven Class 1 and 34 Class 2 spaces. These combined bicycle spaces will provide ample bicycle parking for all of the Project's residents and guests.

OBJECTIVE 34:

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

Policy 36.1:

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

Policy 36.3:

Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along preferential streets.

Policy 36.5:

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

The Project does not provide off-street parking spaces for the 280 group housing units (520 student beds) nor is it required to provide said off-street parking within the UMU and PDR-1-D Zoning Districts.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3

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

Policy 1.4

Protect and promote large-scale landscaping and open space that define districts and topography.

Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

The new academic building at 1140 7th Street would expand the College's existing San Francisco campus. Like CCA's graduate center across the street on Hooper, the new structure will be a modern building that complements and reflects the area's industrial roots. It will incorporate abundant open spaces and substantial public realm improvements.

OBJECTIVE 3:

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

Policy 3.1:

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

The Project's street-fronting facades respond to the form, scale and material palate of the existing, predominantly industrial neighborhood, while also providing a new contemporary architectural vocabulary that speaks to the neighborhood's transition to a more mixed-use area.

Policy 4.4:

Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.12:

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

Policy 4.13:

Improve pedestrian areas by providing human scale and interest.

Although the Project site has four street frontages, it does not provide any vehicular access points for the entire site, thereby eliminating conflicts with pedestrians and bicyclists. Streetscape improvements include the planting of numerous street trees, bulbouts, sidewalk extensions, site furnishings, and the buildout of Channel Street that will greatly improve the pedestrian experience along the Project's entire street frontage.

ARTS ELEMENT

Objectives and Policies

OBJECTIVE I-2:

INCREASE THE CONTRIBUTION OF THE ARTS TO THE ECONOMY OF SAN FRANCISCO.

Policy I-2.1

Encourage and promote opportunities for the arts and artists to contribute to the economic development of San Francisco.

Policy I-2.2

Continue to support and increase the promotion of the arts and arts activities throughout the City for the benefit of visitors, tourist, and residents.

The College has served the San Francisco Bay Area community through its programs for 100 years, and has endeavored to maintain its campuses as assets to its students and to the surrounding community. The College educates students to shape culture through the practice and critical study of the arts. CCA prepares tis students for lifelong creative work and service to their communities through a curriculum for fine art, architecture, design, and writing.

OBJECTIVE II-3

PROMOTE ARTS EDUCATION PROGRAMS THAT REFLECT THE CULTURAL DIVERSITY OF SAN FRANCISCO.

Policy II-3.1

Encourage arts education offerings in the community and the schools to include arts and artists from many cultures.

CCA prides itself on its vibrant, diverse, and engaging community. The 2016 entering class was composed of 426 undergraduates and 236 graduate students from 31 states and 54 countries.

SHOWPLACE SQUARE/POTRERO AREA PLAN

Objectives and Policies

Land Use

OBJECTIVE 1.1:

ENCOURAGE THE TRANSITION OF PORTIONS OF SHOWPLACE/POTRERO TO A MORE MIXED USE AND NEIGHBORHOOD-SERVING CHARACTER, WHILE PROTECTING THE CORE OF DESIGN-RELATED PDR USES.

Policy 1.1.4

Permit and encourage greater retail use on the ground floor on parcels that front 16th Street to take advantage of transit service and encourage more mixed uses, while protecting against the wholesale displacement of PDR uses.

The Project provides one ground floor retail sales and service space (food hall) for a total of 8,000 square feet, which wraps the corner and front onto Hooper and 8th Streets. These ground floor uses have frontages that are designed in accordance with the active street frontage requirements of the Planning Code, with the exception of bicycle parking, and are strategically located to take advantage of the transit service along the nearby 16th Street corridor.

OBJECTIVE 1.2

IN AREAS OF SHOWPLACE/POTRERO WHERE HOUSING AND MIXED USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

Policy 1.2.1

Ensure that in-fill housing development is compatible with its surroundings.

The Project's mass and scale are appropriate for a large corner lot and the surrounding context, which includes small-to-large scale industrial properties. In particular, the Project is compatible with the mass and scale of 100 Hooper Street, located immediately to the east. The Project composes the massing in a H-shape with a sky bridge that connects the two flanks of student housing units above the mid-block alleys to better contribute toward the connectivity from the subject block to the main CCA campus to the south. Along the street frontages, the massing maintains a well-defined street wall with mass breaks at the alleys. Thus, the Project is appropriate and compatible with its surroundings in keeping with the neighborhood character.

OBJECTIVE 1.3 INSTITUTE FLEXIBLE "LEGAL NONCONFORMING USE" PROVISIONS TO ENSURE A CONTINUED MIX OF USES IN SHOWPLACE SQUARE/POTRERO

Policy 1.3.1

Continue existing legal nonconforming rules which permit pre-existing establishment to remain legally even if they no longer conform to new zoning provisions, as long as the use was legally established in the first place.

Policy 1.3.3

Recognize desirable existing uses in the former industrial areas which would no longer be permitted by the new zoning and afford them appropriate opportunities to establish a continuing legal presence.

The Project entitlements will allow CCA to continue its operation and ensure its long-term viability at the site of its existing San Francisco campus. The new academic building at 1140 7th Street will provide the necessary instructional space to unify the College's Oakland and San Francisco campuses in San Francisco/ Allowing this expansion will positively contribute to the mixed-use character of the neighborhood.

Housing

OBJECTIVE 2.1

ENSURE THAT A SIGNIFICANT PERCENTAGE OF NEW HOUSING CREATED IN SHOWPLACE/POTRERO IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES.

Policy 2.1.1

Require developers in some formally industrial formally industrial areas to contribute towards the City's very low, low, moderate and middle income needs as identified in the Housing Element of the General Plan.

Policy 2.1.3

Provide units that are affordable to households at moderate and "middle incomes"- working households earning above traditional below-market rate thresholds but still well below what is needed to buy a market rate priced home, with restrictions to ensure affordability continues.

The Project provides a range of unit types and sizes that will provide housing for a specific demographic of the city in need of housing, students. The Housing Element calls for Planning and MOH to explore incentives for student housing. Student housing is already exempt from the City's Inclusionary Housing Ordinance, but additional modifications may assist in increasing the feasibility and supply of student housing.

OBJECTIVE 2.3

REQUIRE THAT A SIGNIFICANT NUMBER OF UNITS IN NEW DEVELOPMENT HAVE TWO OR MORE BEDROOMS EXCEPT SENIOR HOUSING AND SRO DEVELOPMENTS UNLESS ALL BELOW MARKET RATE UNITS ARE TWO OR MORE BEDROOM UNITS.

Policy 2.3.1

Target the provision of affordable units for families.

Policy 2.3.2

Prioritize the development of affordable family housing, both rental and ownership, particularly along transit corridors and adjacent to community amenities.

At 188 Hooper, the Project provides 280 group housing units, 185 of which have at least two bedrooms or more. X of the units have X bedrooms, while the remaining XX units are X-bedroom apartments. The Project includes a group housing unit mix consisting of 17 four-bedroom units, 7 three-bedroom units, 161 two-bedroom units, and 95 one-bedroom units. The aforementioned units contribute to the City's housing stock, and provide 520 beds, which are suitable for students. Since the Project is located along a transit corridor and within proximity of two Caltrain Stations, all units are well-suited for students who rely on public transit.

Built Form

OBJECTIVE 3.2

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM.

Policy 3.2.1

Require high quality design of street-facing building exteriors.

As a design school, CCA values design and architectural character and proposes to construct visually appealing buildings that complement the mix of older industrial uses and more modern office and residential structures in the area. However, the Project Sponsor is encouraged to continue working with Planning Staff on identifying a more appropriate window system at 188 Hooper Street. The window sample provided thus far does not demonstrate a high-quality window system that would be visible from all respective street frontages.

Policy 3.2.6

Sidewalks abutting new developments should be constructed in accordance with locally appropriate guidelines based on established best practices in streetscape design.

The Project provides a new corner bulbouts with street plantings and furnishings to improve the streetscape and promote pedestrian safety in a manner that is consistent with the San Francisco Better Streets Plan. The bulbouts provide additional public open space that provides a resting and gathering place for residents and pedestrians. In addition, the Project proposes new street trees along all of the Project's street frontages: Hooper, Carolina, Channel, Irwin, 7th and 8th Streets.

OBJECTIVE 3.3

PROMOTE THE ENVIRONMENTAL SUSTAINABILITY, ECOLOGICAL FUNCTIONING, AND THE OVERALL QUALITY OF THE NATURAL ENVIRONMENT IN THE PLAN AREA.

Policy 3.3.3

Enhance the connection between building form and ecological sustainability by promoting use of renewable energy, energy-efficient building envelopes, passive heating and cooling, and sustainable materials.

Policy 3.3.4

Compliance with strict environmental efficiency standards for new buildings is strongly encouraged.

CCA prides itself on its environmentally sustainable facilities. Its existing San Francisco headquarters building at 1111 8th Street is a Top Ten Green Building and among the largest solar heated buildings in San Francisco. The College intends to take the same approach to the 1140 7th Street building and plans to incorporate a number of sustainability technologies.

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 does not displace any neighborhood-serving retail uses. Rather, it creates new opportunities for retail use. The proposal would enhance the district by providing ground floor commercial uses at 188 Hooper Street in an area that is not over-concentrated. The businesses could

be locally owned and would create more employment opportunities for the community, including the students that would live in the building. The construction of the new 96,500 sq. ft academic building will provide resident employment opportunities. Additionally, the larger CCA campus will increase foot traffic in the area, providing an expanded customer base for new and existing businesses in the vicinity.

- 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 site, across both subject blocks and lots, do not possess any existing housing. The Project would provide 520 student beds, thus resulting in an overall increase in the neighborhood housing stock. In addition, the Project would add a new institutional use (academic building), which adds to the public realm and neighborhood character. The Project is expressive in design, and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The Project does not currently possess any existing affordable housing. Student housing is not subject to the City's Inclusionary Housing Program. However, the Project will increase the stock of housing in the City, providing students with additional options which inadvertently also relieves market rate units.

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

The project site is located on the north side of Hooper Street between 7th and 8th Streets, approximately a mile from both the 4th and Townsend and 22nd Street Caltrain stations. The site is also located near the number: 8, 8AX, 8BX, 10, 14X, 19, 22, and 83X MUNI lines. Given its close proximity, only three blocks from the CCA campus on 8th Street, it is presumable that students would walk to the campus and would commute by transit when traveling elsewhere, mitigating possible effects on street parking.

- 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.

At 188 Hooper Street, the Project will not displace any service or industry establishment for commercial office use. The Project provides 280 group housing units that accommodate 520 student housing beds. Currently, housing is a top priority for the City and County of San Francisco. The Project includes 8,000 square feet of commercial space that will contribute towards a diverse economic base, and provide opportunities for resident employment and ownership.

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

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The Project does not cast shadow on any property under the jurisdiction of the Recreation and Park Department; therefore, additional study of shadow impacts was not required per Planning Code Section 295.

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

The Project Sponsor 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 Large Project Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Large Project Authorization Application No. 2016-001557ENX** subject to the following conditions attached hereto as "EXHIBIT B" in general conformance with plans on file, dated June 15, 2018, and stamped "EXHIBIT M", which is incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit N and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the Eastern Neighborhoods Plan EIR and contained in the MMRP are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 329 Large Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. Any appeal shall be made to the Board of Appeals, unless an associated entitlement is appealed to the Board of Supervisors, in which case the appeal of this Motion shall also be made to the Board of Supervisors (see Charter Section 4.135). The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired for the Board of Appeals, or the after the 30-day period has expired for the Board of Supervisors) OR the date of the decision of the Board of Appeals or Board of Supervisors. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103, or 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 June 28, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 28, 2018

EXHIBIT B

AUTHORIZATION

This authorization is for a Large Project Authorization to construct a new five-story mixed-use building with 280 group housing units (student housing for the California College of the Arts) and approximately 8,000 square feet of ground floor retail sales and service use located at 188 Hooper Street Street, Block 3808, and Lot 004, pursuant to Planning Code Sections: 134, 145.1, 152.1, 270.2, 329 and 843 within the UMU District, Art and Education Special Use District, and a 58-X Height and Bulk District; in general conformance with plans, dated June 15, 2018, and stamped "EXHIBIT M" included in the docket for Case No. 2016-001557ENX and subject to conditions of approval reviewed and approved by the Commission on June 28, 2018 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on June 28, 2018 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit B' of this Planning Commission Motion No. XXXXX 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 Large Project Authorization and any subsequent amendments or modifications.

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

- 1. Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 2. Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 3. Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 4. Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 5. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 6. Additional Project Authorization.** The Project Sponsor must obtain a Conditional Use Authorization-Planned Unit Development under Sections 145.5, 210.3, 303, 304, and 843 for the new proposed academic building at 1140 7th Street in a PDR-1-D Zoning District and to establish a

principally permitted retail sales and service use size of 4,000 square feet in an UMU Zoning District 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

7. **Mitigation Measures.** Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2016-001557ENV-02) attached as Exhibit N are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor.

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

DESIGN

8. **Windows.** The Project Sponsor shall continue to work with Planning Department on the building's windows. Final materials, finish, texture, 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

9. **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

10. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

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

11. **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 architectural addenda. 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

12. **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:

- 1) 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;
- 2) On-site, in a driveway, underground;
- 3) On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
- 4) 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;
- 5) Public right-of-way, underground; and based on Better Streets Plan guidelines;
- 6) Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- 7) 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>

13. **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 for each building. 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

14. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

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

15. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be

submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building.

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

PARKING AND TRAFFIC

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

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

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

17. **Bicycle Parking** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 167 Class 1 spaces and 16 Class 2 spaces for the residential (student housing) portion of the Project and 1 Class 1 and 11 Class 2 spaces for the commercial portion of the Project. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class 2 bike racks required by the Planning Code.

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

18. **Showers and Clothes Lockers.** Pursuant to Planning Code Section 155.4, the Project shall provide no fewer than four showers and twenty-four clothes lockers.

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

19. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning

Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

PROVISIONS

20. **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

21. **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

22. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

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

23. **Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.

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

24. **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

MONITORING

25. **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

26. **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 B 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

27. **Student Housing Conditions of Approval.** Per Planning Code Section 415, the Project Sponsor must record an NSR against the property that provides that, in the event of foreclosure or for any other reason, the project no longer qualifies as a project meeting the requirements of student housing, the project will either:
- i. pay the Affordable Housing Fee plus interest from the date the project received its first construction document for the project if no affordable units were ever provided or, if affordable units were provided and occupied, then the Affordable Housing Fee with no interest is due on the date the units were no longer occupied by qualifying households; or
 - ii. provide the required number of on-site affordable units required at time of original project approval and that those units shall be subject to all of the requirements of this Program.
28. **Student Housing Monitoring.** Per Planning Code Section 415, the Project is required to provide information to the Mayor's Office of Housing (MOH) as follows:

The Mayor's Office of Housing and Community Development (MOHCD) is authorized to monitor the Student Housing program described in subsection 415.3 (f)(5) and shall develop a monitoring form. An annual monitoring fee of \$792 per building exempted from the Inclusionary Housing Program pursuant to Section 415.3(f)(5) shall be paid to MOHCD by the owner of the real property or the Post-Secondary Educational Institution or Religious Institutions, as defined in Section 102 of this Code. Beginning with the setting of fees for fiscal year 2018-2019, the Controller shall annually adjust the base monitoring fee amount referenced in this subsection (f)(5)(C) without further action by the Board of Supervisors, to reflect the changes in the two-year Consumer Price Index (CPI) change for the San Francisco/San Jose Primary Metropolitan Area (PMSA).

This process shall occur as follows:

- No later than May 15 of each year, the Controller shall file a report with the Board of Supervisors reporting the new monitoring fee and certifying that the fees to be collected will produce sufficient revenue to support the costs of providing the services for which the fee is charged and will not produce revenue that exceeds the costs of providing the services for which the fee is paid.
- No later than July 1 of each year, MOHCD will publish on its website the current monitoring fee amount inclusive of the annual adjustment, and also make the fee amount available upon request at MOHCD's main office.
- The owner of the real property and each Post-Secondary Educational Institution or Institutions shall agree to submit annual documentation to MOHCD and the Planning Department, along with the annual monitoring fee, on or before December 31 of each year, which addresses the following:

- Evidence that the Post- Secondary Educational Institution continues to own or otherwise control the Student Housing project under a master lease or other contractual agreement with at least a two-year term, including a certificate from the owner of the real property and the Post-Secondary Educational Institution attaching a true and complete copy of the master lease or other contractual agreement (financial information may be redacted to the extent permitted by law) and certifying that the lease or contract has not otherwise been amended or terminated; and
- Evidence, on an average annualized basis, of the percentage of students in good standing enrolled at least half-time or more in the Post-Secondary Educational Institution or Institutions who are occupying the beds or accessory living space in the Student Housing project; and
- The owner of the real property records a Notice of Special Restrictions (NSR) against fee title to the real property on which the Student Housing is located that states the following:
 - a. The Post-Secondary Educational Institution, or the owner of the real property on its behalf, must file a statement with the Department if it intends to terminate the Student Housing project at least 60 days before it terminates such use (“statement of termination”);
 - b. The Student Housing project becomes subject to the Inclusionary Housing Ordinance requirements applicable to Housing Projects other than Qualified Housing Projects if (1) a Post-Secondary Educational Institution files a statement of termination with the Department and another Post-Secondary Educational Institution or Institutions have not been substituted or obligated to meet the requirements of this subsection (f)(5)³; or (2) the owner of the real property or the Post-Secondary Educational Institution fails to file a statement of termination and fails to meet the requirements for a Student Housing project, then within not more than one year of a Notice Of Violation issued by the Planning Department;
 - c. If units in a Student Housing project become subject to the Inclusionary Housing Ordinance then the owner of those units shall (1) pay the Affordable Housing Fee plus interest from the date the project received its first construction document for the project if there is no evidence the project ever qualified as Student Housing or, if Student Housing was provided and occupied, then the Affordable Housing Fee with no interest is due on the date the units were no longer occupied by qualifying households and interest would accrue from that date if the fee is not paid; or (2) provide the required number of on-site affordable units required at time of original project approval and that those units shall be subject to all of the requirements of this Program. In this event, the owner of the real property shall record a new NSR providing that the designated units must comply with all of the requirements of this Program.
 - d. The Post-Secondary Educational Institution is required to report annually as required in subsection (f)(5)(D)³ above;
 - e. The City may commence legal action against the owner and/or Post- Secondary Educational Institution to enforce the NSR and the terms of Article 4 of the Planning Code and Planning Code Section [415](#) *et seq.* if it determines that the project no longer meets the requirements for a Student Housing project; and

- f. The Student Housing project may be inspected by any duly authorized City employee to determine its status as a Student Housing project and its compliance with the requirements of this Code at any time upon at least 24 hours' prior notice to the owner of the real property or to the master lessee.

OPERATION

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

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

30. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

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

31. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

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

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

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

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

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

33. **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



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 188 HOOPER ST
RECORD NO.: 2016-001557ENX

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	51,554	51,554	0
Residential	0	133,634	133,634
Commercial/Retail	0	8,000	8,000
Office	0	0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0
Parking	4,000	0	-4,000
Usable Open Space	5,760	10,999	+5,239
Public Open Space	0	10,599	10,599
Other (Institutional)	45,437	24,000	-21,437
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Affordable	0	0	0
Hotel Rooms	0	0	0
Parking Spaces	10	0	-10
Loading Spaces	0	0	0
Car Share Spaces	0	0	0
Bicycle Spaces	0	193	193
Number of Buildings	4	2	-2
Number of Stories	2	5	+3
Height of Building(s)	Varies	56	Varies
Other ()			



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 1140 07TH ST
RECORD NO.: 2018-007182CUA

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

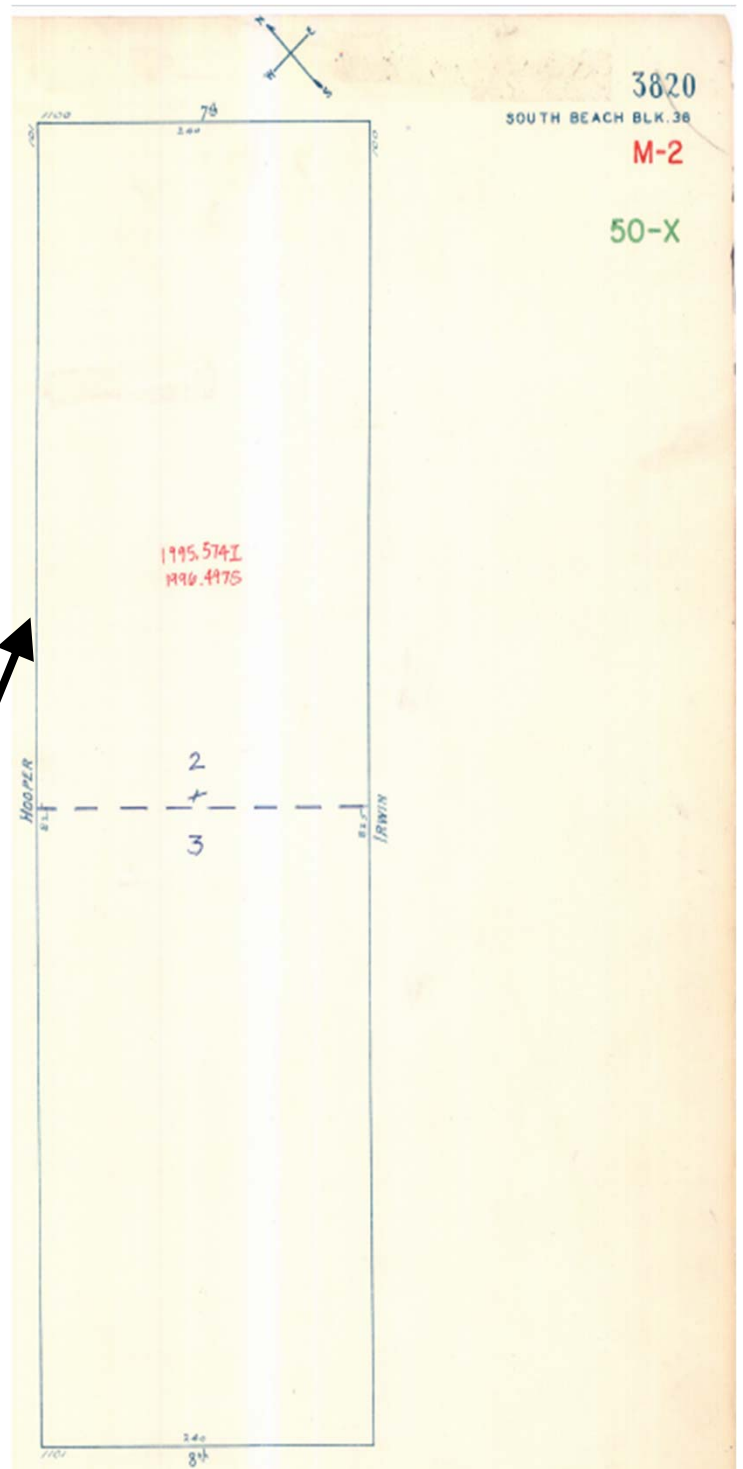
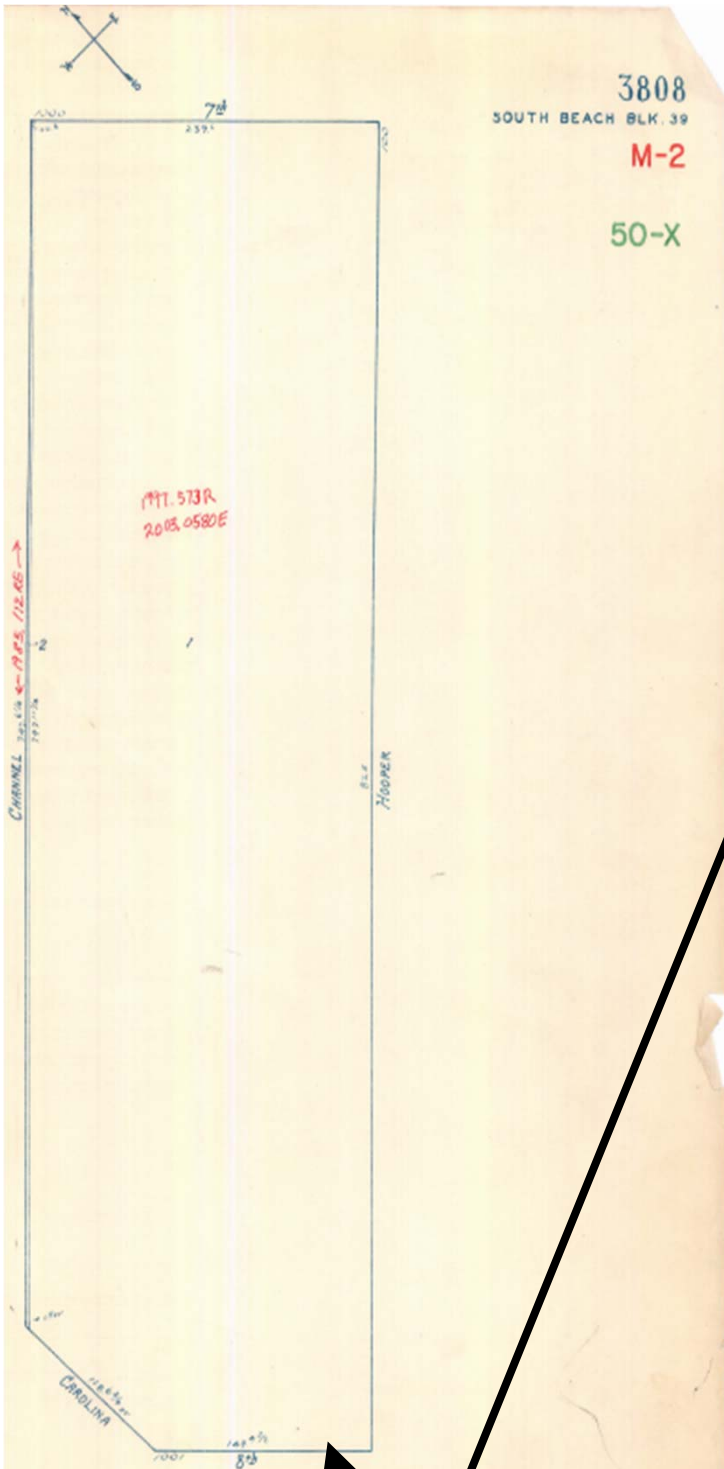
Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	198,000	198,000	0
Residential	0	0	0
Commercial/Retail	0	0	0
Office	0	0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0
Parking	0	0	0
Usable Open Space	--	--	--
Public Open Space	--	--	--
Other (Institutional)	146,830	243,330	+96,500
TOTAL GSF	146,830	243,330	96,500
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Affordable	0	0	0
Hotel Rooms	0	0	0
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Car Share Spaces	0	0	0
Bicycle Spaces	92	133	+41
Number of Buildings	1	2	-1
Number of Stories	2	4	+2
Height of Building(s)	Vacant	58	+58
Other ()			

Parcel Map



SUBJECT PROPERTY

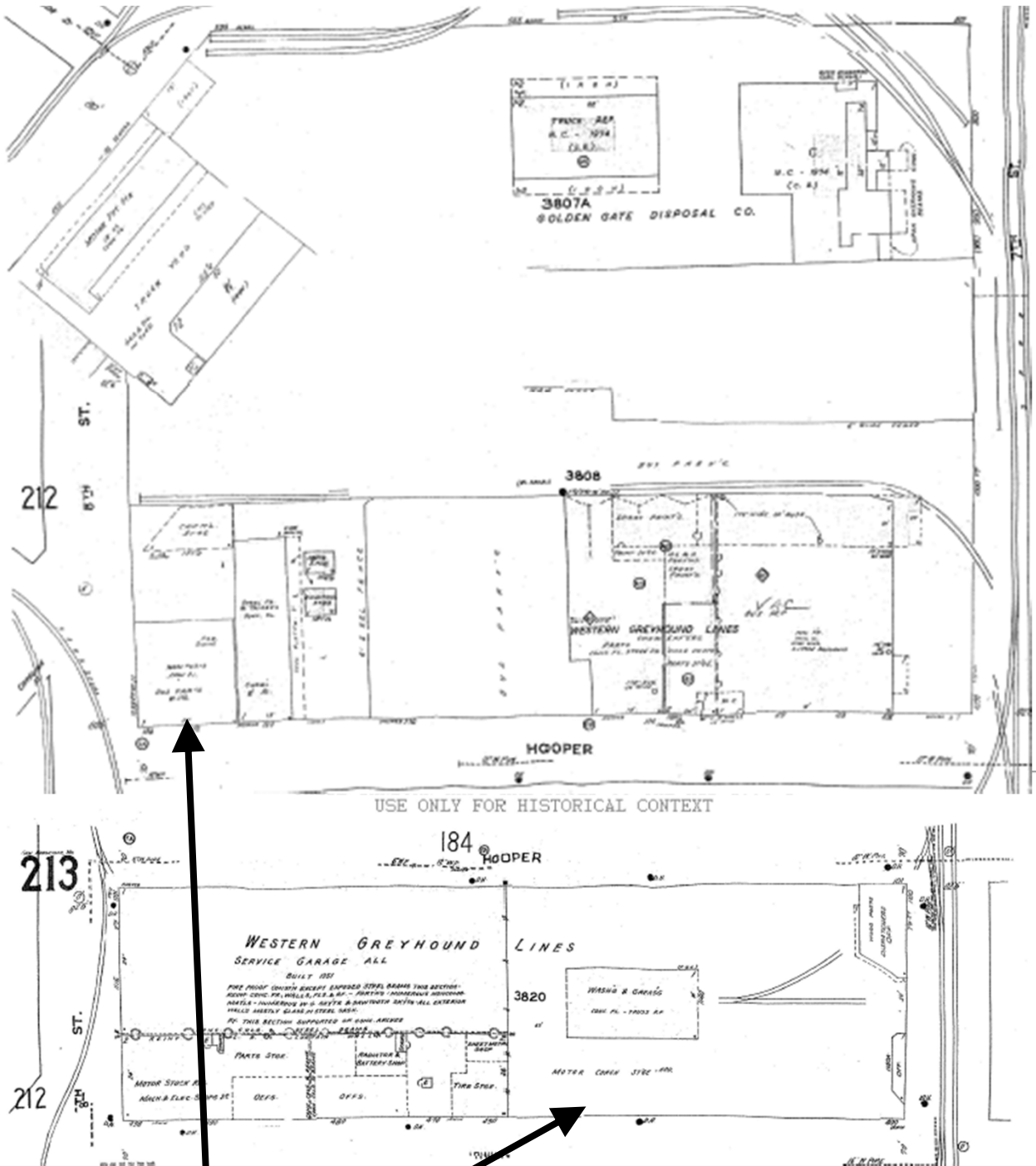
Large Project Authorization & Conditional Use Authorization-Planned Unit Development Hearing

Case Nos. 2016-001557ENX & 2018-007182CUA

188 Hooper Street; 1111 8th Street; and 1140 7th Street



Sanborn Map*



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

SUBJECT PROPERTY

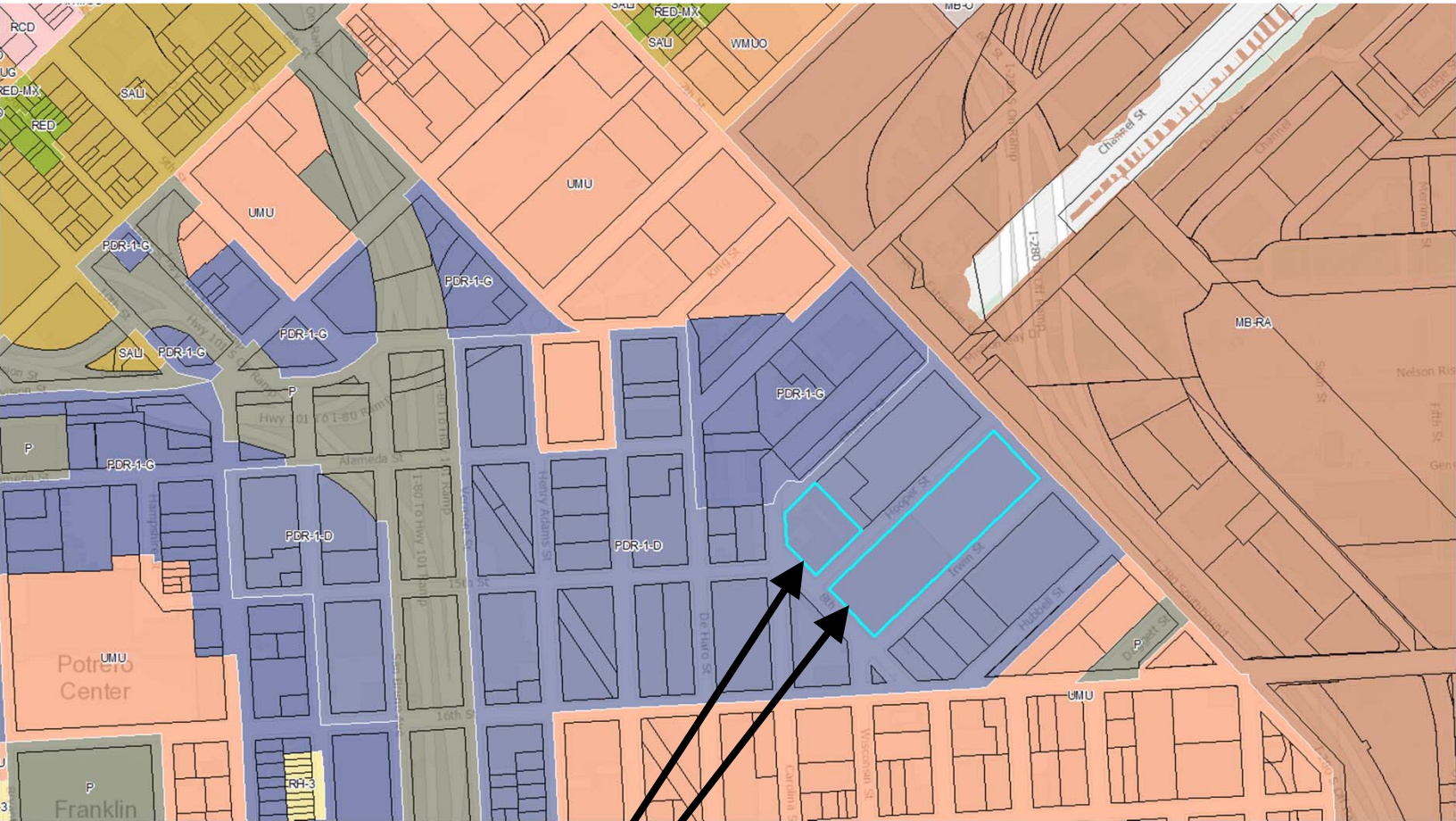
Large Project Authorization & Conditional Use Authorization-Planned Unit Development Hearing

Case Nos. 2016-001557ENX & 2018-007182CUA



188 Hooper Street; 1111 8th Street; and 1140 7th Street

Zoning Map



SUBJECT PROPERTY

Large Project Authorization &
Conditional Use Authorization-Planned Unit
Development Hearing

Case Nos. 2016-001557ENX & 2018-
007182CUA

188 Hooper Street; 1111 8th Street; and 1140
7th Street



Height & Bulk Map



SUBJECT PROPERTY

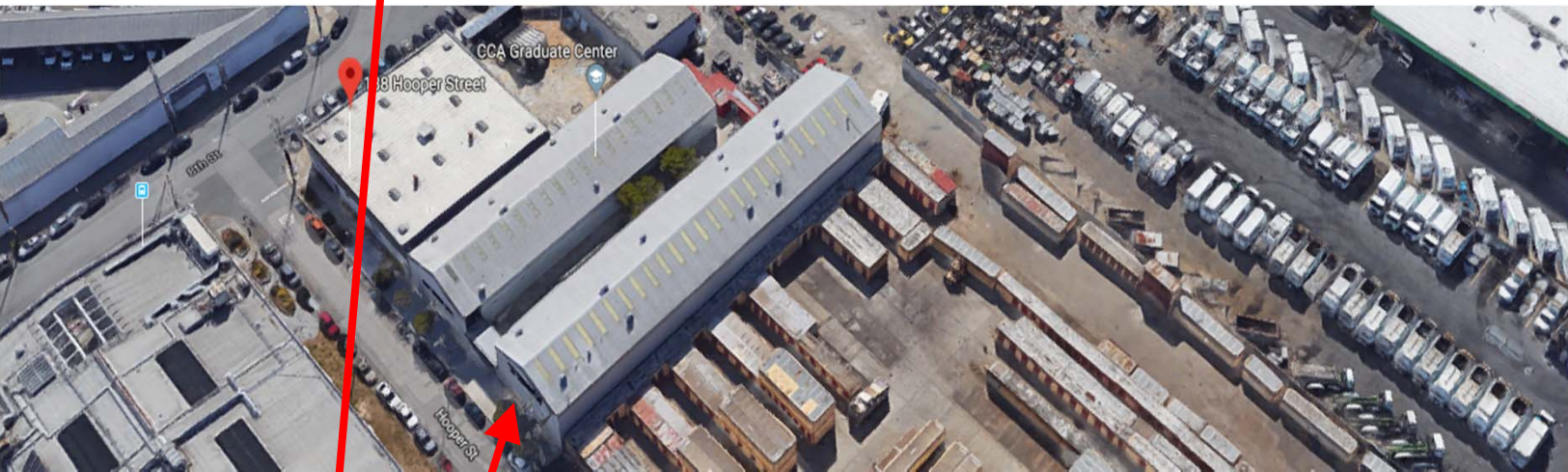
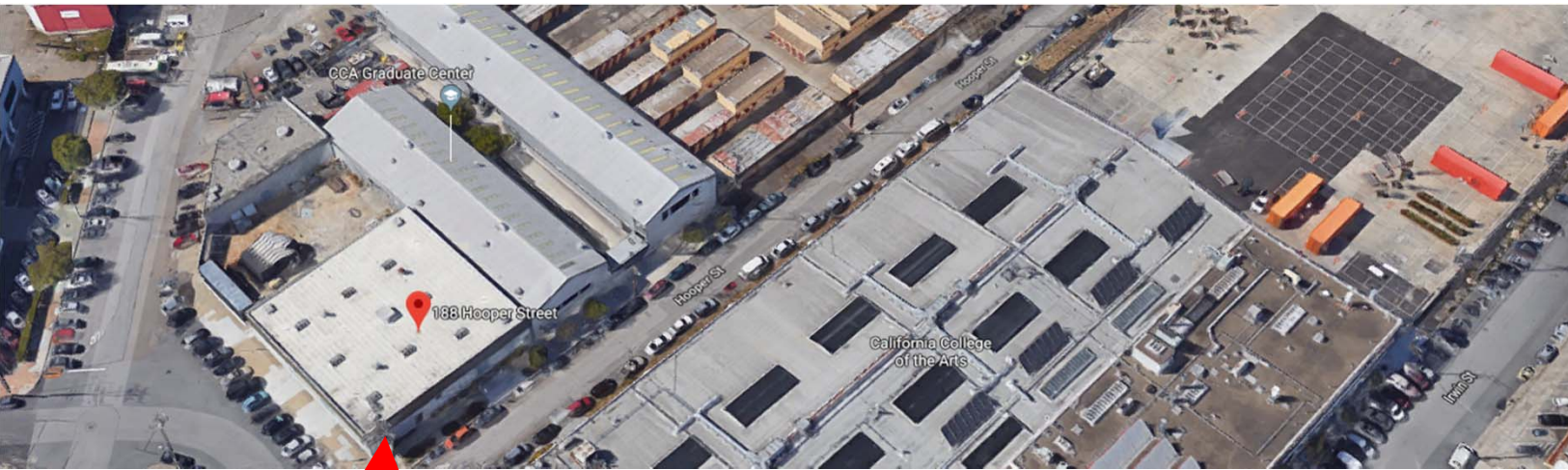
Large Project Authorization &
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Development Hearing

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007182CUA

188 Hooper Street; 1111 8th Street; and 1140
7th Street



Aerial Photographs of 188 Hooper Street



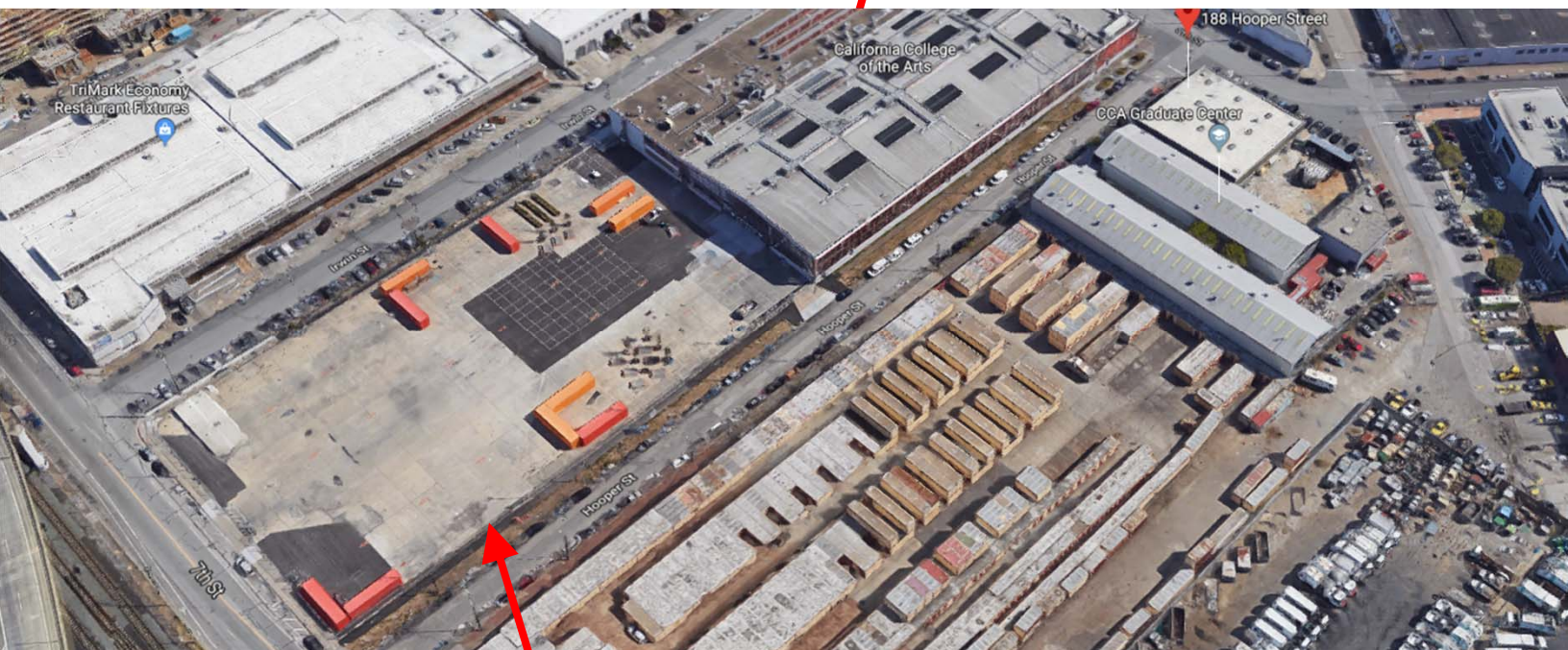
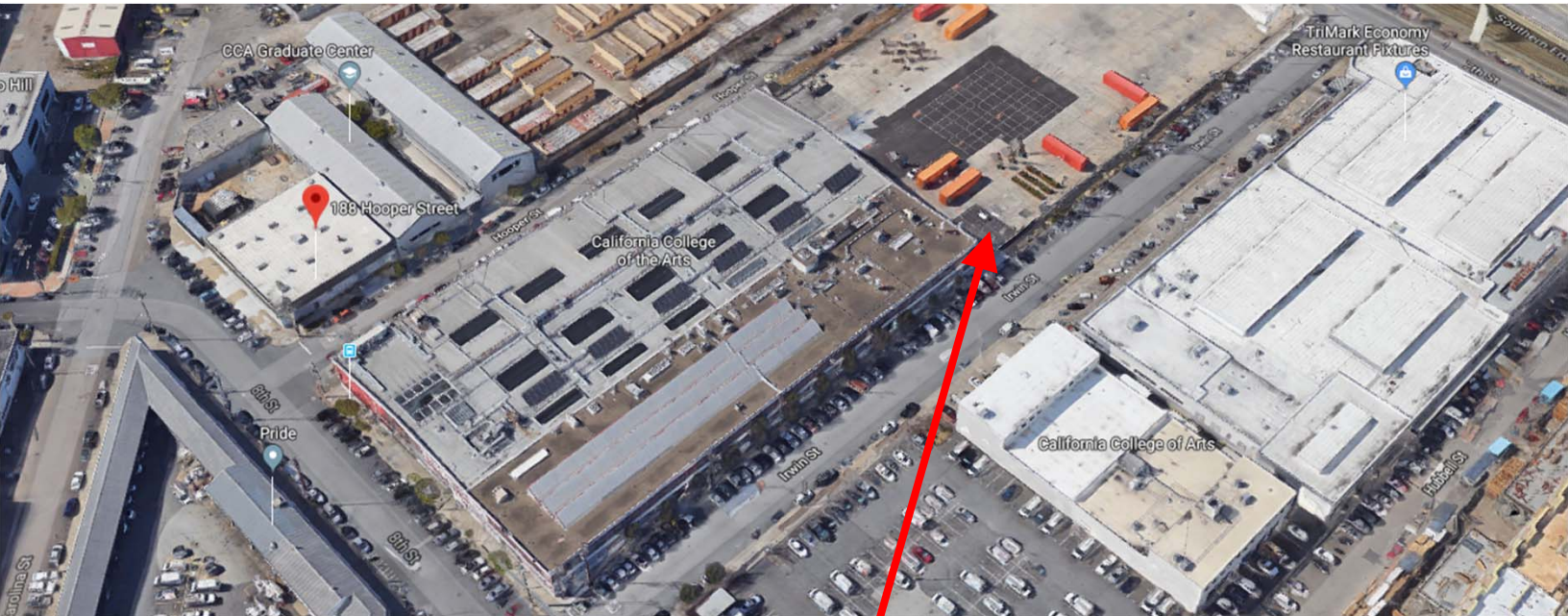
PROJECT SITE

Large Project Authorization &
Conditional Use Authorization-Planned Unit
Development Hearing

Case Nos. 2016-001557ENX & 2018-
007182CUA

188 Hooper Street; 1111 8th Street; and 1140
7th Street

Aerial Photographs of 1111 & 1140 8th Street



PROJECT SITE

Large Project Authorization & Conditional Use Authorization-Planned Unit Development Hearing

Case Nos. 2016-001557ENX & 2018-007182CUA

188 Hooper Street; 1111 8th Street; and 1140 7th Street

Site Photographs of 188 Hooper Street



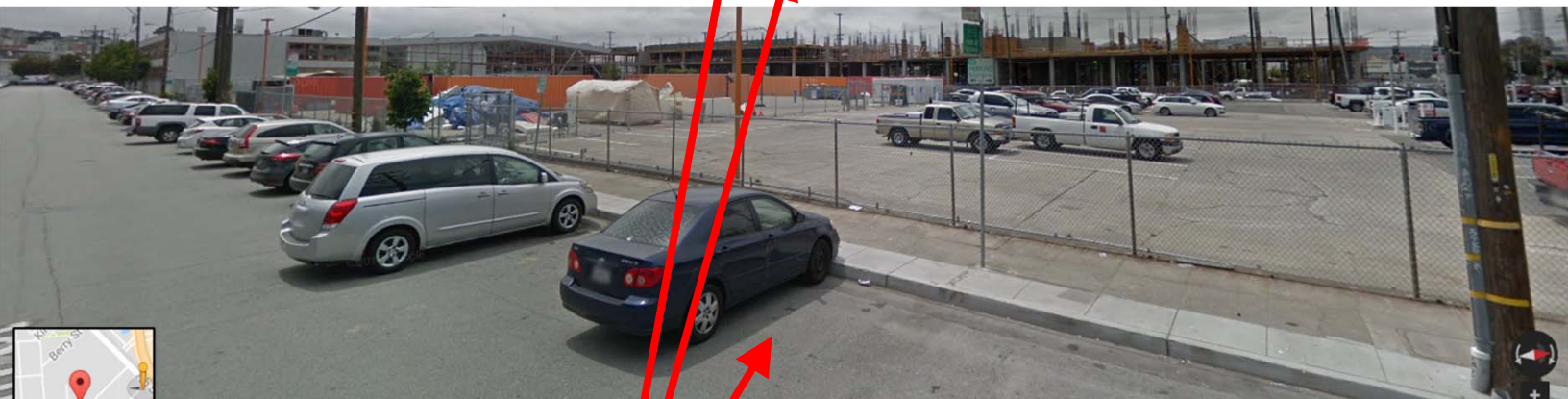
PROJECT SITE

Large Project Authorization &
Conditional Use Authorization-Planned Unit
Development Hearing

Case Nos. 2016-001557ENX & 2018-
007182CUA

188 Hooper Street; 1111 8th Street; and 1140
7th Street

Site Photographs of 1111 & 1140 8th Street



PROJECT SITE

Large Project Authorization & Conditional Use Authorization-Planned Unit Development Hearing

Case Nos. 2016-001557ENX & 2018-007182CUA

188 Hooper Street; 1111 8th Street; and 1140 7th Street

Project Sponsor Submittal: CCA Sponsor Letter

Large Project Authorization &
Conditional Use Authorization-Planned Unit
Development Hearing

**Case Nos. 2016-001557ENX & 2018-
007182CUA**

188 Hooper Street; 1111 8th Street; and 1140
7th Street

REUBEN, JUNIUS & ROSE, LLP

June 15, 2018

Delivered Via Email

Rich Hillis, President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, California 94103

Re: California College of the Arts, Campus Unification Project
188 Hooper Street, 1140 7th Street, 1111 8th Street
Planning Department Case No. 2016-001557
Hearing Date: June 28, 2018
Our File No.: 8940.09

Dear President Hillis and Commissioners:

This office represents California College of the Arts (“CCA” or the “College”), which is pleased to be presenting its campus unification project to you on June 28, 2018. This hearing follows the presentation of CCA’s updated IMP on January 18, 2018. The proposal includes a new student housing building at 188 Hooper Street and a new academic building at 1140 7th Street, plus minor interior improvements and sustainability upgrades to the existing academic building at 1111 8th Street (collectively, the “Project”). The Project is consistent with the Art & Design Educational Special Use District, which was adopted by the Board of Supervisors in 2013 to facilitate the expansion of CCA’s campus and allow it to develop student housing in a PDR Zoning District.

CCA currently maintains two campuses in the San Francisco Bay Area: one in Oakland and one in San Francisco. The Project would unify CCA’s campus in the Showplace Square/Potrero neighborhood of San Francisco. The unification would expand the College’s existing San Francisco campus and further the neighborhood’s development as a design and manufacturing hub.

A. Project Description

CCA is a private, nonprofit institution, offering a curriculum in fine art, architecture, design, and writing. The College has served the Bay Area through its programs for 110 years,

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin
Tuija I. Catalano | Jay F. Drake | Matthew D. Visick | Lindsay M. Petrone | Sheryl Reuben¹
Thomas Tunny | David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight
Chloe V. Angelis | Corie A. Edwards | Coryn E. Millslagle | Jared Eigerman^{2,3} | John McInerney III²

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

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and has endeavored to maintain its campuses as assets to its students and to the surrounding community. Development proposed by the campus unification Project would include the following key components:

Student Housing Project. CCA is proposing to construct 520 beds of student housing at 188 Hooper, adjacent to the existing graduate center building on that property, which would remain. The five-story building would serve primarily lower level undergraduate students in single, double and triple occupancy units. The project would provide 8,000 square feet of food services on the ground floor, and 12,560 square feet of common areas, including gathering, kitchen, and study spaces. Interconnected courtyards at the ground level provide 10,999 square feet of outdoor open space, including an existing shared courtyard adjacent to the graduate center. A 400 square foot balcony at the fifth floor would provide additional outdoor open space.

Pursuant to the LPA, the Student Housing Project seeks exceptions for the following Planning Code requirements:

- Rear Yard (Section 134): Rather than a typical rear yard, the Project proposes to provide two 24-foot wide open areas that would stretch along the width of the site from Hooper Street to Channel Street, providing approximately 10,999 square feet of open area.
- Active Use (Section 145.1(c)(3)): Most of the Project's three frontages are lined with active uses, including food services, student housing lobby, and administrative space for CCA. CCA requests an exception to allow bike parking within the first 25 feet of depth on Hooper Street and for a supplies-receiving area and ground-floor student housing unit on the Channel Street frontage. Channel Street functions as a service alley for the Project and the adjoining development at 100 Hooper Street.
- Ground Floor Height (Section 145.1(c)(4)): A minimum ground-floor height of 17 feet is meant to facilitate PDR use. The Student Housing Project proposes a ground floor height of 14 feet, 6 inches, and therefore requires an exception from this provision. This exception will allow CCA to maximize the number of student housing units while staying within the height limit and preserving the adjacent graduate center building.
- Off-Street Loading (Section 152.1): Rather than the required one off-street loading space, CCA proposes two on-street loading spaces, one on Channel Street, and a second along Hooper Street. The exception will allow CCA to most efficiently use the property for its student housing and institutional uses, rather than providing an area

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appropriate for on-site vehicle use. On-street loading is adequate to serve the limited loading demand generated by move-in/move-out activities in the furnished student housing units and the on-site food services.

- Mid-Block Alleys (Section 270.2): While the Project provides two through-block connections on the Property, both of which would link Hooper Street to Channel Street, CCA is requesting an exception from Section 270.2 because the two through-block connections cannot comply with all of the design and performance standards enumerated in Section 270.2. In particular, the passages will not be open 24 hours a day. As the Project provides student housing for mostly undergraduate students (primarily 18-20-year-olds), CCA needs to be able to regulate the flow of people through its campus in order to ensure the safety of its student residents.

New Academic Building. In order to accomplish the unification of both Bay Area campuses in San Francisco, CCA is also proposing to construct a new instructional building on the vacant lot at 1140 7th Street. The new building would provide 96,500 square feet of arts education space, including studios, design labs, classrooms, and fabrication shops. A courtyard would span the length of the property between the new building and the existing 1111 8th Street building, and the unique “double ground” design would provide abundant outdoor open spaces for student use.

CCA is requesting one exception for the new academic building in conjunction with approval of the PUD. Section 145.5 requires a minimum floor-to-floor height of 17 feet on the ground floor. The new academic building is designed with a first floor height of 15 feet. The 15-foot ground floor ceiling height allows for the construction of a 2- to 4-story, 58-foot tall building, with at least 13-foot ceilings above the ground floor. These higher than average ceiling heights on the upper floors are necessary to accommodate studio and maker spaces throughout the building.

Renovations at 1111 8th Street. Concurrent with construction of the new academic building at 1140 7th Street, CCA would also make minor interior tenant improvements and sustainability upgrades to the existing instructional building at 1111 8th Street. This would bring the structure up to contemporary sustainability and comfort standards. While this building is already a Top Ten Green Building and among the largest solar heated buildings in San Francisco, the College plans to take advantage of advances in sustainability technologies that have evolved since the property was last renovated 20 years ago.

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B. Project Benefits

The Project would result in the following benefits:

- **Provide affordable student housing for 520 students.** To continue to attract and retain students in the face of San Francisco’s housing shortage and high rents, CCA has aggressively grown its student housing portfolio. The student housing portion of the project will create affordable on-campus housing for 520 CCA students, who would otherwise compete for market rate housing city-wide. This would complement CCA’s current student housing under lease at 1321 Mission Street (200 beds) and under construction at 75 Arkansas Street (228 beds).
- **Activate a large vacant block and create a lively urban campus.** The new academic building at 1140 7th Street will activate a large block with a modern, porous building with a unique “double ground” design and abundant greenery. Combined with the new student housing building across the street on Hooper Street, the Project will create a cohesive urban campus in the heart of Showplace Square. The expanded campus will complement the PDR, PlaceMade manufacturing incubator, and office buildings next door at 100 Hooper Street and will contribute to neighborhood’s development into an art, design, and making destination.
- **Further the intent of the Arts & Design Education SUD.** The Art and Design Educational Special Use District was created specifically to “to facilitate the continued operation of the California College of the Arts campus at 1111 Eighth Street . . . while providing an appropriate regulatory scheme for a potential phased expansion of the campus in the future.” The Project proposes exactly the kind of development that the SUD envisions, and will provide for the growth of a venerable educational institution in San Francisco.
- **Public Realm Improvements.** Construction of the new student housing and academic buildings will allow CCA to provide a number of public realm improvements at both properties, including 68 Class 2 bicycle parking spaces; up to 74 new street trees; streetscape improvements along all project frontages, including several new bulbouts and new street furniture; and the buildout of Channel Street along the student housing project frontage—continuing the buildout completed along the frontage of 100 Hooper.
- **CCA’s expansion would complement the growth of the neighborhood.** When CCA moved to Showplace Square/Potrero in 1995 from its 17th and De Haro location, the neighborhood was characterized primarily by light manufacturing and there were many

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underdeveloped parcels. Much has changed in the past 22 years, and CCA has played an instrumental role in these changes. CCA's San Francisco expansion would complement the growth and development occurring in the neighborhood—bringing in potential patrons of the new small businesses and providing opportunities for partnerships between the College and Showplace Square's growing manufacturing and design industry.

- **Zero Parking/Shuttle Service.** In keeping with the City's transit-first policies and the College's own sustainability goals, CCA does not propose any new off-street parking. Instead, CCA will reduce travel demand by building new student housing on campus and implementing a Transportation Demand Management program. To provide easy access to regional rail transit, CCA participates in the Mission Bay Shuttle program. The Mission Bay Shuttle provides direct access between the Civic Center BART/Muni Station, CCA's student housing at 1321 Mission Street, CCA's campus, and the T-Third light rail line.
- **On-street parking.** Because on-street parking is important for neighboring businesses and CCA's own needs, CCA has sought to maintain as much on-street parking supply as possible while complying with the Better Streets Plan. CCA's preferred streetscape plan would maintain approximately 139 parking spaces on the streets surrounding the site, a change of approximately 18 from current conditions. Maintaining the existing perpendicular parking on Irwin Street—a one-block long, low-traffic street—is key to avoiding a further loss of 42 additional parking spaces along Irwin Street.
- **Construction parking and staging.** A portion of the 1140 Seventh Street site is currently used as a 77-space temporary off-street parking lot, serving contractors building the 100 Hooper project and CCA's student housing at 75 Arkansas Street. This lot will also serve as off-street parking and construction staging for the Project. Upon completion, the parking lot use will be terminated and the area will be converted into a multipurpose outdoor space for recreation, making and learning.

C. Conclusion

CCA is eager to unify its Bay Area campus here in San Francisco and is excited to contribute to the positive evolution of the Showplace Square/Potrero neighborhood with its new academic and student housing buildings.

We look forward to presenting the Project to you on June 28. Please feel free to reach out to me before then with any questions at 415-567-9000.

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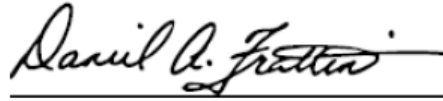
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REUBEN, JUNIUS & ROSE, LLP

President Rich Hillis
San Francisco Planning Commission
June 15, 2018
Page 6

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Daniel A. Frattin

cc: Dennis Richards, Commission Vice-President
Rodney Fong, Commissioner
Joel Koppel, Commissioner
Myrna Melgar, Commissioner
Kathrin Moore, Commissioner
Esmeralda Jardines, Project Planner
Josh Pollak, Environmental Planner

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Project Sponsor Submittal: Architectural Drawings for 1140 7th Street (Academic Building) & 188 Hooper (Student Housing)

Large Project Authorization &
Conditional Use Authorization-Planned Unit
Development Hearing

Case Nos. 2016-001557ENX & 2018-007182CUA

188 Hooper Street; 1111 8th Street; and 1140
7th Street

CALIFORNIA COLLEGE OF THE ARTS

1 1 4 0 7 t h S t r e e t & 1 8 8 H o o p e r S t r e e t
 S a n F r a n c i s c o , C a l i f o r n i a 9 4 1 0 7
 J u n e 1 5 t h , 2 0 1 8

California College of the Arts

CLIENT
 5212 BROADWAY
 OAKLAND, CA 94618
 510.594.3600

ELEVENT PROJECT MANAGEMENT, LLC
 OWNERS REP
 1537 FOURTH ST #190
 SAN RAFAEL, CA 94901
 415.310.4910

Project Narrative

Overview:

CCA proposes to consolidate its Oakland and San Francisco campuses at the site of the existing San Francisco campus. To that end, the College is currently proposing two new facilities at the existing campus - a student housing building at 188 Hooper and a new academic building at 1140 7th Street. CCA would also complete interior renovations at the existing academic building at 1111 8th Street.

The consolidation will allow for all of the College's students and faculty to be based in one place. Approximately 35% of CCA's undergraduate students (about 525 students) are based in Oakland, as well as 30% of the faculty (85 positions), and 30% of the staff (84 positions). With the completion of the Project, these students, faculty and staff would move to the San Francisco campus.

There are no back-up generators for either building.

1140 7th Street, Academic Building:

In order to accommodate CCA's entire student body in San Francisco, the College proposes to construct a new academic building on the vacant portion of the lot at 1111 8th Street / 1140 7th Street. The new building would provide up to 125,000 SF of arts education space including studios, design labs, classrooms and fabrication shops. The structure would step from two to four stories with a maximum height of 58'-0". The building will be supported on auger cast piles. The project includes a number of public realm improvements on this site.

188 Hooper Street, Residential Building:

The College proposes to construct a new residential building at 188 Hooper to provide housing for up to 520 students. The project sponsors propose to demolish existing one- and two-story institutional buildings on the site used for graduate programs and to construct a five-story building with a maximum height of 58'-0". The existing 24,000 sf building on the same lot at 184 Hooper will remain.

The new building consists of approximately 134,000 sf of building area. Currently conceptualized, 8,500 sf of food services would be located on the project's ground floor. Student rooms would be located on level one through five with common meeting and cooking areas. Student rooms will consist of single, double, triple and quad-occupancy rooms.

The building will be supported on 40'-0" deep torque or drilled displacement pile foundation system. Construction of the proposed project would require excavation of around 3+ below ground surface and removal of approximately less than 1,000 cubic yards of soil to accommodate the building's foundation system. Project construction would take approximately 18 months to complete.



2 LOCATION MAP - SAN FRANCISCO, CALIFORNIA
 SCALE: NTS

Planning Submission Drawing Index

1140 7TH STREET:

- GENERAL**
 G-000 TITLE SHEET-DRAWING INDEX
 G-001 PROJECT INFORMATION
 G-002 ABBREVIATIONS, SYMBOLS, MATERIAL LIST & BOARDS
 G-003 SITE PHOTOS

- LANDSCAPE**
 L-010 STREET IMPROVEMENT PLAN
 L-101 LANDSCAPE PLAN GROUND LEVEL
 L-102 LANDSCAPE PLAN DOUBLE GROUND

- CIVIL**
 C-000 CIVIL NOTES, ABBREV., & KEY PLAN
 C-120 STREET IMPROVEMENT PLAN
 C-121 STREET IMPROVEMENT PLAN
 C-122 STREET IMPROVEMENT PLAN

- ARCHITECTURAL**
 A-009 EXISTING SITE PLAN
 A-010 SITE PLAN
 A-020 BUILDING 3D VIEWS
 A-030 EXTERIOR RENDERINGS

- A-100 LEVEL 1 PLAN
 A-101 LEVEL 2-4 PLAN
 A-102 ROOF PLAN

- A-200 BUILDING ELEVATIONS
 A-201 BUILDING ELEVATIONS PAVILIONS

- A-300 BUILDING SECTIONS
 A-301 BUILDING SECTIONS

188 HOOPER STREET:

- 1 TITLE SHEET
 2 RENDERING FROM HOOPER STREET
 3 RENDERING FROM CHANNEL STREET
 4 RENDERING FROM COURTYARD
 5 EXISTING & DEMOLITION PLAN
 6 SITE PLAN
 7 GROUND FLOOR PLAN
 8 SECOND FLOOR PLAN
 9 THIRD FLOOR PLAN
 10 FOURTH FLOOR PLAN
 11 FIFTH FLOOR PLAN
 12 ROOF PLAN
 13 CROSS SECTION
 14 CROSS SECTION
 15 LONGITUDINAL SECTION
 16 WEST ELEVATION
 17 NORTH ELEVATION
 18 SOUTH ELEVATION
 19 EAST ELEVATION
 20 UNIT PLAN - TYPE 3 SINGLE
 21 UNIT PLAN - TYPE 6 DOUBLE
 22 UNIT PLAN - TYPE 11B 4BR
 23 PROJECT DATA

ADDITIONAL INFORMATION

- C-5 PRELIMINARY UTILITY PLAN
 15424CUR.DWG PHOTOMETRICS

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	0	0	520 beds	520 beds
Hotel Rooms	0	0	0	0
Parking Spaces	~10	0	0	0
Loading Spaces	2	2	1 off-street	5
Number of Buildings	5	2	2	4
Height of Building(s)	up to 35'	-	57'-1" - 58'	57'-1" - 58'
Number of Stories	1-2	-	2-5	2-5
Bicycle Spaces	65 Class 1, 24 Class 2	65 Class 1, 24 Class 2	174 Class 1, 44 Class 2	239 Class 1, 68 Class 2
GROSS SQUARE FOOTAGE (GSF)				
Residential	0	0	133,634* sf	133,634* sf
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
PDR Production, Distribution, & Repair	0	0	0	0
Parking	~ 4,000 sq. ft.	0	0	0
Other (Institutional)	182,830 sf	170,830 sf	96,500 sf	267,330 sf
Other ()	0	0	-	-
Other ()	-	-	-	-
TOTAL GSF	182,830 sf (plus surface parking)	170,830 sf	230,134 sf	400,964 sf

Please provide a narrative project description that summarizes the project and its purpose or describe any additional features that are not included in this table. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable. **THIS SECTION MUST BE COMPLETED.**

*Includes 8,000 sf of dining hall use and 1,000 sf of administrative institutional use.

1 PROJECT SUMMARY TABLE
 SCALE: NTS

CALIFORNIA COLLEGE OF THE ARTS

1 1 4 0 7 t h S t r e e t
S a n F r a n c i s c o , C a l i f o r n i a 9 4 1 0 7

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Surface Design

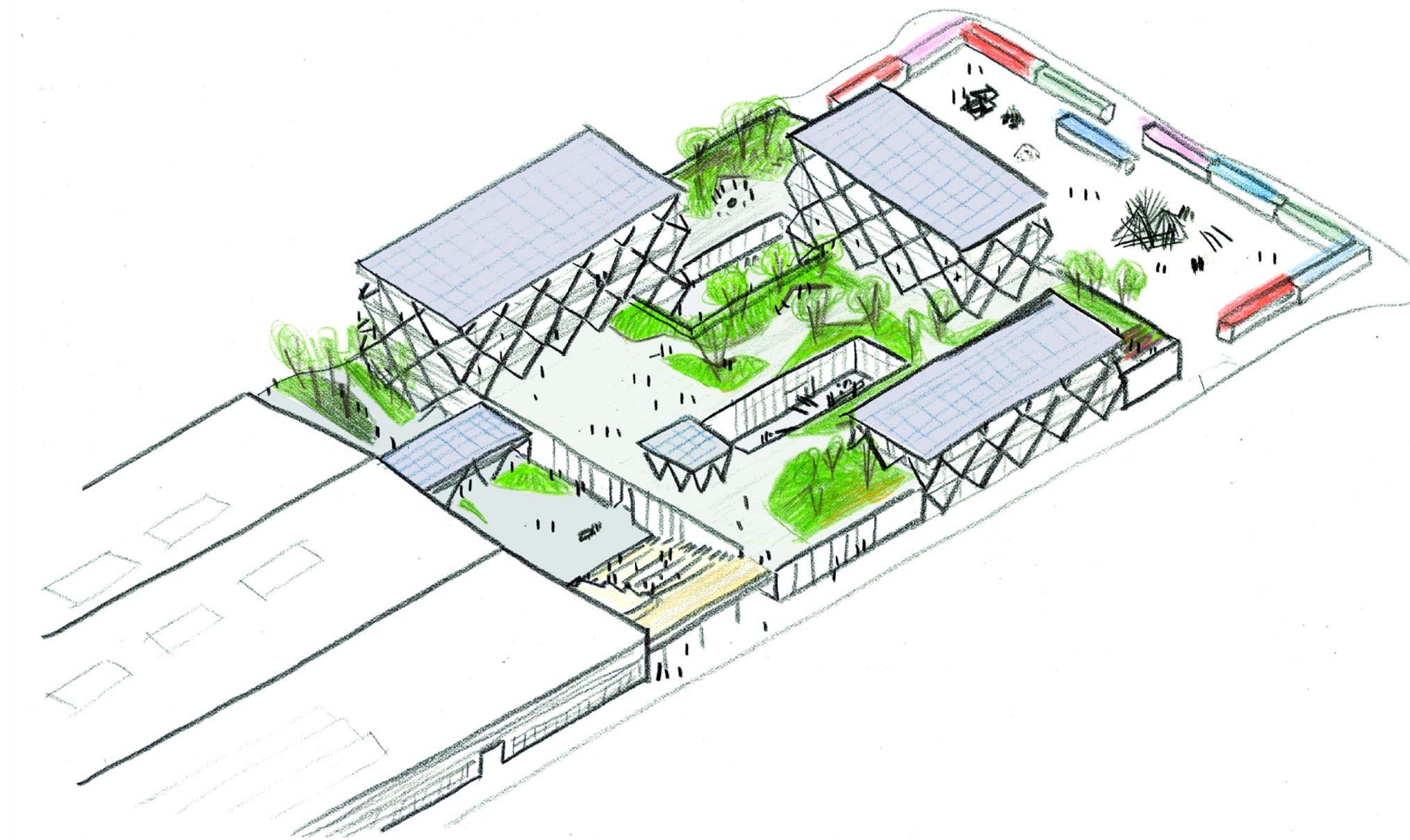
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2 DOUBLE GROUND BUILDING CONCEPT SKETCH
SCALE: NTS



1 LOCATION MAP - SAN FRANCISCO, CALIFORNIA
SCALE: 1" = 300'

JUNE 8, 2018

1140 7TH STREET: DRAWING INDEX

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A-300 BUILDING SECTIONS
A-301 BUILDING SECTIONS

BUILDING INFORMATION

PLANNING DATA

PROJECT ADDRESS: 1140 7TH STREET & 450 IRWIN STREET
 CROSS STREETS: HOOPER STREET, 7TH STREET & IRWIN STREET
 BLOCK AND LOT: 3820 / 004
 LOT AREA: 198,000 SF
 LOT DIMENSIONS: 240'-0" X 845'-0"
 ZONING DISTRICT: PDR-1-D, PRODUCTION, DISTRIBUTION & REPAIR - 1 - DESIGN
 HEIGHT & BULK DISTRICT: 58' HEIGHT LIMIT AND X BULK DISTRICT
 PLANNING QUADRANT: SOUTHEAST
 PLANNING DISTRICT: DISTRICT 9, SOUTH OF MARKET
 SPECIAL USE DISTRICT: ARTS AND DESIGN EDUCATION
 LANDMARK STATUS: C - NO HISTORIC RESOURCE PRESENT / NOT AGE ELIGIBLE

USE + BUILDING INFORMATION

CONSTRUCTION TYPE: LEVEL 1: TYPE I-A PODIUM (PLINTH)
 LEVELS 2-4: TYPE V-8 PAVILIONS
 STORIES OF OCCUPANCY: TWO - FOUR STORIES
 BASEMENTS: 0
 PROPOSED BUILDING AREA: 96,500 SF
 PROPOSED BUILDING HEIGHT: 58'-0" TOTAL HEIGHT
 EXISTING BUILDING USE: POST-SECONDARY EDUCATION
 PROPOSED BUILDING USE: POST-SECONDARY EDUCATION
 OCCUPANCY GROUPS: B, BUSINESS & A-3, ASSEMBLY
 FIRE SPRINKLERS: YES, FULLY SPRINKLERED PER NFPA 13, COMBINED MANUAL WET CLASS 1 STANDPIPE AND SPRINKLER SYSTEM
 FIRE ALARM SYSTEM: YES
 FIRST HEIGHT: 17'-0" REQUIRED, 15'-0" PROVIDED
 THE 15'-0" GROUND FLOOR CEILING HEIGHT WILL FACILITATE EASIER VISUAL AND PHYSICAL ACCESS BETWEEN THE FIRST AND SECOND FLOORS, REINFORCING THE DESIGN CONCEPT OF A FULLY INTEGRATED MAKER GROUND AND COMMUNITY GROUND ON THOSE TWO FLOORS AS THE HEART OF THE NEWLY UNIFIED CCA ACADEMIC CAMPUS.
 NO. OF DWELLING UNITS: NONE

APPLICABLE CODES

2016 CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24
 PART 1 - 2016 CALIFORNIA ADMINISTRATIVE CODE
 PART 2 - 2016 CALIFORNIA BUILDING CODE (CBC)
 PART 3 - 2016 CALIFORNIA ELECTRICAL CODE (CEC)
 PART 4 - 2016 CALIFORNIA MECHANICAL CODE (CMC)
 PART 5 - 2016 CALIFORNIA PLUMBING CODE (CPC), SEE TABLE 422
 PART 6 - 2016 CALIFORNIA ENERGY CODE
 PART 9 - 2016 CALIFORNIA FIRE CODE
 PART 11 - 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
 PART 12 - 2016 CALIFORNIA REFERENCED STANDARDS
 2016 SAN FRANCISCO BUILDING CODE AMENDMENTS
 2016 SAN FRANCISCO FIRE CODE AMENDMENTS
 2016 SAN FRANCISCO GREEN CODE AMENDMENTS
 AB-93 SAN FRANCISCO GREEN CODE IMPLEMENTATION
 2016 CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 8
 ELEVATOR SAFETY AND CONSTRUCTION CODE
 SAN FRANCISCO STORMWATER MANAGEMENT REQUIREMENTS AND DESIGN GUIDELINES

ZONING ANALYSIS

FAR (FLOOR AREA RATIO): 4.0 TO 1 IN A 58-FOOT HEIGHT DISTRICT
 BASE FAR: 198,000 SF X 4.0 = 792,000 GSF ALLOWED
 OPEN SPACE REQUIREMENTS: NOT REQUIRED
 SETBACKS: NOT REQUIRED (FRONT, REAR & SIDE)

ACTUAL GROSS FLOOR AREA

	BUSINESS	ASSEMBLY
LEVEL ONE:	49,290 GSF	0 GSF
LEVEL TWO:	16,017 GSF	3,317 GSF
LEVEL THREE:	13,938 GSF	0 GSF
LEVEL FOUR:	13,938 GSF	0 GSF
TOTAL GSF:	96,500 GSF	3,317 GSF

PARKING + LOADING

BICYCLE PARKING CLASS ONE: 5 SPACES REQUIRED, 7 SPACES PROVIDED (1 SPACE FOR EVERY 20,000 SF)
 BICYCLE PARKING CLASS TWO: 10 SPACES REQUIRED, 10 SPACES PROVIDED (1 SPACE FOR EVERY 10,000 SF)
 OFF-STREET PARKING SPACES: NOT REQUIRED, NOT PROVIDED
 OFF-STREET LOADING SPACES: 1 NEW PROVIDED: 30'-0" L X 10'-6" W X OPEN ABOVE REQUIRED: 25'-0" L X 10'-0" W X 14'-0" H
 ON-STREET LOADING SPACES: 1 EXISTING ALONG IRWIN STREET AT CURB, 1 NEW ON-STREET LOADING ALONG HOOPER STREET

SHOWERS + LOCKERS

SHOWERS: 4 REQUIRED, 4 PROVIDED
 CLOTHES LOCKERS: 24 REQUIRED, 24 PROVIDED



CALIFORNIA COLLEGE OF THE ARTS SAN FRANCISCO, CALIFORNIA

GENERAL NOTES

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NOT FOR CONSTRUCTION

No.	Issued for	Date
03	PLANNING SUBMISSION	06/14/2018
02	SCHEMATIC DESIGN	03/02/2018
01	50% SD-PRICING SET	12/08/2017

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Project No: 15049	Date: 05/14/2018
Drawn: AH	Scale: 1/8" = 1'-0"
Checked: AW	Scale: 1/8" = 1'-0"

PROJECT INFORMATION

Drawing Number: **G-001**

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	FAR	FLOOR AREA RATIO	T	TREAD
ACM	ALUMINUM COMPOSITE MATERIAL	FCU	FAN COIL UNIT	T/	TOP OF
ADA	AMERICAN W/ DISABILITIES ACT	FD	FLOOR DRAIN	TEL	TO BE DECIDED
AFF	ABOVE FINISHED FLOOR	FDN	FOUNDATION	THK	THICK
AHU	AIR HANDLING UNIT	FEC	FIRE EXTINGUISHER CABINET	THK	THICK
ALT	ALTERNATE	FF&E	FIXTURE, FURNISHINGS & EQUIP	TOC	TOP OF CONCRETE
ALUM	ALUMINUM	FIN	FINISH	TOS	TOP OF STEEL
ANOD	ANODIZED	FKT	FIXTURE	TOW	TOP OF WALL
AP	ACCESS PANEL	FLR	FLOOR	TYP	TYPICAL
APPROX	APPROXIMATELY	FP	FIRE PROTECTION	TZ	TERRAZZO
ARCH	ARCHITECTURAL	FT	FEET	UNO	UNLESS NOTED OTHERWISE
B/	BOTTOM OF	FTG	FOOTING		
BD	BOARD				
BLDG	BUILDING	GA	GAUGE		
BJF	BITUMINOUS JOINT FILLER	GALV	GALVANIZED		
BLK	BLOCK (WOOD BLOCKING)	GC	GENERAL CONTRACTOR		
BKR	BUILT UP ROOFING	GFI	GROUND FAULT INTERRUPTED		
CB	CATCH BASIN	GL	GLASS		
CBB	CEMENTITIOUS BACKER BOARD	GRND	GROUND		
C/C	CENTER TO CENTER	GWB	GYPSUM WALL BOARD		
CIP	CAST IN PLACE				
CJ	CONTROL JOINT	HB	HOSE BIE		
CL L	CENTER LINE	HC	HOLLOW CORE		
CLO	CLOSET	HDW	HARDWARE		
CLG	CEILING	HM	HOLLOW METAL		
CLR	CLEAR OPENING	HR	HORIZONTAL		
CMU	CONCRETE MASONRY UNIT	HP	HIGH POINT		
CONC	CONCRETE	HR	HOURS		
CONC-1	CIP CONCRETE, BOARD-FORMED FINISH 1-SIDE, ADDED PIGMENT (EXTERIOR FACE OF THERMO-MASS WALL)	HT	HEIGHT		
CONC-2	CIP CONCRETE, POLISHED	HVAC	HVAC		
CONC-3	CIP OR CONCRETE STEPS, PIGMENT				
CONC-4	CIP CONCRETE				
CONC-5	CIP CONCRETE				
CONC-6	CIP CONCRETE				
CONC-7	CIP CONCRETE				
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CONC-99	CIP CONCRETE				
CONC-100	CIP CONCRETE				

MATERIAL SYMBOLS

	WOOD BLOCKING
	DRYWALL
	GLASS
	ALUMINUM
	CONCRETE MASONRY UNIT
	RIGID INSULATION
	CONCRETE
	FINISHED WOOD
	BATT INSULATION
	PLYWOOD
	STEEL

SYMBOLS

	ROOM NAME AND NUMBER
	DOOR NUMBER
	WALL TYPE
	WINDOW GLASS TYPE
	MULTIPLE ELEVATION TARGET
	ELEVATION TARGET
	SECTION TARGET
	DETAIL TARGET
	COLUMN CENTER LINE

MATERIALS LIST

ACOUSTIC

AC-1 ACOUSTIC CEILING PANEL

CARPET

CPT-1 CARPET

CONCRETE

CONC-1 CIP CONCRETE, BOARD-FORMED FINISH 1-SIDE, ADDED PIGMENT (EXTERIOR FACE OF THERMO-MASS WALL)
 CONC-2 CIP CONCRETE, POLISHED
 CONC-3 CIP OR CONCRETE STEPS, PIGMENT
 CONC-4 CIP CONCRETE

GLAZING

GL-1 1" IGU W/ LOW-E COATING ON #2, CLEAR VISION
 GL-2 1" IGU W/ LOW-E COATING ON #2, CLEAR LAMINATED OR TEMPERED VISION
 GL-3 INTERIOR 1/2" CLEAR VISION, LAMINATED
 GL-4 EXTERIOR 1/2" CLEAR VISION, LAMINATED
 GL-5 1" IGU SPANDREL
 GL-6 FIRE RATED GLASS
 GL-7 MIRROR

INSULATION

INSUL-1 RIGID, POLYISO
 INSUL-2 ACOUSTIC MINERAL WOOL INSULATION

METALS

ALUM-1 THERMALLY BROKEN ALUMINUM GLAZING SYSTEM
 STL-1 EXTERIOR PAINTED STEEL

PAINT

PT-1 INTUMESCENT PAINT

PLASTER

PLST-1 3 COAT PORTLAND CEMENT STUCCO

PHOTOVOLTAIC

PV-1 PHOTOVOLTAIC PANELS

ROOFING

RF-1 TPO WHITE ROOF MEMBRANE OVER SLOPED RIGID INSULATION
 RF-2 INTENSIVE GREEN ROOF SYSTEM
 RF-3 CONCRETE PAVERS ON GRAVEL

SOLID SURFACES

SS-1 NON POROUS SOLID SURFACE COUNTERTOP, BASIS OF DESIGN: CORIAN

TILE

CT-1 CERAMIC TILE

WALLBOARD


GWB-1 GYPSUM WALLBOARD
 GWB-2 IMPACT RESISTANT GYPSUM WALLBOARD
 GWB-3 MOISTURE RESISTANT GYPSUM WALLBOARD
 CBB-1 CEMENTITIOUS BACKER BOARD

WOOD

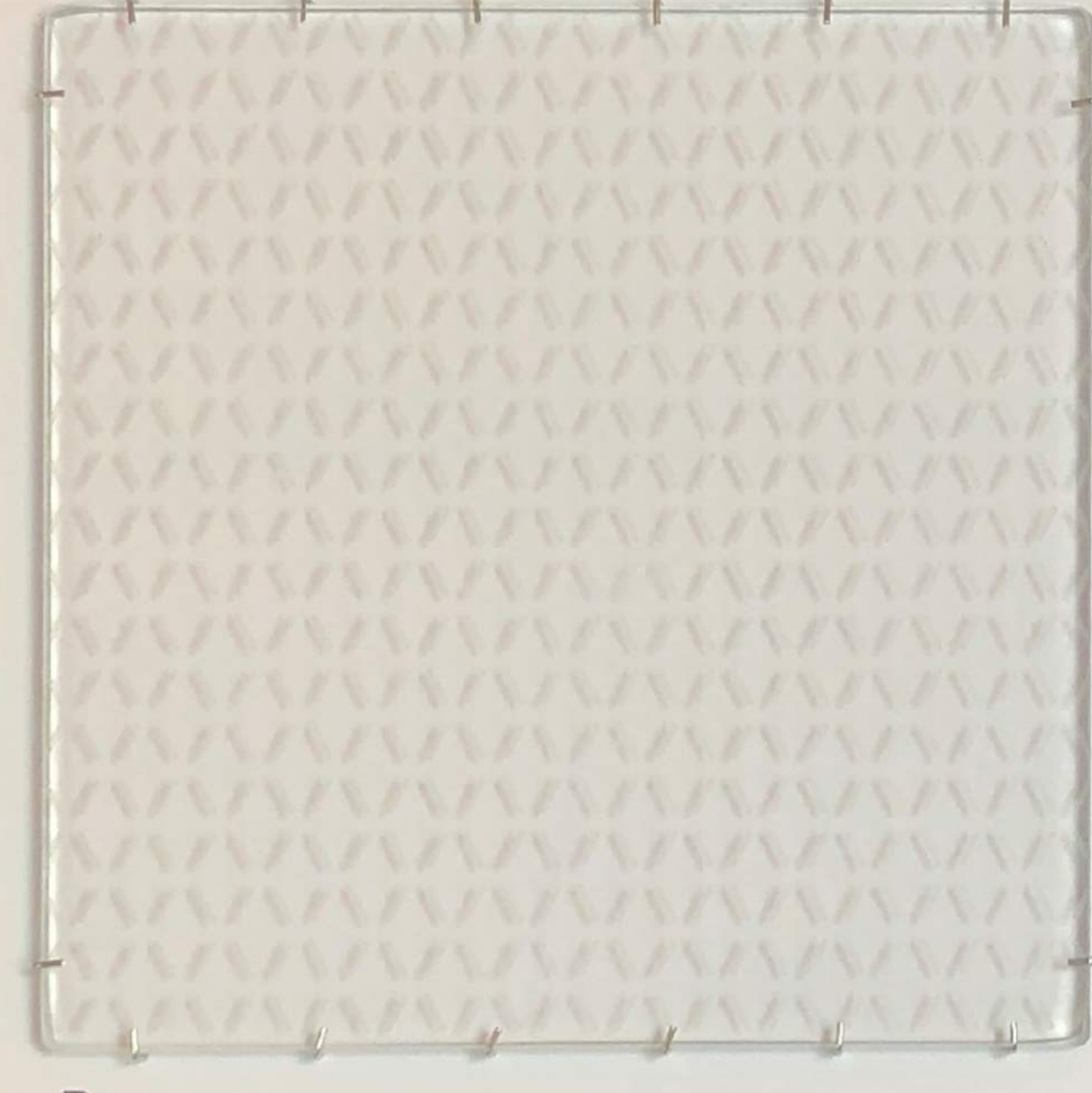
WD-1 AB PLYWOOD PANEL
 WD-2 MILLWORK PANELING
 WD-3 STRUCTURAL GLULAM
 WD-4 CLT DECKING
 WD-5 EXTERIOR WOOD STRUCTURE
 WD-6 EXTERIOR WOOD TREADS AND RISERS

MATERIAL BOARDS


LEVEL ONE PLINTH




A



B




C



D

CALIFORNIA COLLEGE OF THE ARTS EXTERIOR MATERIALS




PLINTH LEVEL


A CLEAR, INSULATED, LOW-E COATED GLASS
B FRITTED PATTERN ON INSULATED GLASS
C ALUMINUM MULLION OPTIONS
D CAST-IN-PLACE BOARD FORMED CONCRETE

STUDIO/GANG / ARCHITECTS tef DESIGN


LEVELS TWO - FOUR PAVILIONS



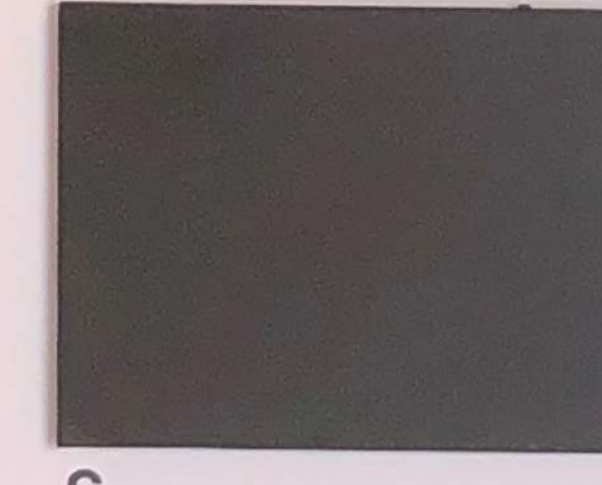
A




A1




B



C




D



D1

CALIFORNIA COLLEGE OF THE ARTS EXTERIOR MATERIALS



PAVILIONS

A GLULAM
A1 GLULAM STAIN OPTION
B CROSS LAMINATED TIMBER (CLT)
C PAINTED STEEL
D EXTERIOR PLASTER COLOR & TEXTURE OPTIONS
D1 MARINE-GRADE PLYWOOD ALTERNATE TO EXTERIOR PLASTER

STUDIO/GANG / ARCHITECTS tef DESIGN

CALIFORNIA COLLEGE OF THE ARTS SAN FRANCISCO, CALIFORNIA

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Project No: 15049
 Drawn: EA Date: 6/14/2018
 Checked: CPH Scale: NTS
 Sheet Title:

ABBREVIATIONS, SYMBOLS, MATERIALS LIST & BOARDS

Drawing Number: **G-002**

GENERAL NOTES

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7 NORTH CORNER AT 7TH & HOOPER ST
SCALE: NTS



8 NORTHEAST VIEW OF SITE ALONG 7TH ST
SCALE: NTS



9 EAST CORNER AT 7TH & IRWIN
SCALE: NTS



10 MIDBLOCK LOOKING NORTHEAST ALONG IRWIN ST
SCALE: NTS



11 LOOKING NORTHEAST ALONG IRWIN NEAR 8TH ST
SCALE: NTS



2 SOUTH CORNER AT 8TH & IRWIN ST
SCALE: NTS



3 WEST CORNER AT 8TH & HOOPER ST
SCALE: NTS



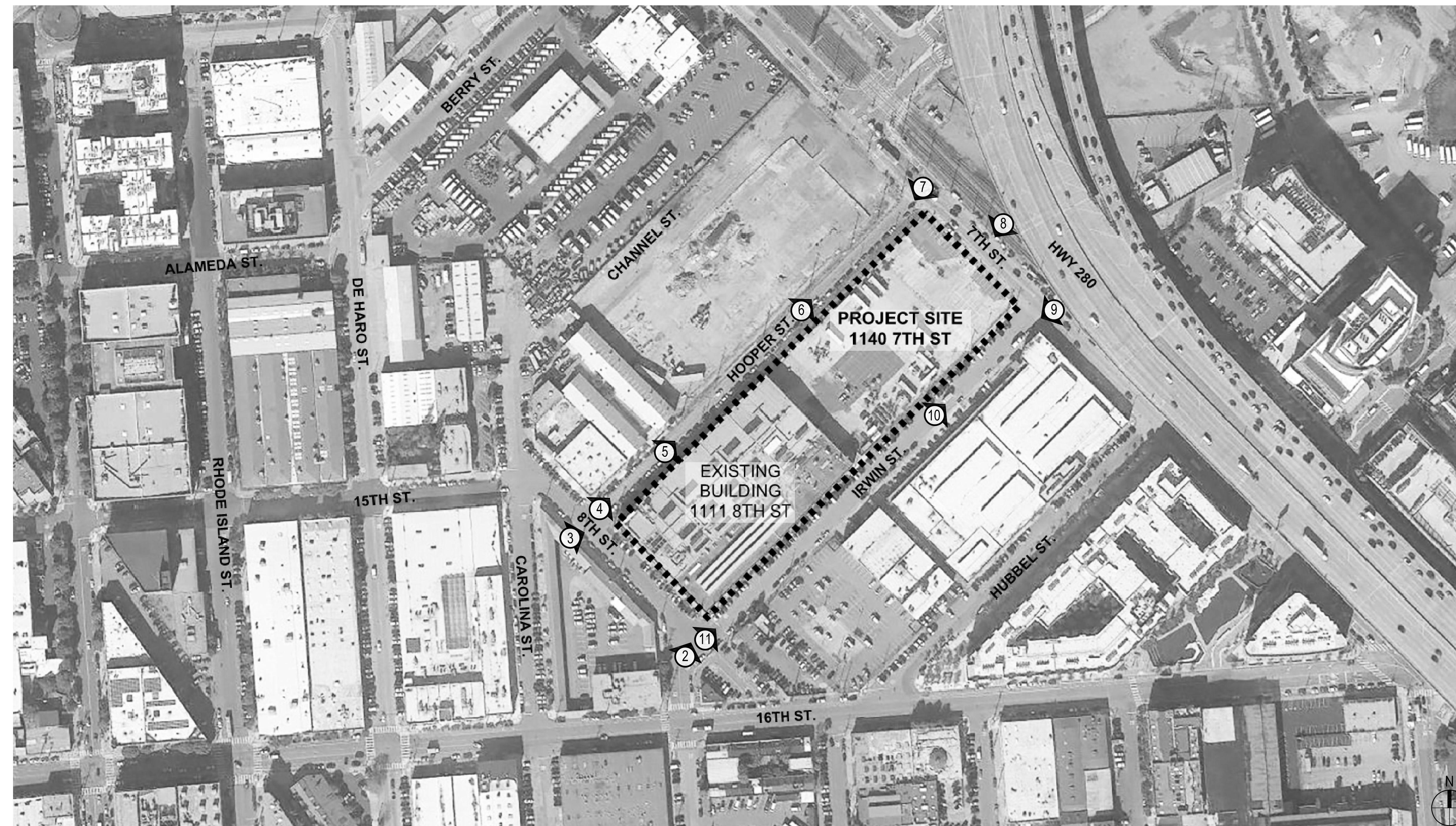
4 LOOKING NORTHWEST ON HOOPER ST NEAR 8TH ST
SCALE: NTS



5 MIDBLOCK LOOKING NORTHWEST ON HOOPER ST
SCALE: NTS



6 LOOKING NORTHWEST ON HOOPER ST NEAR 7TH ST
SCALE: NTS



1 SITE PLAN
SCALE: NTS

NOT FOR CONSTRUCTION

03	PLANNING SUBMISSION	06/14/2018
02	SCHEMATIC DESIGN	03/02/2018
01	50% SD-PRICING SET	12/08/2017
No.	Issued for	Date

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Project No:	15049
Drawn:	AH Date: 05/14/2018
Checked:	AW Scale: NTS

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General Notes

- The Contractor shall make a full review of all existing conditions of the site and shall report discrepancies to the Landscape Architect and Owner before bidding. The Contractor shall assume responsibility for actual conditions.
- The Contractor shall familiarize himself/herself with all utilities above grade, at grade, and underground, including utility pipes and structures. Prior to the start of construction, the Contractor shall verify the locations of all utilities with the respective Utility Companies. The Contractor shall take sole responsibility for the cost incurred due to damage and replacement of all utilities damaged on the site.
- The Contractor shall familiarize himself/herself with all architecture within project limits prior to work.
- The term "Contractor" within these Notes shall mean the Site Contractor(s) performing the site work.

Planting Notes

- The Contractor shall locate and verify all existing and new utility line locations prior to planting, and shall report any utility conflicts to the Construction Manager.
- Contractor shall receive approval from Landscape Architect of plant layout prior to installation.
- The trunk flare (at the base of the tree) shall be properly exposed for all plantings.
- Keep root balls intact prior to and during planting operations. Plants with broken or damaged root balls shall be rejected and immediately removed from the site. Keep root balls damp and protected from damage due to sun and wind. Do not shave root balls.
- Permanent irrigation system shall be installed, see irrigation drawings.

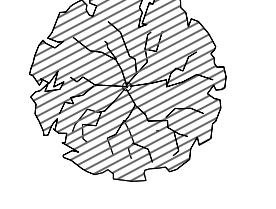
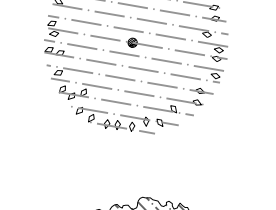
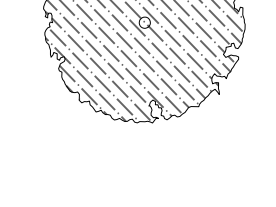
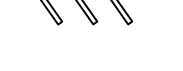
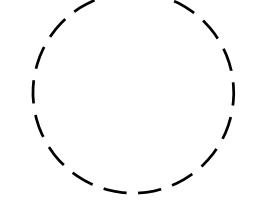
Irrigation Notes

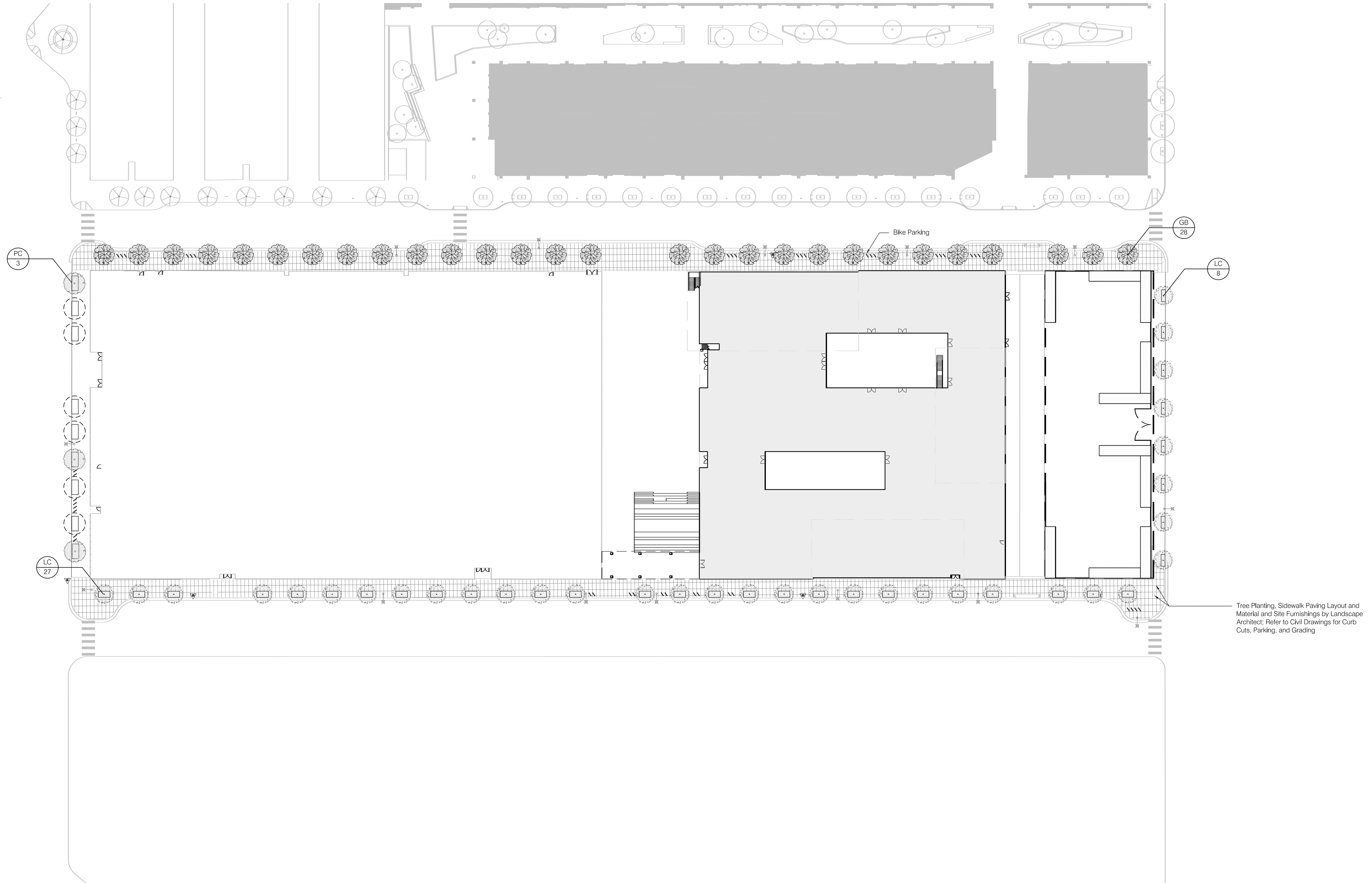
- The irrigation system will be designed to distribute a minimum amount of water in order to promote active and healthy growth of all proposed plantings.
- The irrigation system shall be designed and installed in conformance with all applicable state and local codes and ordinances. By licensed contractors and experienced workmen.
- The irrigation controller shall have an automatic timer with battery backup and rain shutoff.
- All valves shall have separate pressure regulators filters and shut off as necessary.
- The system shall have a shut-off and reduced pressure backflow assembly.
- The irrigation system shall be comprised of all drip or bubblers.

Landscape Architectural Material Notes

- The Contractor shall refer any questions on materials, finishes, labor and/or products not specified herein to the Landscape Architect prior to ordering materials or starting work.
- All lines and dimensions are parallel or perpendicular to the lines from which they are measure unless otherwise shown.
- Contractor shall take accurate field measurements before preparation of shop drawings and fabrication. Do not delay job progress.
- Expansion and control joints locations shall be verified in field by Landscape Architect.
- The Landscape Architect may make reasonable adjustments to the layout without incurring additional costs to the project. The Contractor shall stake out proposed tree locations to aid in the review of the final layout of site elements.
- Locations of all site furnishings and wayfinding signage shall be verified in the field by landscape architect prior to installation.

Landscape Architecture Materials and Planting Legend

-  (GB) - *Ginkgo biloba*
Ginkgo (24" Box)
-  (LC) - *Lophostemon coryletus*
Brisbane Box (24" Box)
-  (PC) - *Pistacia chinensis*
Chinese Pistache (24" Box)
-  Bike Rack
-  Existing Tree to Remain



No.	Issued For	Date
03	DD-PROGRESS SET	04/27/2018
02	SCHEMATIC DESIGN	03/02/2018
01	50% SD-PRICING SET	12/08/2017

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Project No.: 16049
 Drawn: SDI Date: 04/27/18
 Checked: SDI Scale:

Sheet Title:
STREET IMPROVEMENT PLAN

- Landscape Architectural Material Notes**
1. The Contractor shall refer any questions on materials, finishes, labor and/or products not specified herein to the Landscape Architect, prior to ordering materials or starting work.
 2. All lines and dimensions are parallel or perpendicular to the lines from which they are measured unless otherwise shown.
 3. Field Measurements: Take accurate field measurements before preparation of Shop Drawings and/or fabrication. Do not delay job progress.
 4. The Landscape Architect may make reasonable adjustments to the layout without incurring additional costs to the project. The Contractor shall stake out proposed tree locations to aid in the review of the final layout of site elements.
 5. See Electrical Site Light Plan for Landscape Lighting.
 6. See Electrical Drawings for site power receptacles.
 7. Changes in level of pavement shall not exceed 1/4". Openings of walking surface grating materials shall not exceed 1/2". Elongated openings shall be perpendicular to the dominant direction of travel.

Landscape Architectural Material Legend

- **LOW** — Limit of Work
- - - - - Property Line
- - - - - Centerline
- ▼ Egress
- CP** Cast-in-Place Integral Color Concrete Paving with Seeded Aggregate Finish
- PA** Planting Area

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03	CD-PROGRESS SET	04/27/2018
02	SCHEMATIC DESIGN	03/02/2018
01	50% SD-PRICING SET	12/08/2017
No.	Issued For	Date

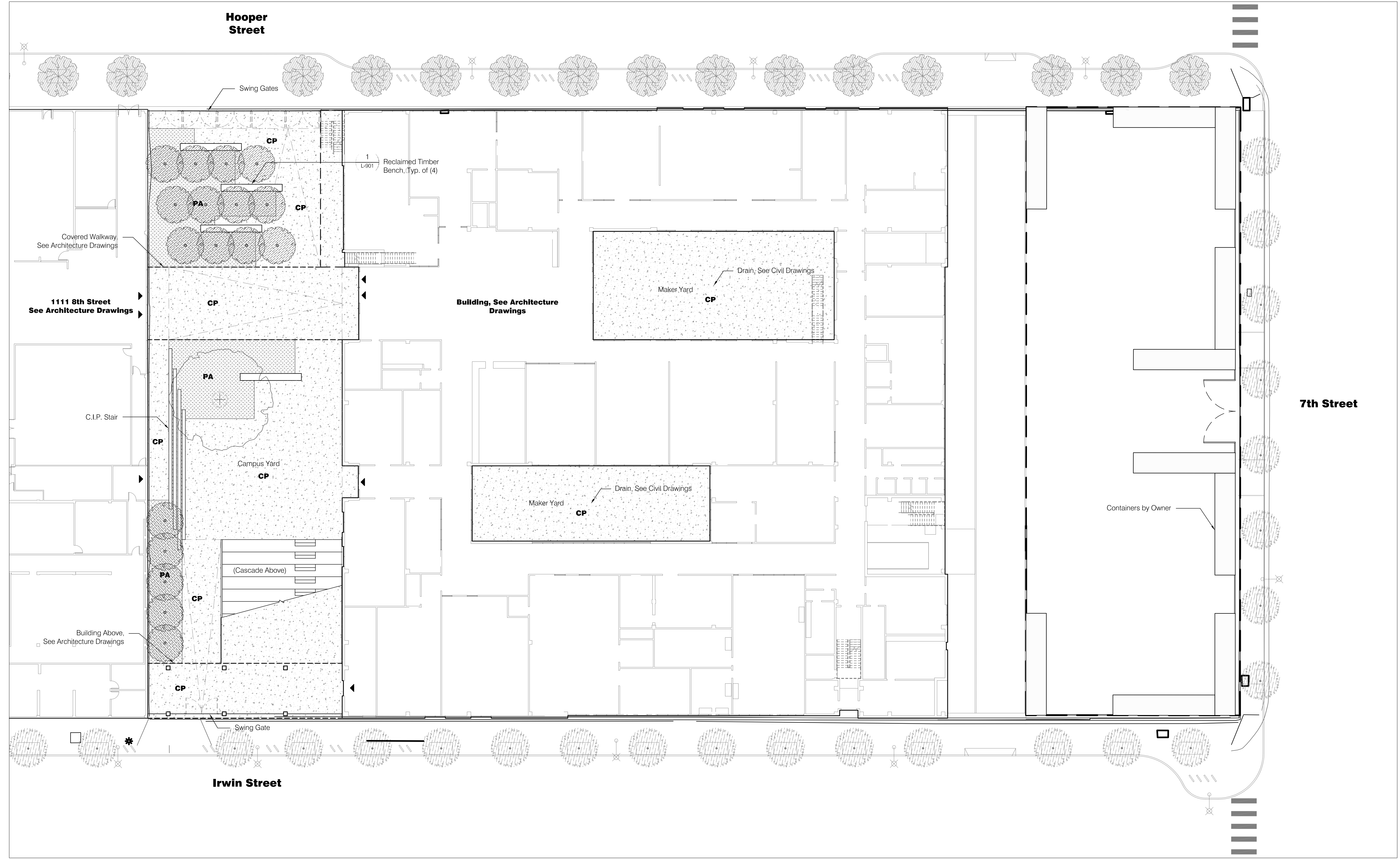
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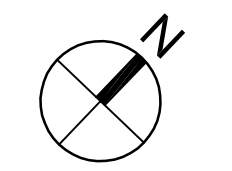
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Drawn:	SDI
Checked:	SDI
Date:	04/27/18
Scale:	

Sheet Title:
**LANDSCAPE PLAN
GROUND LEVEL**

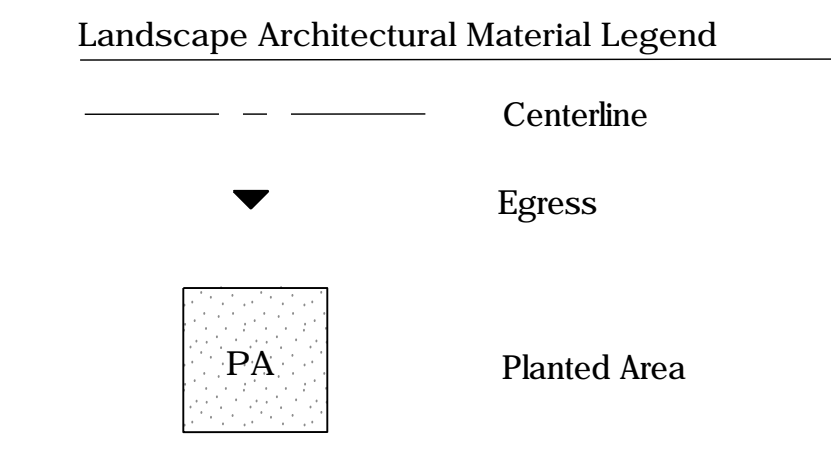
Drawing Number:
L-101



1 PLAN
SCALE: 1/16" = 1'-0"

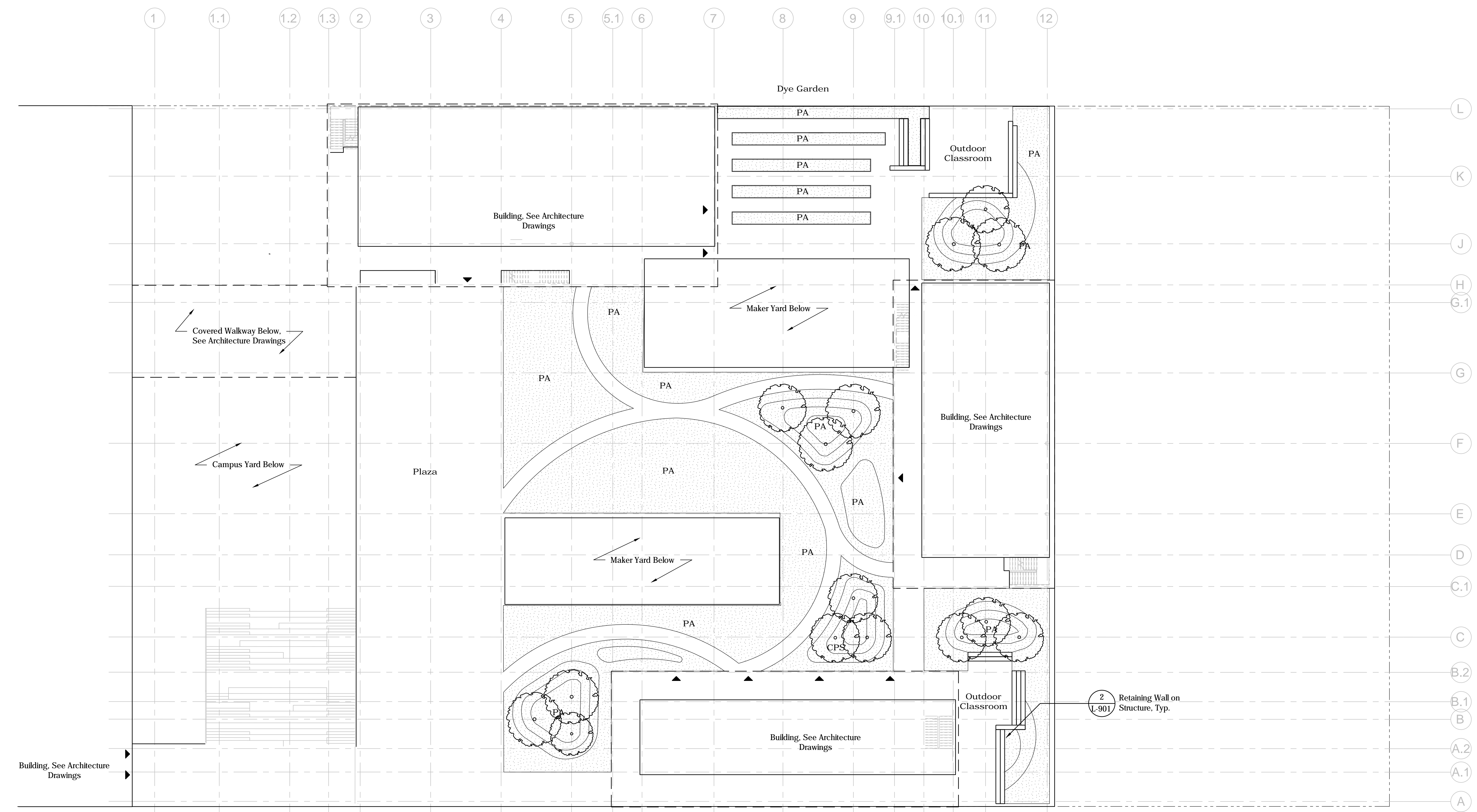


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 - See Electrical Site Light Plan for Landscape Lighting.
 - See Electrical Drawings for site power receptacles.
 - Changes in level of pavement shall not exceed 1/4". Openings of walking surface grating materials shall not exceed 1/2". Elongated openings shall be perpendicular to the dominant direction of travel.



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02	SCHEMATIC DESIGN	03/02/2018
01	30% SD-PICKING SET	12/08/2017

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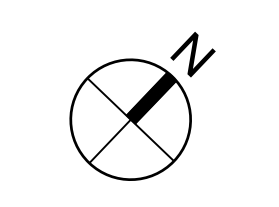
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Project No.: 16049
Date: 04/27/18
Drawn: SDI
Checked: SDI
Scale: 1/8" = 1'

Sheet Title:
**LANDSCAPE PLAN
DOUBLE GROUND**

Drawing Number:
L-102

1 PLAN
SCALE: 1/8" = 1'

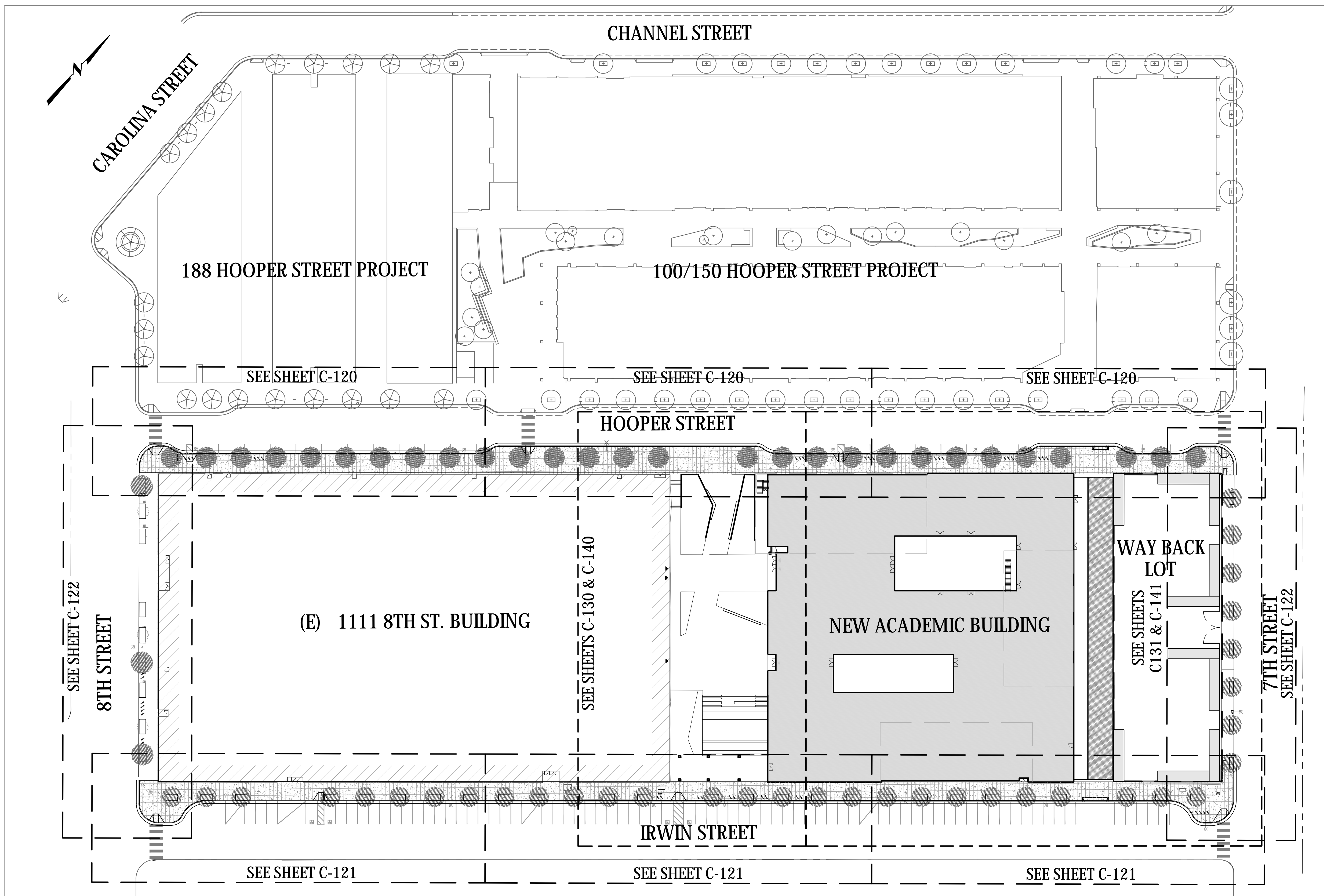


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CIVIL SHEET INDEX

- C-000 CIVIL NOTES, ABBREVIATIONS, & KEY PLAN
- C-120 STREET IMPROVEMENT PLANS
- C-121 STREET IMPROVEMENT PLANS
- C-122 STREET IMPROVEMENT PLANS
- C-123 STREET SECTIONS
- C-130 SITE GRADING & DRAINAGE PLAN
- C-131 SITE GRADING & DRAINAGE PLAN
- C-140 SITE UTILITY PLAN - ONSITE
- C-141 SITE UTILITY PLAN - ONSITE



KEY MAP
1" = 40'

ABBREVIATIONS

AB	AGGREGATE BASE	OC	ON CENTER
AC	ASPHALT CONCRETE	(P)	PROPOSED
AD	AREA DRAIN	PA	PLANTED AREA
BS	BOTTOM OF STEP	PG&E	PACIFIC GAS & ELECTRIC
BW	BOTTOM OF WALL	PL	PROPERTY LINE
C&G	CURB & GUTTER	POC	POINT OF CONNECTION
CB	CATCH BASIN	PSI	POUNDS PER SQUARE INCH
CF	CUBIC FEET	R, RAD	RADIUS
CL	CENTERLINE	RC	RELATIVE COMPACTION
CO	CLEAN OUT	REQ'D	REQUIRED
CONC	CONCRETE	RET	RETAINING
DEMO	DEMOLISH	RIM	TOP OF STRUCTURE GRATE/COVER
DI	DRAINAGE INLET	RW	RAINWATER
DW	DOMESTIC WATER	PVMT	PAVEMENT
E	EAST	S	SLOPE
(E)	EXISTING	SD	STORM DRAIN
EB	ELECTRICAL BOX	SDMH	STORM DRAIN MANHOLE
EL	ELEVATION	SEP	SEE ELECTRICAL PLANS
ELEV	ELEVATION	SF	SQUARE FEET
ELEC	ELECTRIC	SLP	SEE LANDSCAPE PLANS
EP	EDGE OF PAVEMENT	SMP	SEE MECHANICAL PLANS
FC	FACE OF CURB	SPP	SEE PLUMBING PLANS
FTE	FINISHED FLOOR ELEVATION	SPRK	FW SPRINKLER LINE
FG	FINISH GRADE	SQ	SQUARE
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	SSCO	SANITARY SEWER CLEAN OUT
FS	FINISH SURFACE	SSMH	SANITARY SEWER MANHOLE
FT	FEET	SSP	SEE STRUCTURAL PLANS
FW	FIRE WATER	STD	STANDARD
G	GAS	SW	SIDEWALK
GB	GRADE BREAK	TB	TOP OF BANK
GM	GAS METER	TBD	TO BE DETERMINED
GV	GATE VALVE	TBM	TEMPORARY BENCHMARK
GW	GRAY WATER	TBR	TO BE REMOVED
HB	HOSEBIB	TC	TOP OF CURB
HDPE	HIGH-DENSITY POLYETHYLENE	TD	TRENCH DRAIN
HP	HIGH POINT/HINGE POINT	TEL	TELEPHONE
HT	HEIGHT	TEMP	TEMPORARY
INV	INVERT OF PIPE OR CHANNEL	TG	TOP OF GRATE
IRR	IRRIGATION	TFB	TERRY FRANCOIS BOULEVARD
JB	JUNCTION BOX	TS	TOP OF STEP
JP	JOINT POLE	TW	TOP OF WALL
LA	LANDSCAPE ARCHITECT	TYP	TYPICAL
LF	LINEAR FEET	UD	UNDER DRAIN
LP	LIGHT POLE/LOW POINT	UG	UNDERGROUND
LT	LEFT	U.O.N.	UNLESS OTHERWISE NOTED
MAX	MAXIMUM	VERT	VERTICAL
MH	MANHOLE	VIF	VERIFY IN FIELD
MIN	MINIMUM	W	WATER
N	NORTH	WALK	WALKWAY/SIDEWALK
NFC	NOT FOR CONSTRUCTION	WM	WATER METER
NIC	NOT IN CONTRACT	WS	WATER SURFACE
NTS	NOT TO SCALE		

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:
 - THE PROJECT CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
 - STANDARDS OF THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, OFFICE OF STANDARDS AND RULES OF THE STATE DIVISION OF INDUSTRIAL SAFETY.
 - REQUIREMENTS OF ALL PERMITS APPLICABLE TO THIS PROJECT.
 - ALL GUIDELINES AS SET FORTH BY THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS PROJECT GEOTECHNICAL INVESTIGATION XXXX (PREPARED BY XXXX (DATED XXXX)), IN CASE OF CONFLICTS BETWEEN ANY OF THE ABOVE, THE MOST STRINGENT SHALL GOVERN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND REVIEWING THE ABOVE DOCUMENTS.
- THE CONTRACTOR SHALL SUPPLY ALL EQUIPMENT, LABOR AND MATERIALS NECESSARY TO PERFORM THE WORK SHOWN ON THIS PLAN. CONTRACTOR SHALL USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE-GROUND AND UNDERGROUND, AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAWS OF THE REGULATORY BODY HAVING JURISDICTION OVER THE PROJECT SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL OR CITY OF SAN FRANCISCO.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND SHALL NOTIFY THE ARCHITECT OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ANY DISCREPANCIES OR OMISSIONS FOUND IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CIVIL ENGINEER WILL CLARIFY DISCREPANCIES OR OMISSIONS IN WRITING WITHIN A REASONABLE TIME.
- CONTRACTOR SHALL VISIT THE SITE, EXAMINE AND NOTE ALL EXISTING CONDITIONS AS TO THE CHARACTER AND EXTENT OF WORK INVOLVED.
- GRADE AND COMPACT EXISTING AREA IN THE VICINITY OF NEW CONSTRUCTION TO DRAIN AND TO PREVENT TRIPPING HAZARD. SITE TO BE PREPARED, GRADED AND COMPACTED AS OUTLINED IN THE GEOTECHNICAL INVESTIGATION REPORT.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PUBLIC SAFETY DEVICES IN ACCORDANCE WITH CURRENT CALTRANS TRAFFIC CONTROL STANDARDS, BUT NOT LIMITED TO LIGHTS, SIGNS, BARRICADES, AND FLAG PERSONS AS MAY BE REQUIRED AT THE SITE TO CONTROL TRAFFIC & PROTECT CONSTRUCTION EMPLOYEES AND THE PUBLIC. IN ADDITION, TEMPORARY FENCING SHALL BE PROVIDED ALONG ALL PROPERTY LINES AS DIRECTED BY THE CITY OF SAN FRANCISCO.
- WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE SIMILAR TO THAT INDICATED OR NOTED FOR SIMILAR CONDITIONS AND CASES OF CONSTRUCTION ON THIS PROJECT. REFERENCES OF NOTES AND DETAILS TO SPECIFICATIONS AND LOCATIONS SHALL NOT LIMIT THEIR APPLICABILITY.
- CONTRACTOR SHALL COORDINATE ALL WORK, INCLUDING SUBCONTRACTOR'S WORK, SO AS TO ELIMINATE CONFLICTS AND WORK TOWARDS THE GENERAL GOOD AND COMPLETION OF THE ENTIRE PROJECT WITHIN THE SPECIFIED PERIOD.
- CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES, SHORELINE, REVENUE, UTILITIES AND SURFACE IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THEREOF.
- AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY THE DUST FROM HIS OR HER SUBCONTRACTOR'S ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT.

SURVEY NOTES

- HORIZONTAL DATUM IS NAD83 CA, ZONE III. VERTICAL DATUM IS CITY & COUNTY OF SAN FRANCISCO, AS PUBLISHED BY SAH.
- DATE OF SURVEY COMPLETED: APRIL 22, 2013.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.
- CONTRACTOR SHALL PROVIDE ALL SURVEYING AND STAKING FOR THE ENTIRE PROJECT.
- CIVIL ENGINEER SHALL PROVIDE CONTRACTOR WITH THE AUTOCAD FILE FOR USE WITH FIELD LOCATING THE HORIZONTAL LAYOUT OF PROPOSED IMPROVEMENTS.
 - CONTRACTOR RESPONSIBLE FOR COORDINATING AND VERIFYING PROPOSED IMPROVEMENT LOCATIONS WITH THE REMOVAL OF EXISTING ENTITIES AND THE LIMITS OF SAW CUTTING AS SHOWN ON THE PLANS.
 - IF ANY CONFLICTS ARISE IN VERIFYING ABOVE INFORMATION, CONTRACTOR SHALL COORDINATE ISSUES WITH THE CIVIL ENGINEER IMMEDIATELY.

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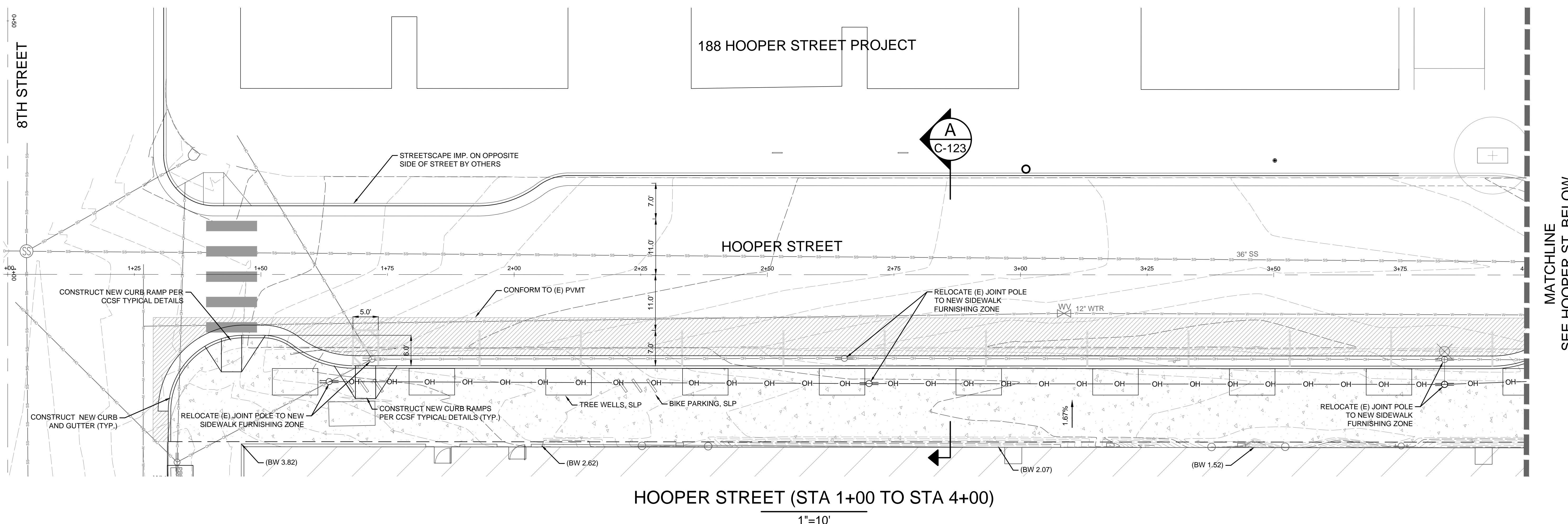
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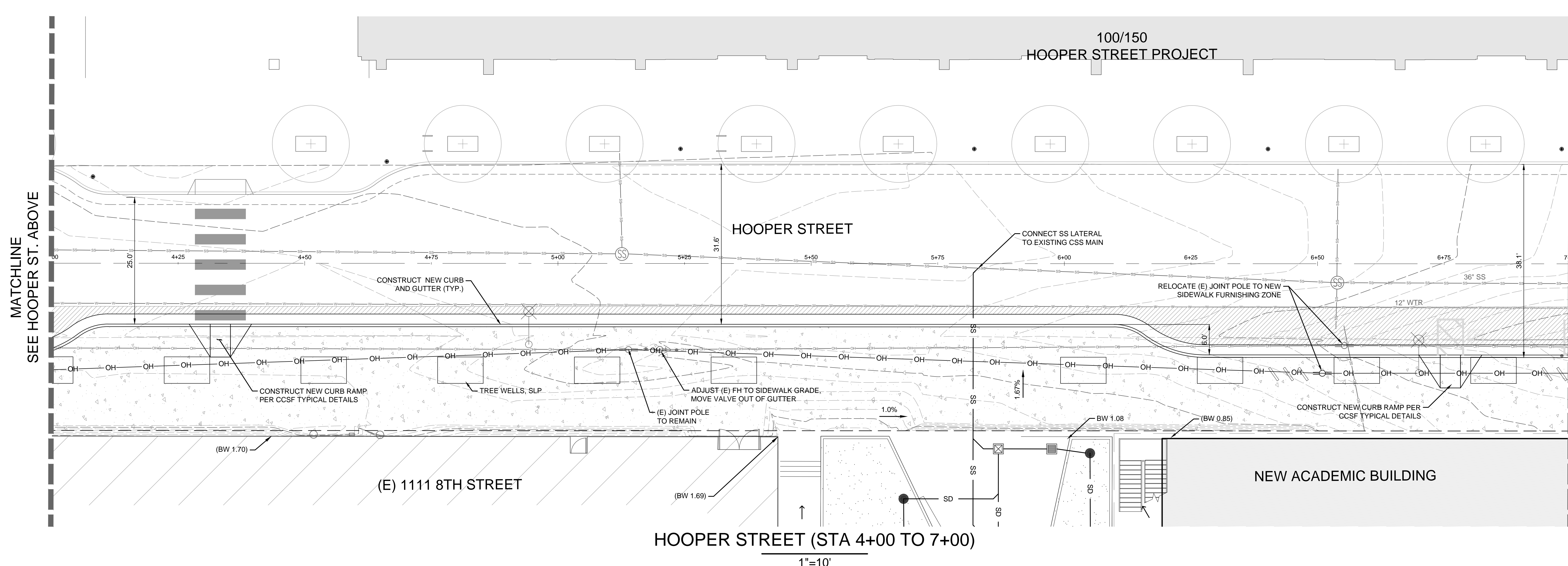
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**CIVIL NOTES, ABBREV.,
& KEY PLAN**

LEGEND

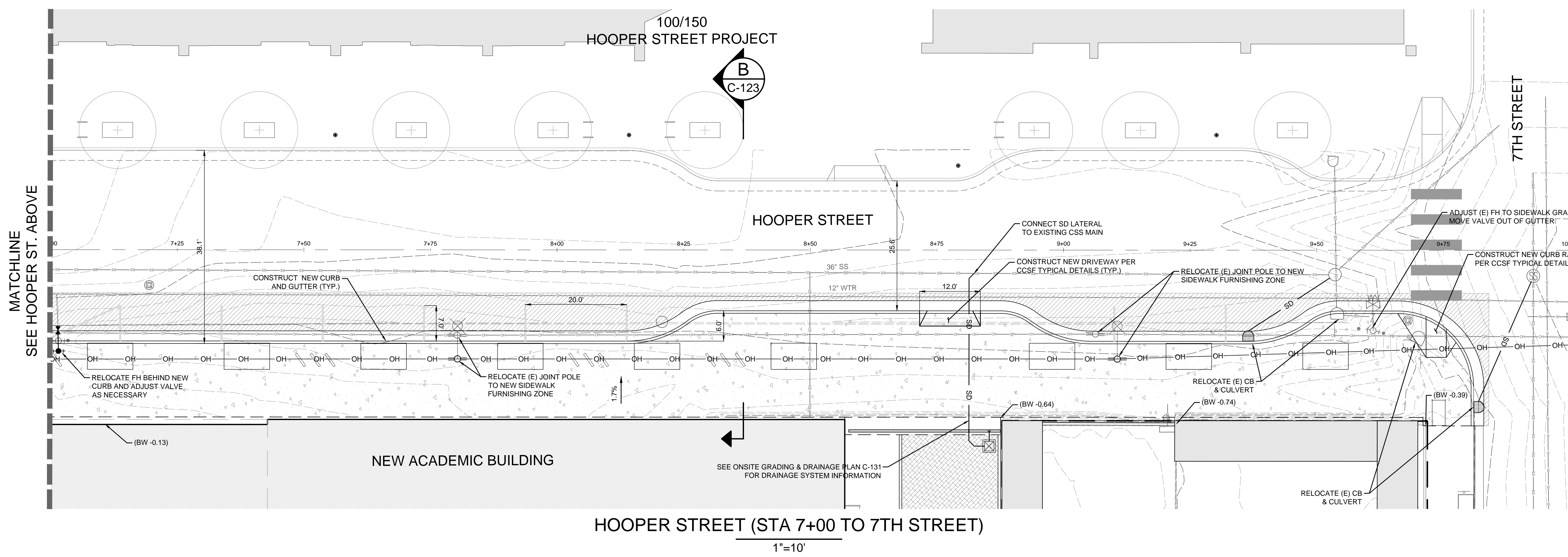
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BACK OF CURB	
FACE OF CURB	
FACE OF CURB - ALTERNATE	
GUTTER LINES	
DRIVEWAY	
MISCELLANEOUS SITE OBJECTS	
APPROXIMATE LANE LINES	
CENTERLINE	
PAVEMENT MARKINGS	
EDGE OF CONCRETE	
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PERMEABLE PAVEMENT	
GRADE BREAK	
PROPOSED MINOR CONTOURS	
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OVERHEAD ELECTRIC LINES	
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IRRIGATION LINES	
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WATER LINES	
WATER STRUCTURES	
RAINWATER LINE	



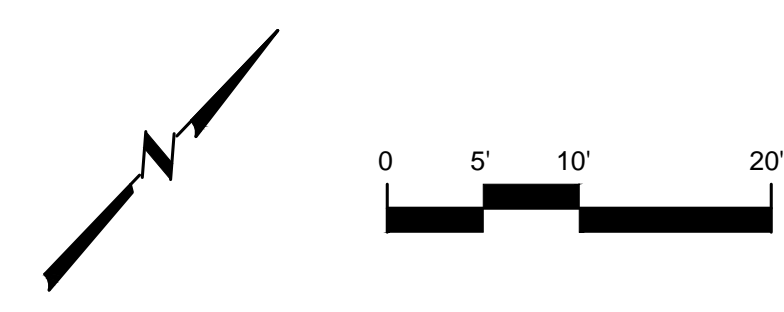
HOOPER STREET (STA 1+00 TO STA 4+00)
1"=10'



HOOPER STREET (STA 4+00 TO 7+00)
1"=10'



HOOPER STREET (STA 7+00 TO 7TH STREET)
1"=10'



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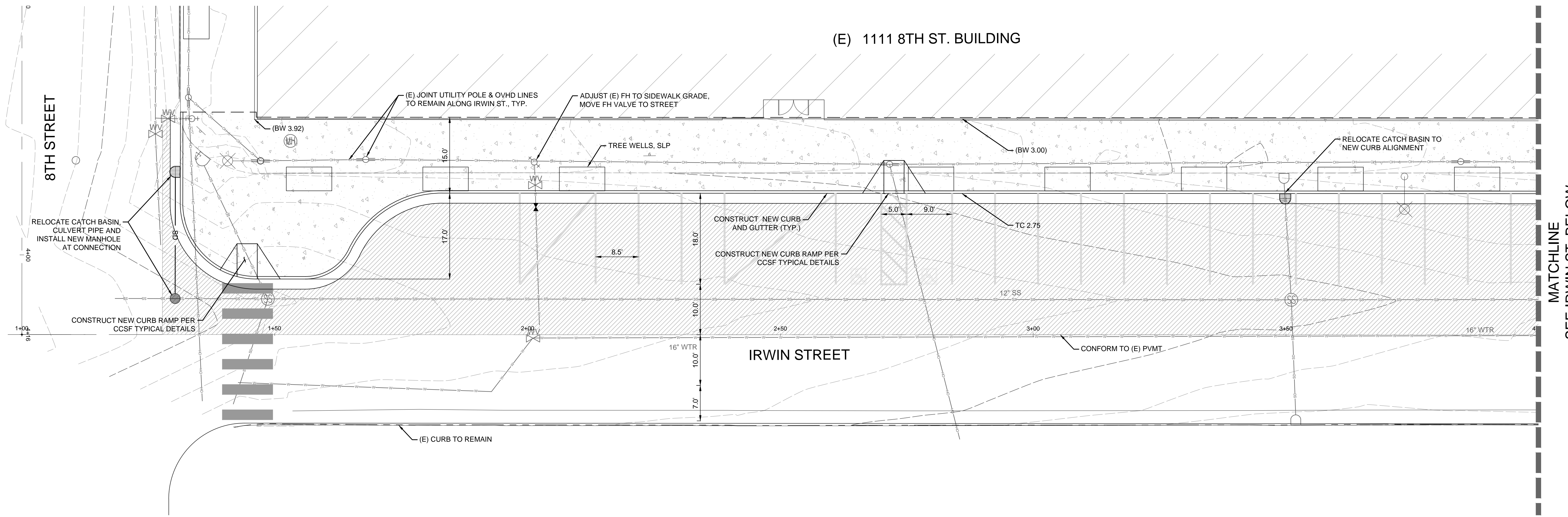
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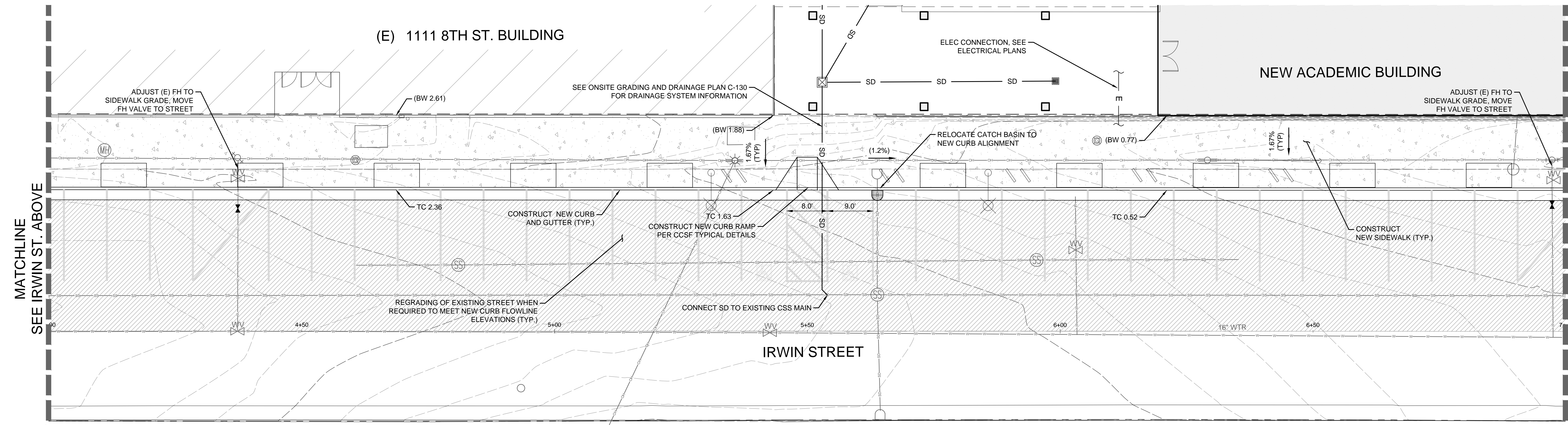
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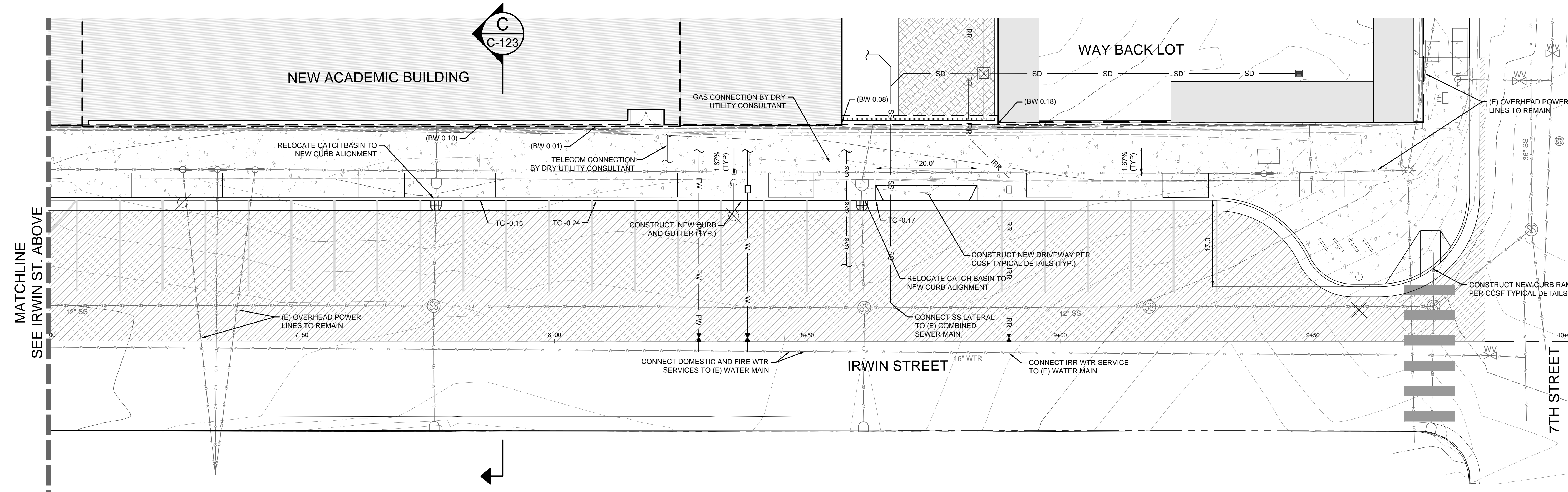
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BACK OF CURB	
FACE OF CURB - ALTERNATE	
GUTTER LINES	
DRIVEWAY	
MISCELLANEOUS SITE OBJECTS	
APPROXIMATE LANE LINES	
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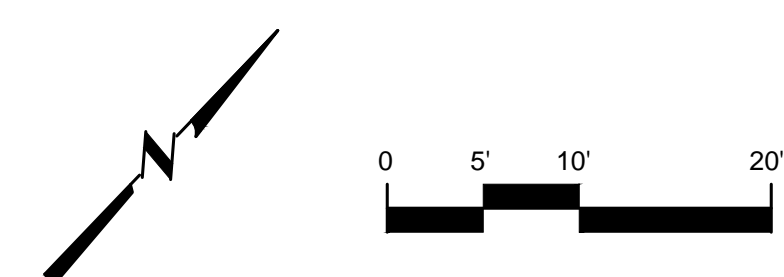
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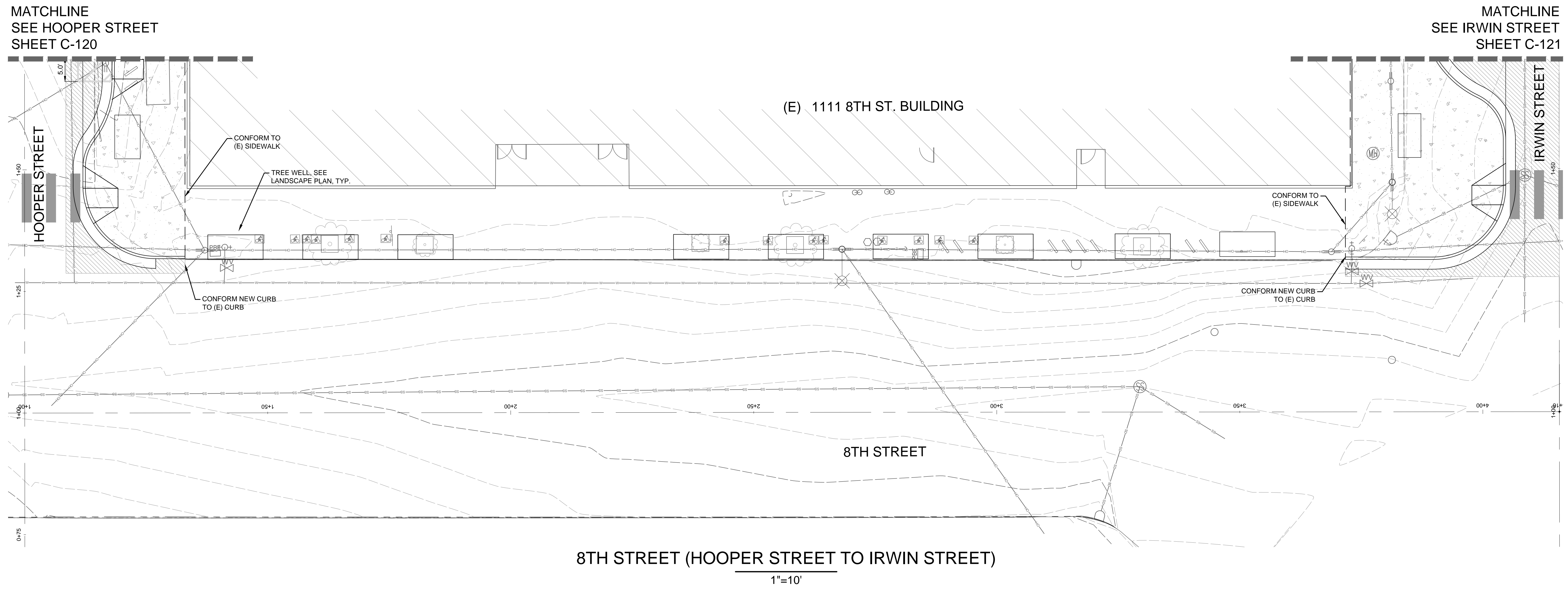
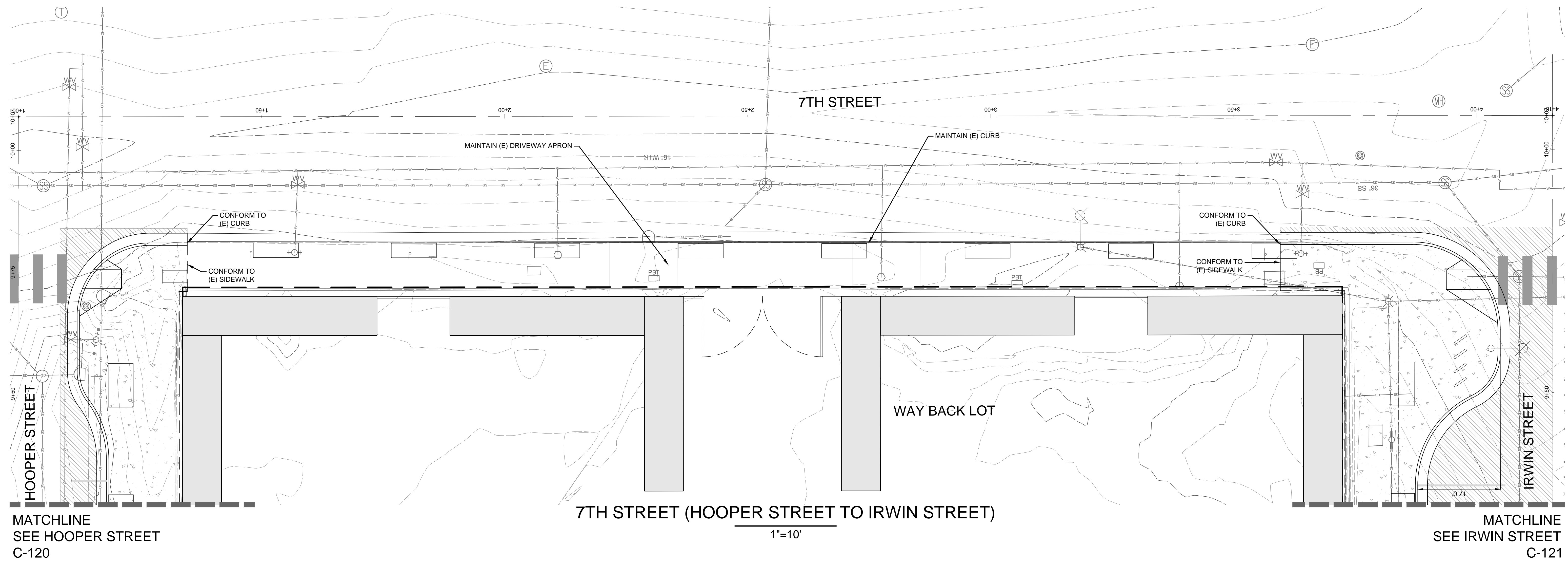
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LEGEND

PROPOSED BUILDINGS	
BACK OF CURB	
FACE OF CURB	
FACE OF CURB - ALTERNATE	
GUTTER LINES	
DRIVEWAY	
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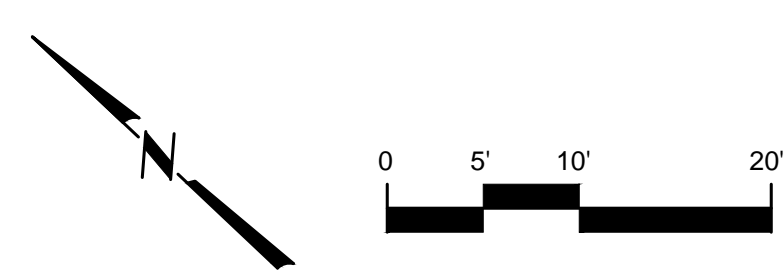
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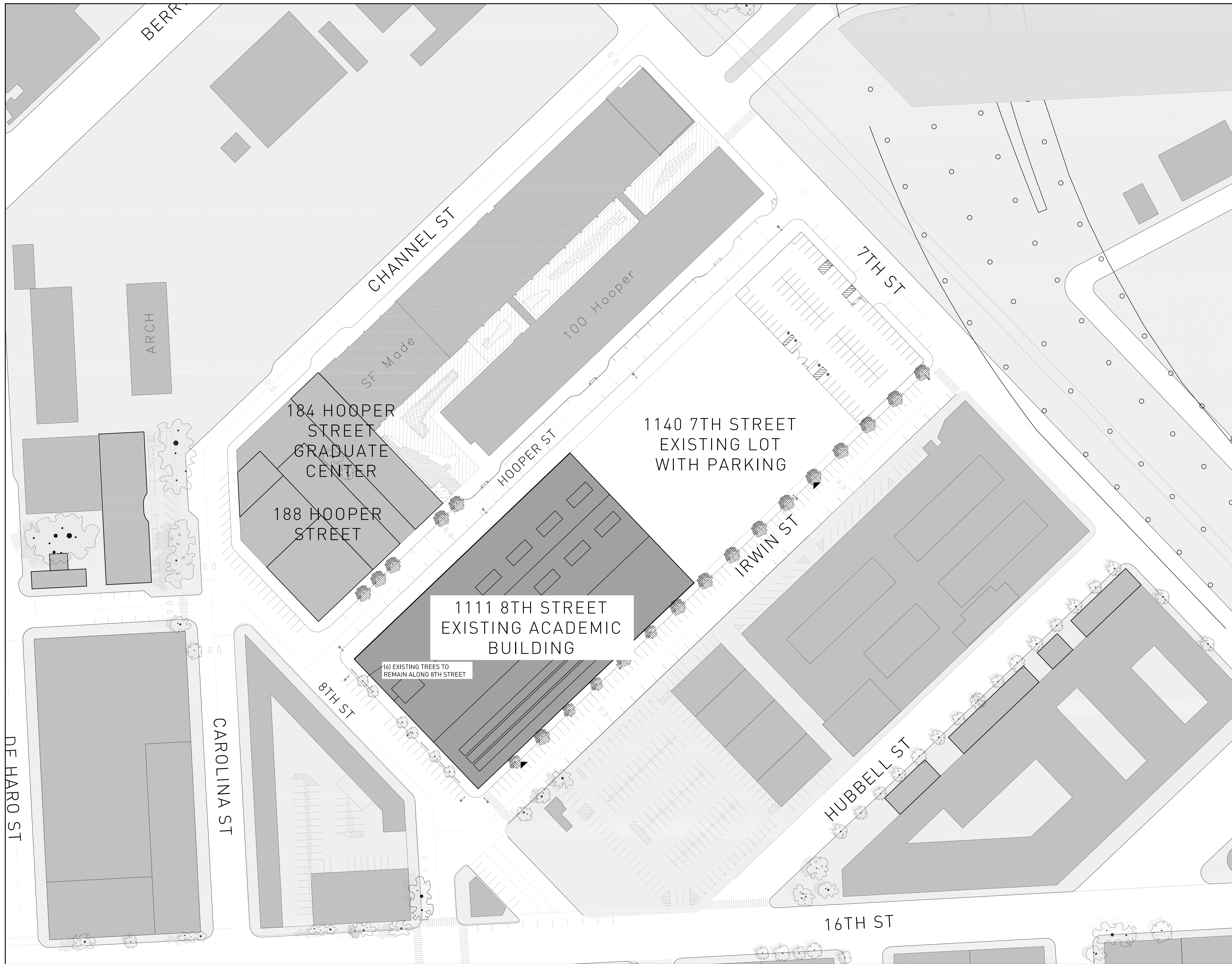
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03	PLANNING SUBMISSION	06/14/2018
02	SCHEMATIC DESIGN	03/02/2018
01	50% SD-PRICING SET	12/08/2017
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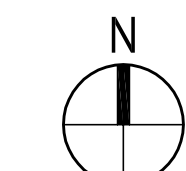
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EXISTING SITE PLAN

1 EXISTING SITE PLAN
SCALE: 1" = 40'-0"



Drawing Number: **A-009**

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Project No: 19049	Date: 05/08/2018
Drawn: AH	Scale: 1" = 40'-0"
Checked: AW	

SITE PLAN
Drawing Number: **A-010**

1 SITE PLAN
SCALE: 1" = 40'-0"

ADDITIONAL ALTERNATES

1. COVERED WALKWAY BETWEEN EXISTING 1111 EIGHTH ACADEMIC BUILDING AND NEW 1140 SEVENTH ACADEMIC BUILDING
2. QUANTITIES OF PHOTOVOLTAIC PANELS



3 AERIAL VIEW NEAR 8TH ST & IRWIN ST
SCALE: NTS



2 VIEW FROM WALKWAY ABOVE CASECADE
SCALE: NTS



1 VIEW OF NORTH PAVILION FROM MAKER YARD
SCALE: NTS

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Project No: 15049
Drawn: CK Date: 04/08/2018
Checked: VC Scale: NTS

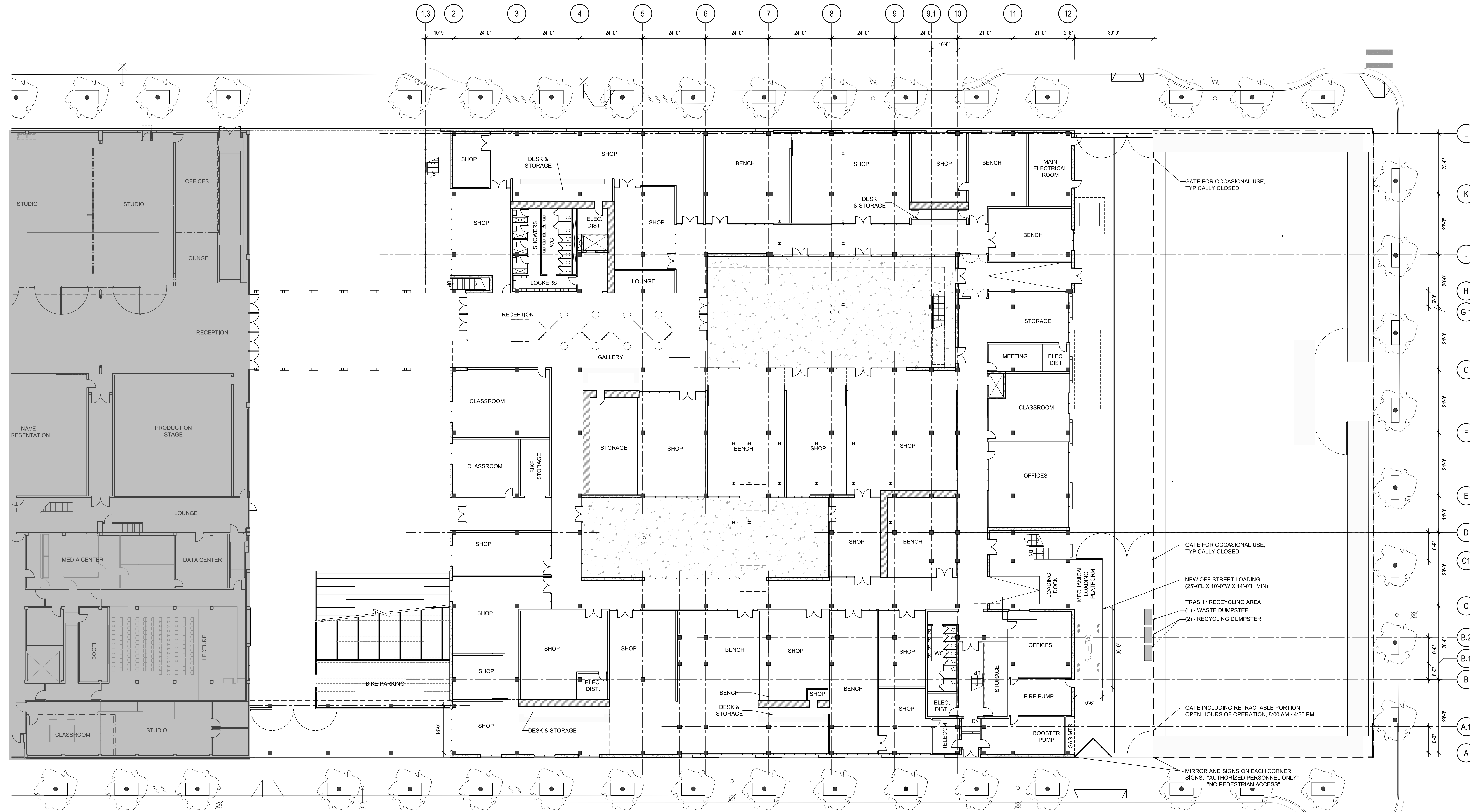
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Project No:	15049
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Date:	12/7/2017
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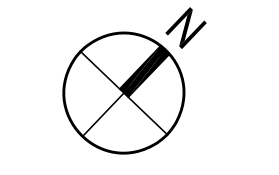
LEVEL 1 PLAN

Sheet Title:

Drawing Number: **A-100**

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1 LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"

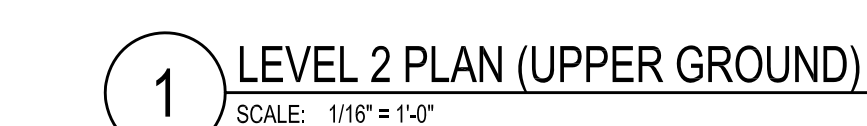
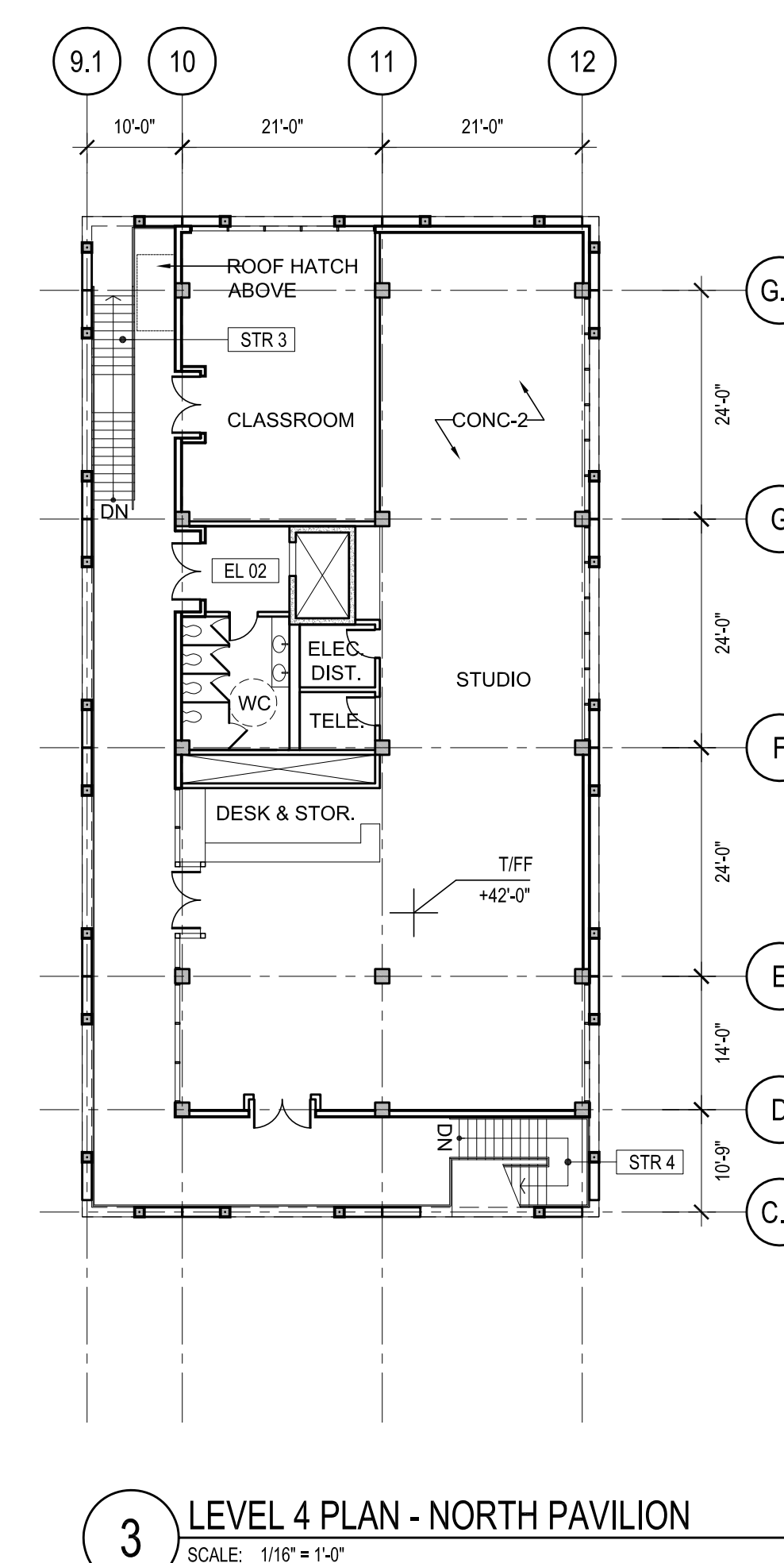
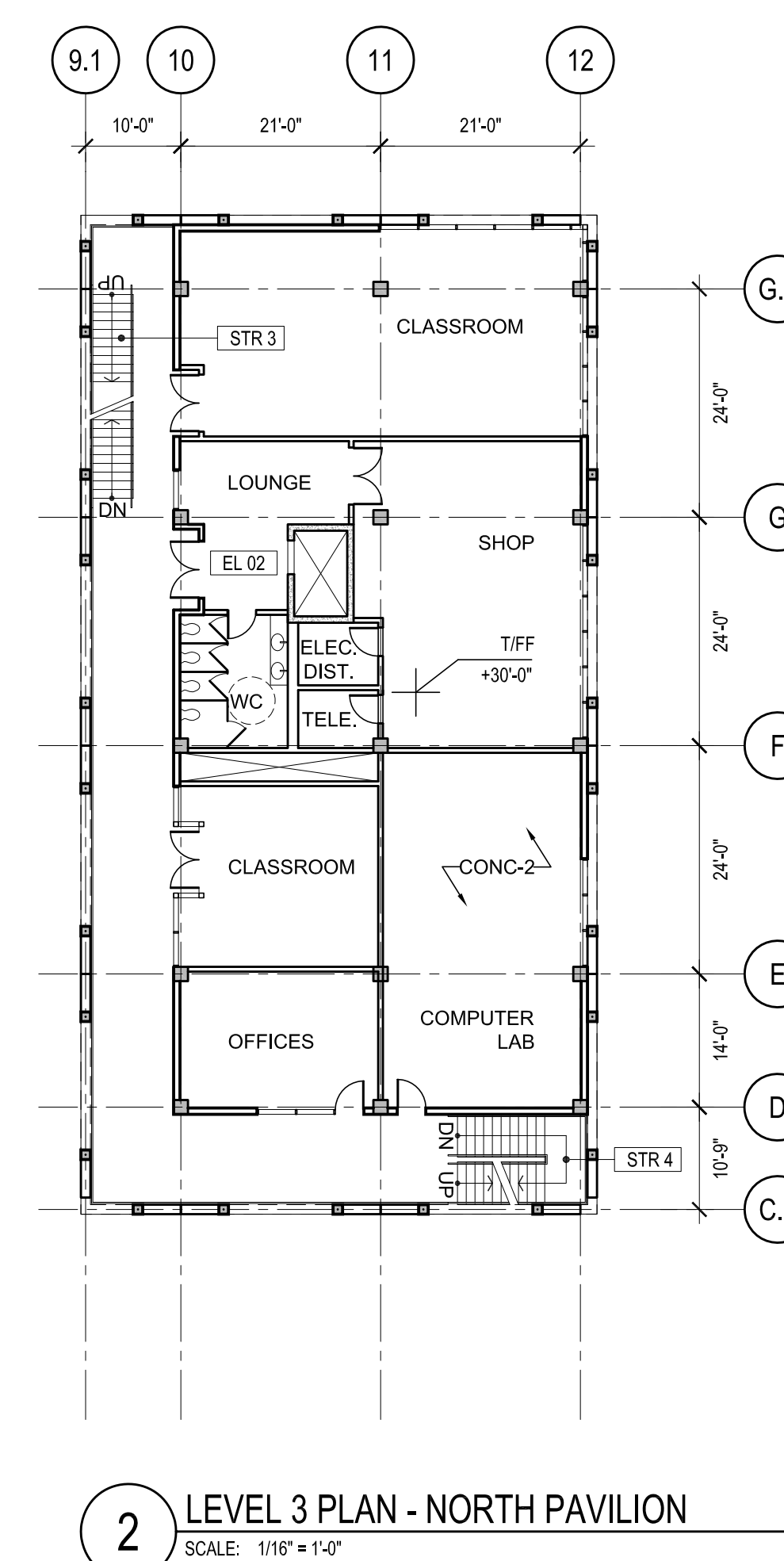
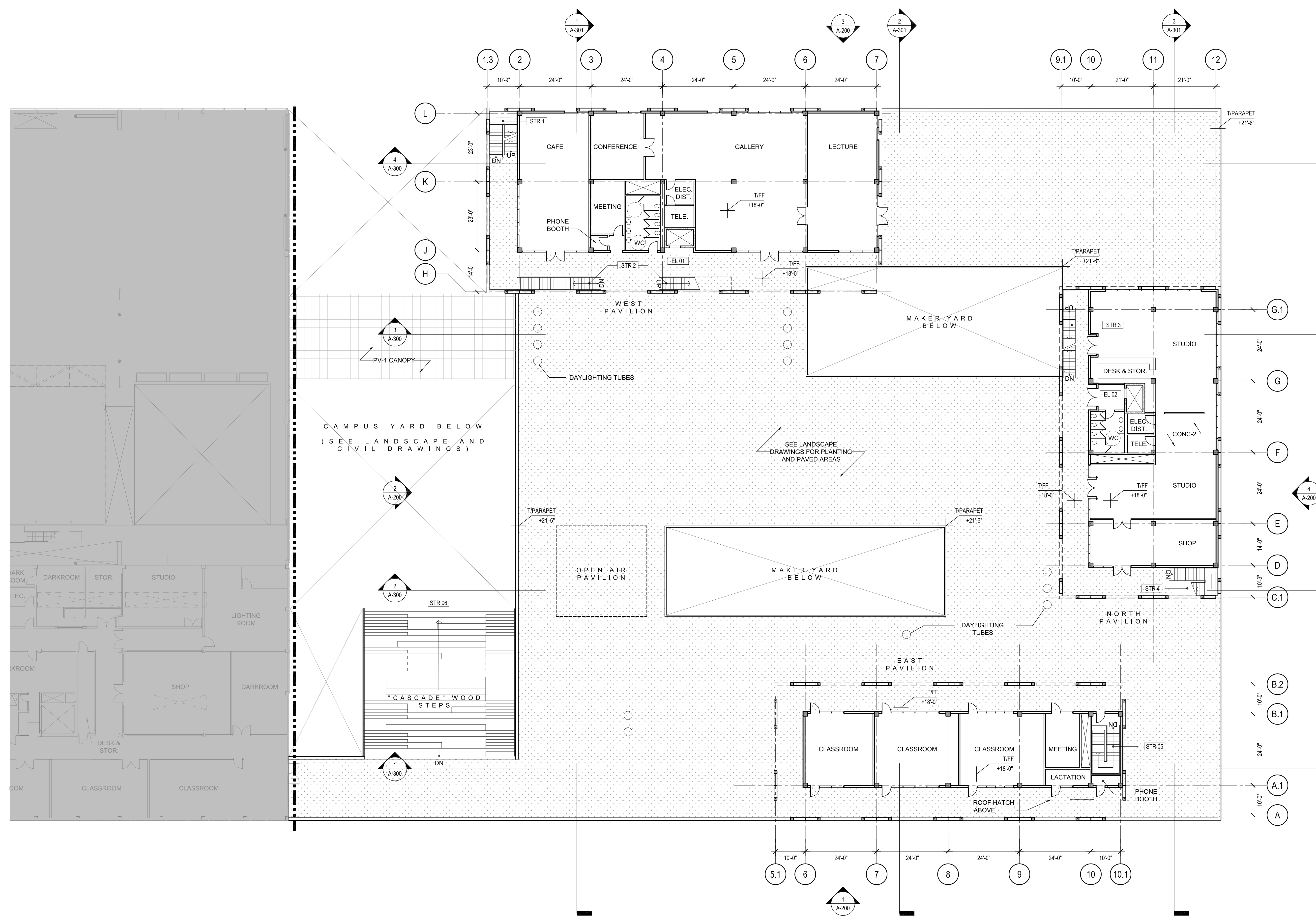
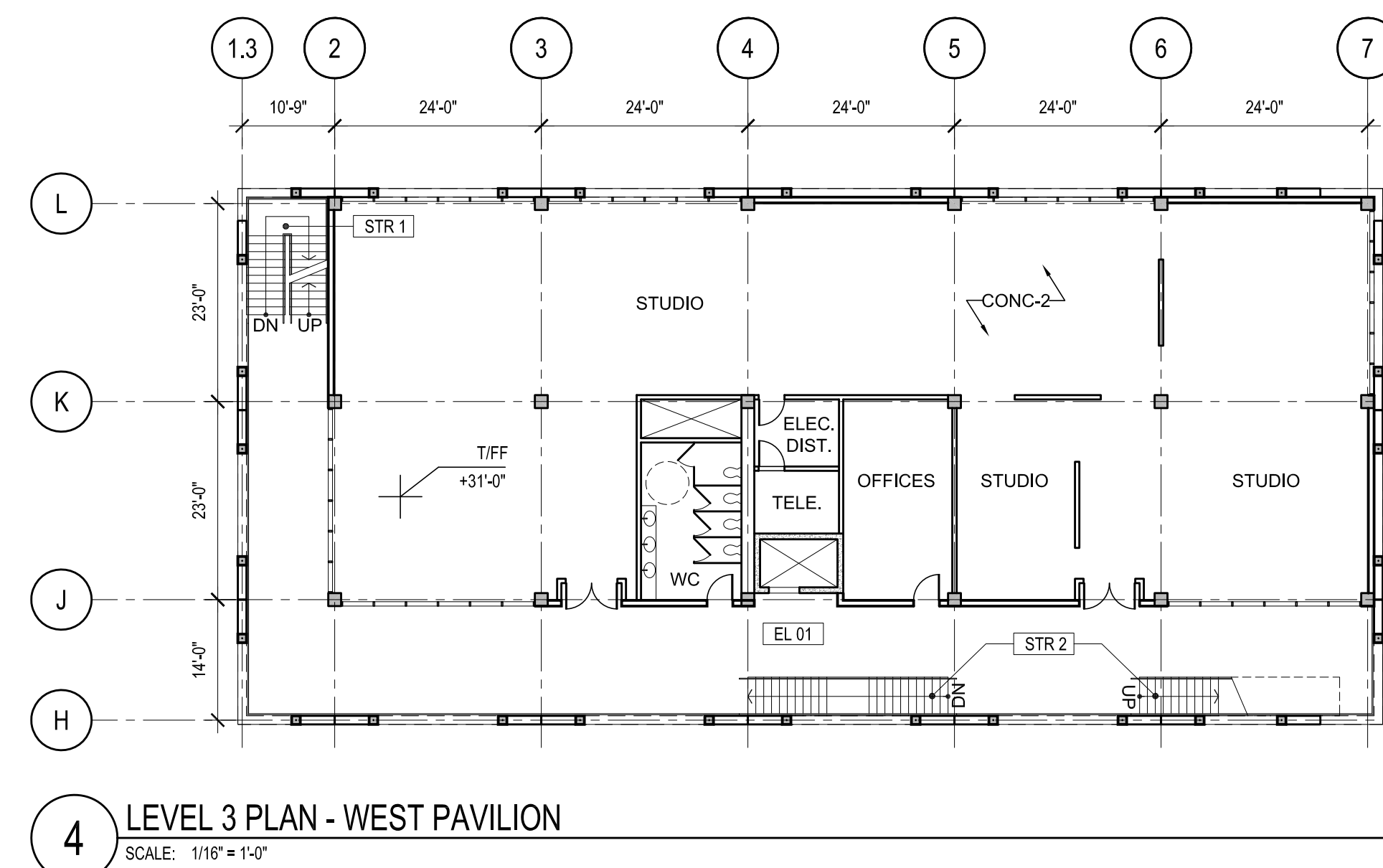
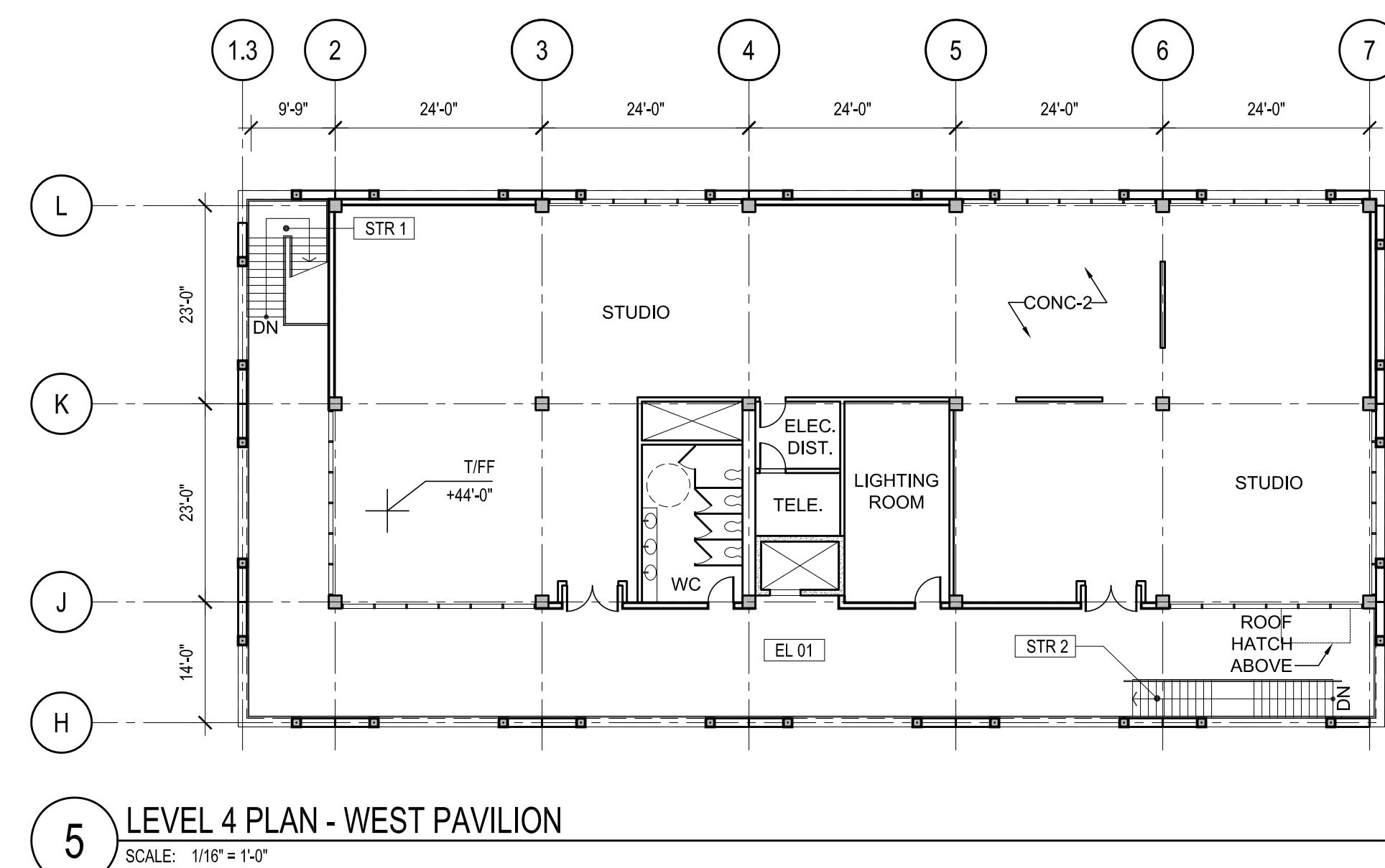


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WALL TYPE LEGEND

	GLASS PARTITION
	INTERIOR MOVABLE PARTITION
	INTERIOR PARTITION
	EXTERIOR WALL
	STAIR / ELEVATOR CORE



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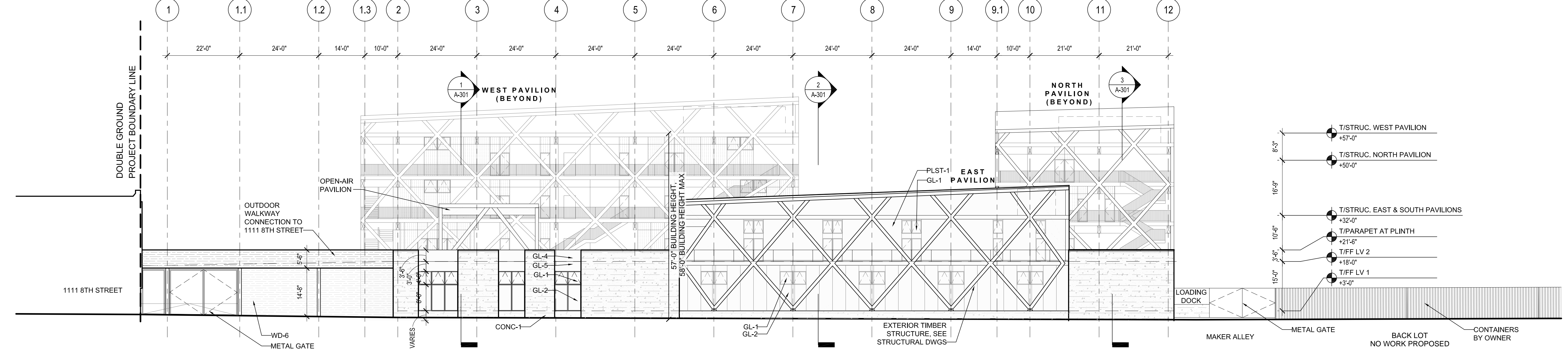
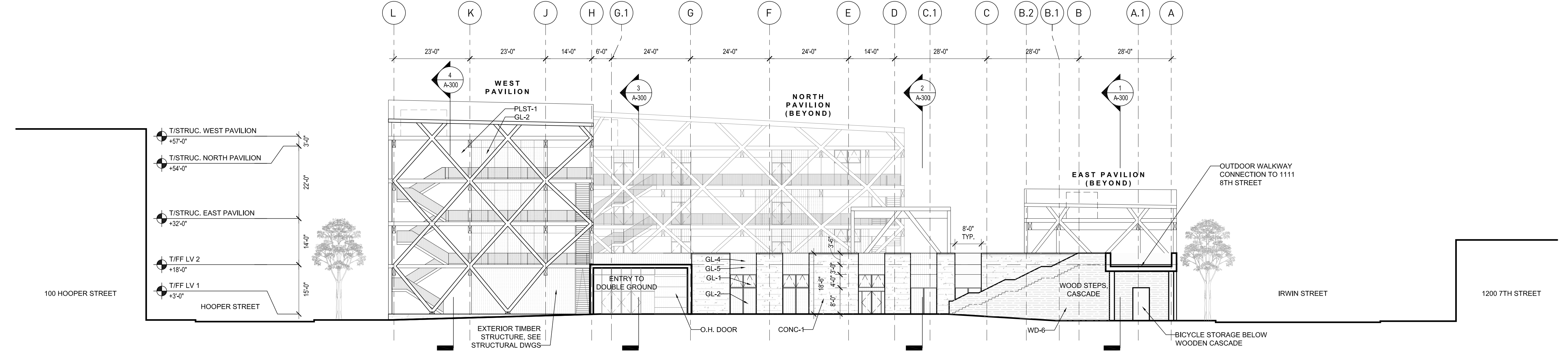
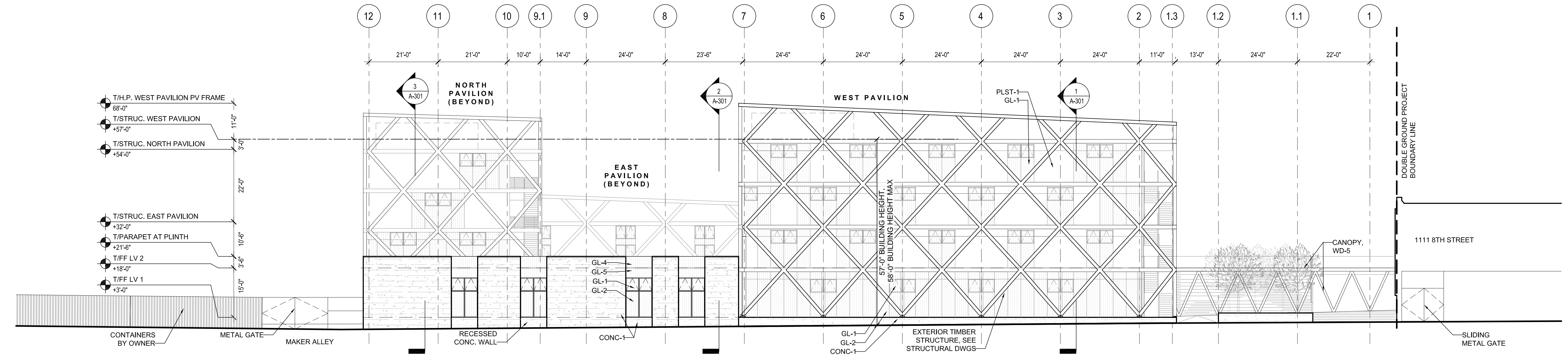
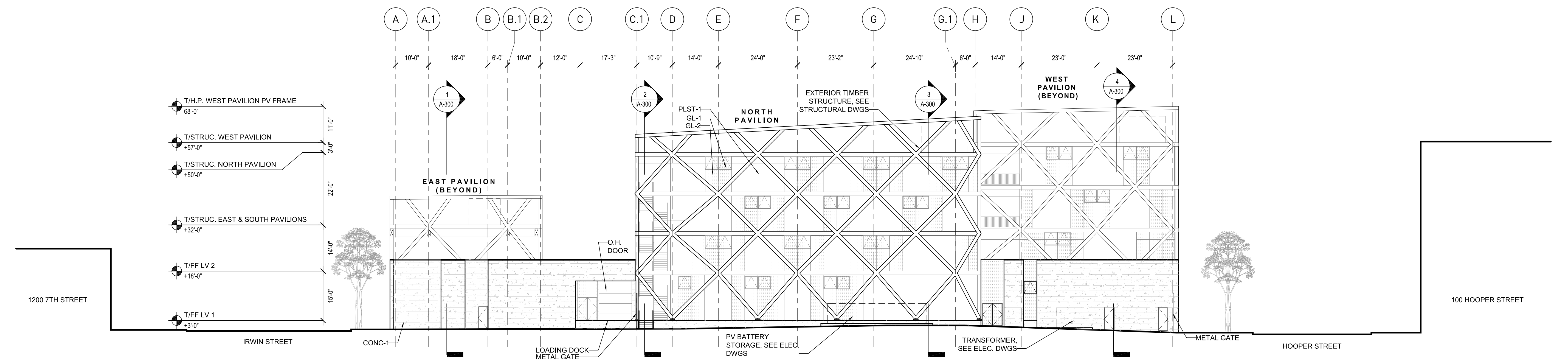
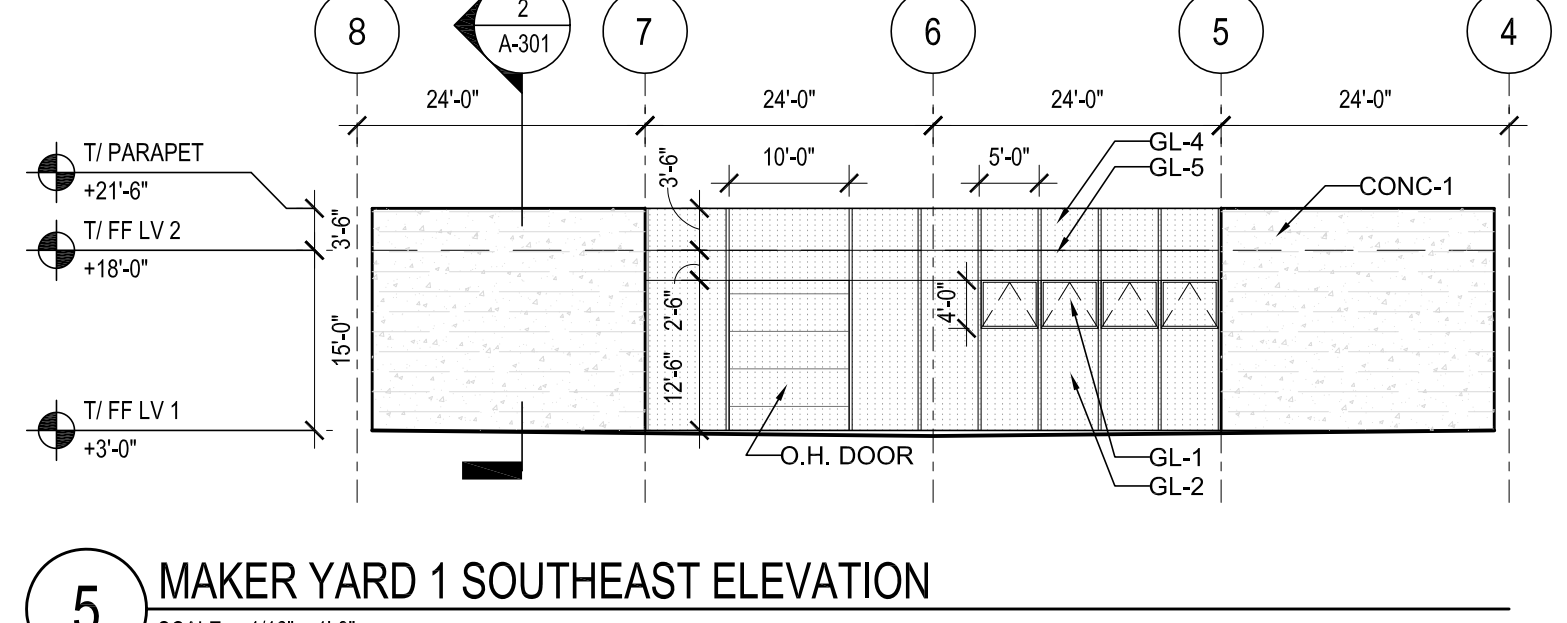
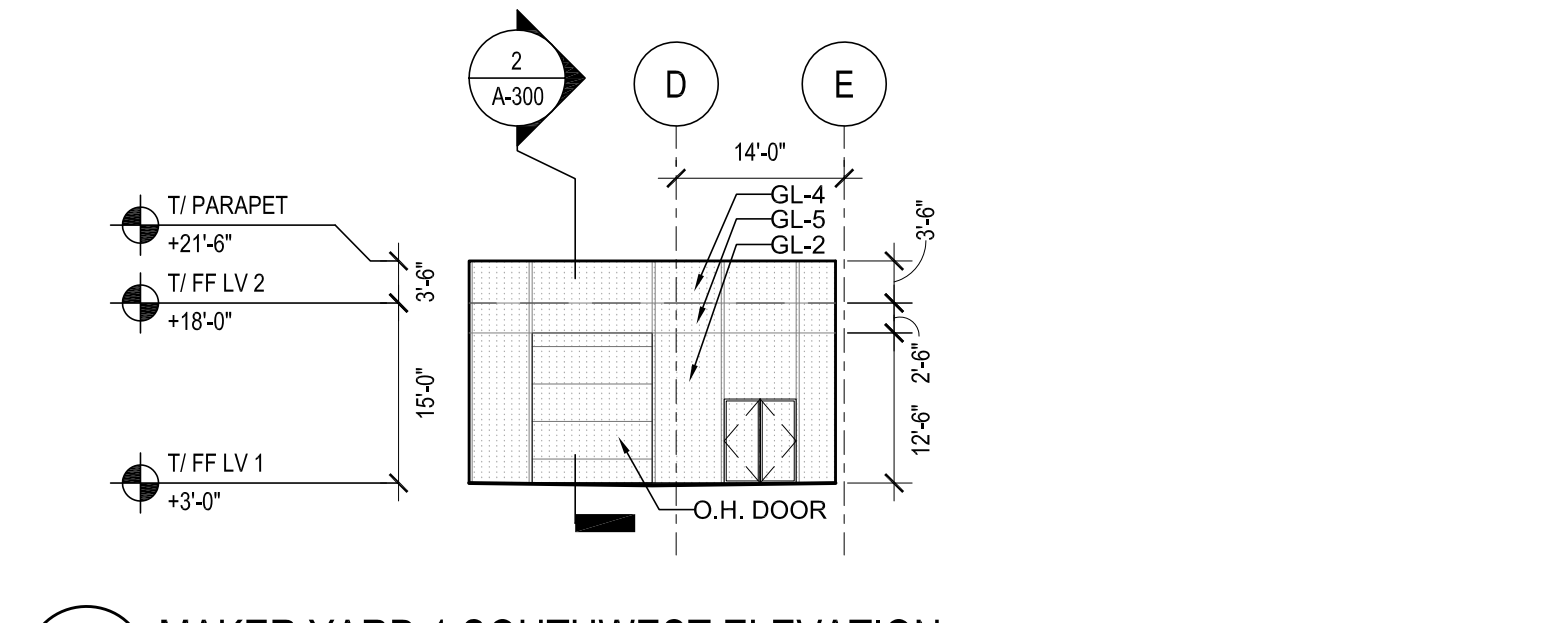
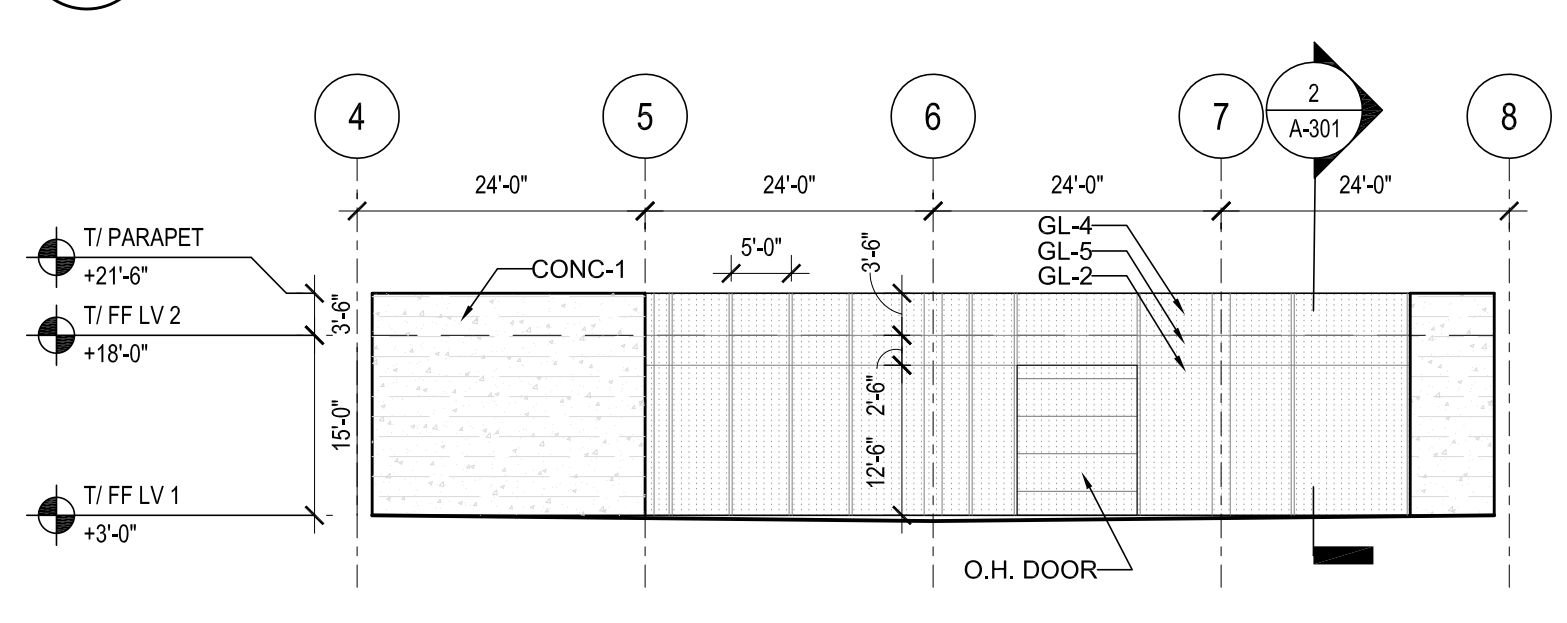
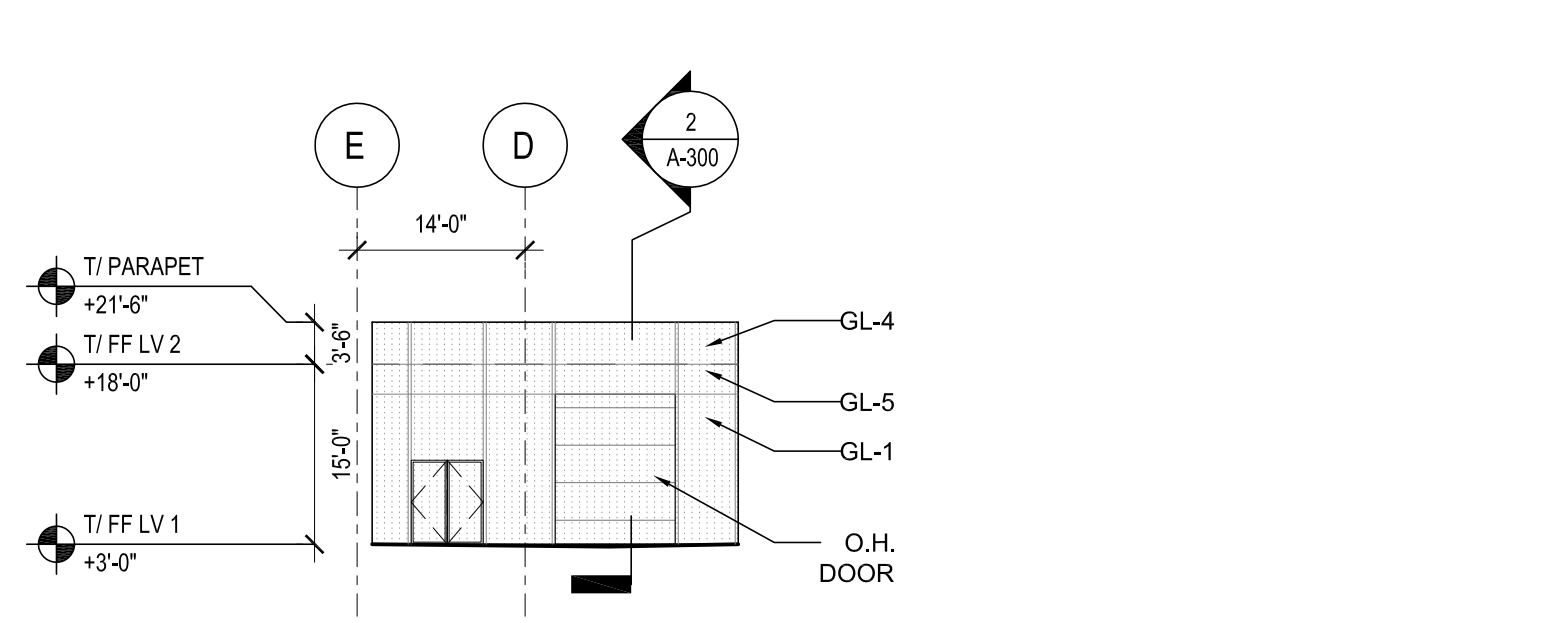
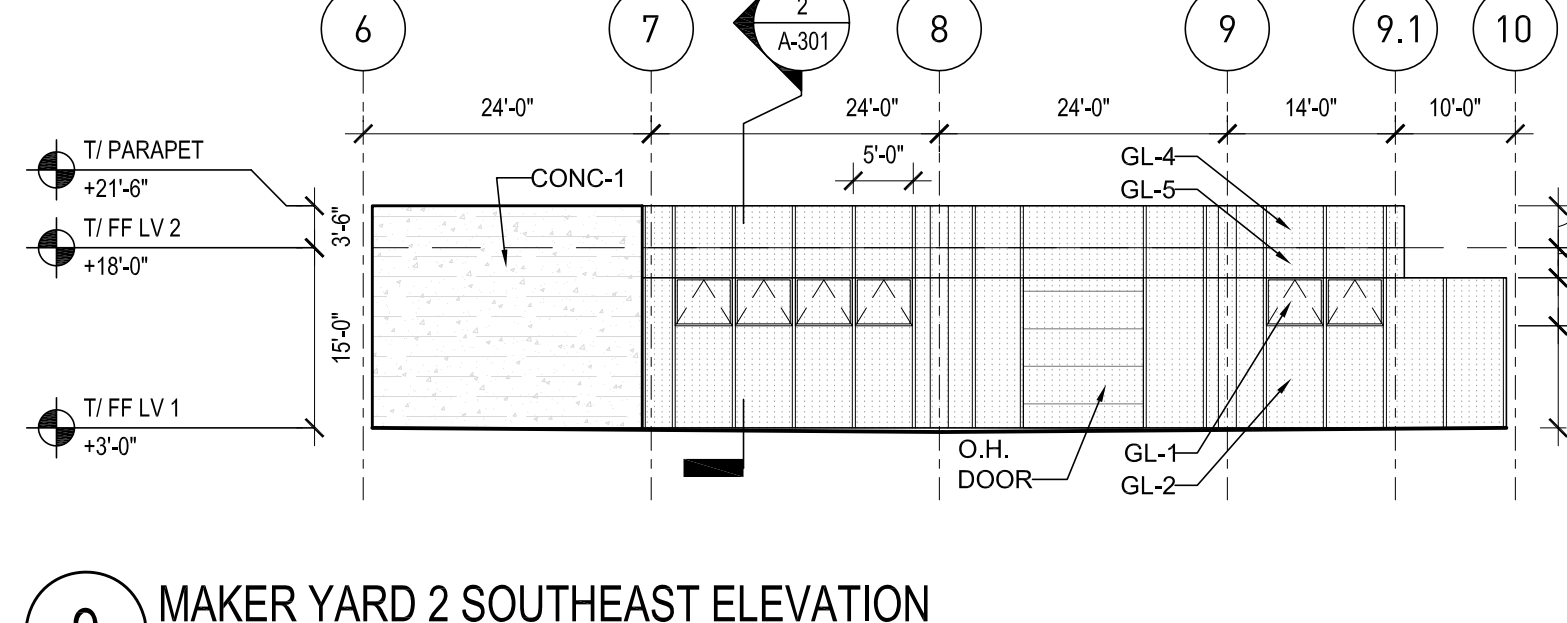
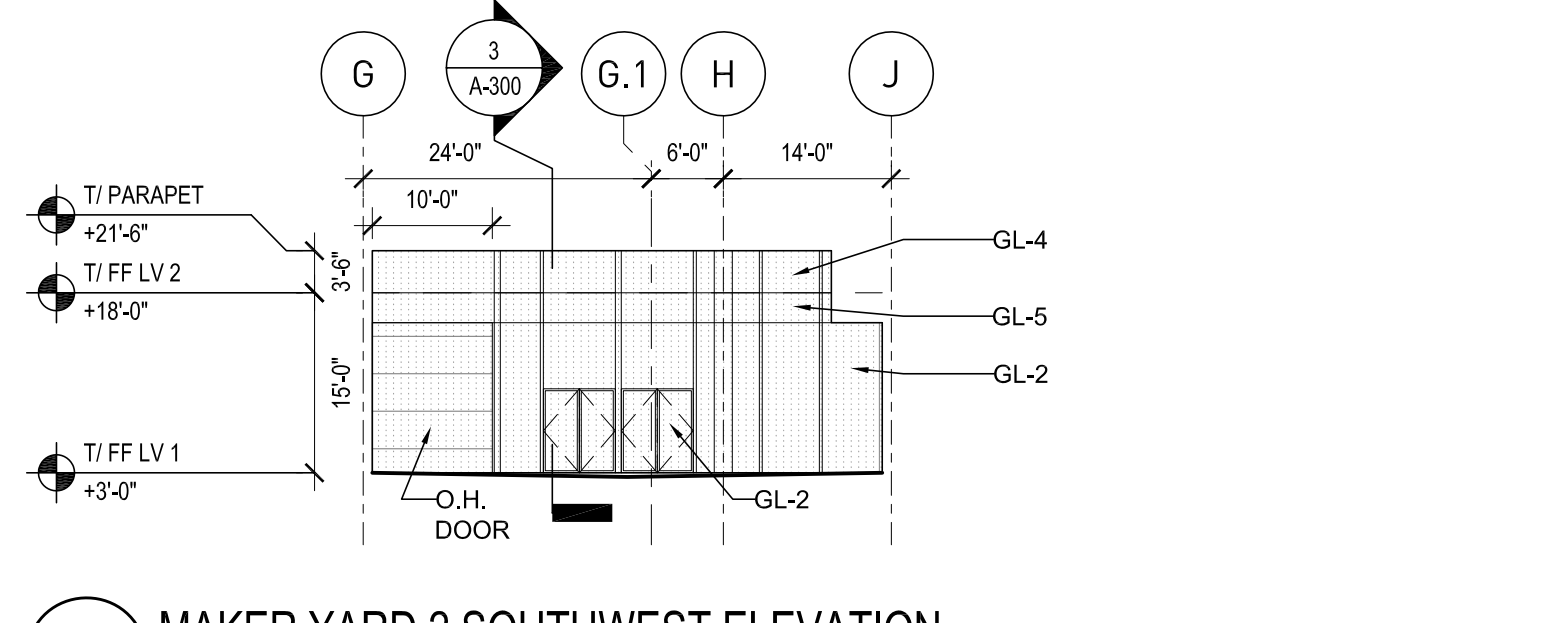
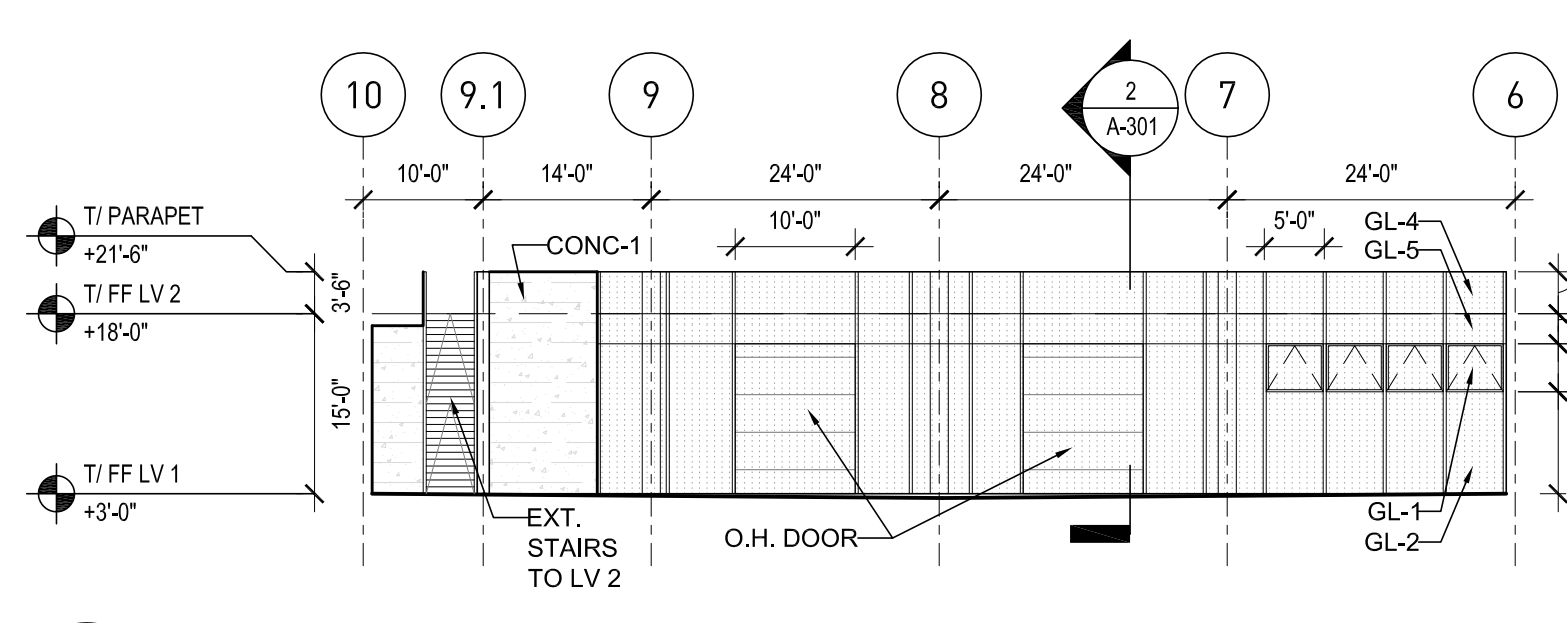
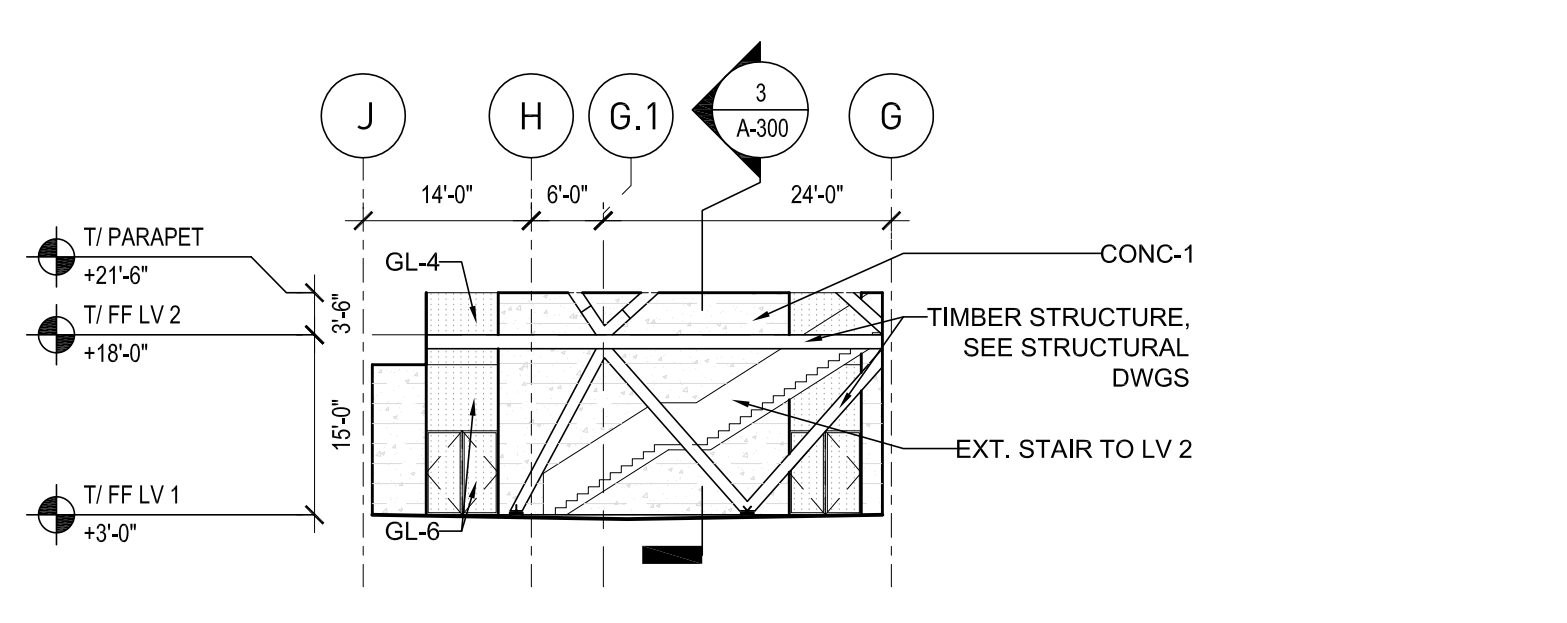
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LEVEL 2-4 PLANS

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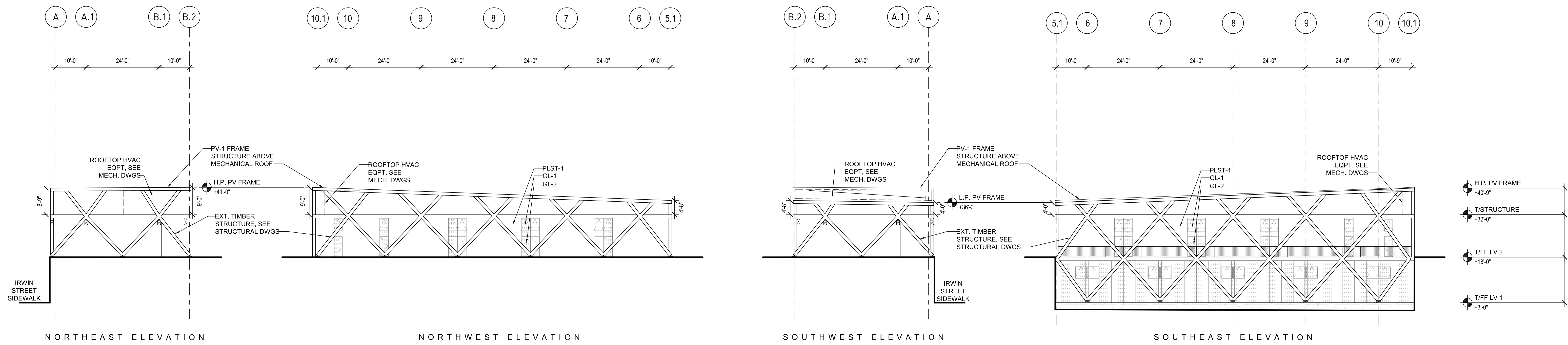
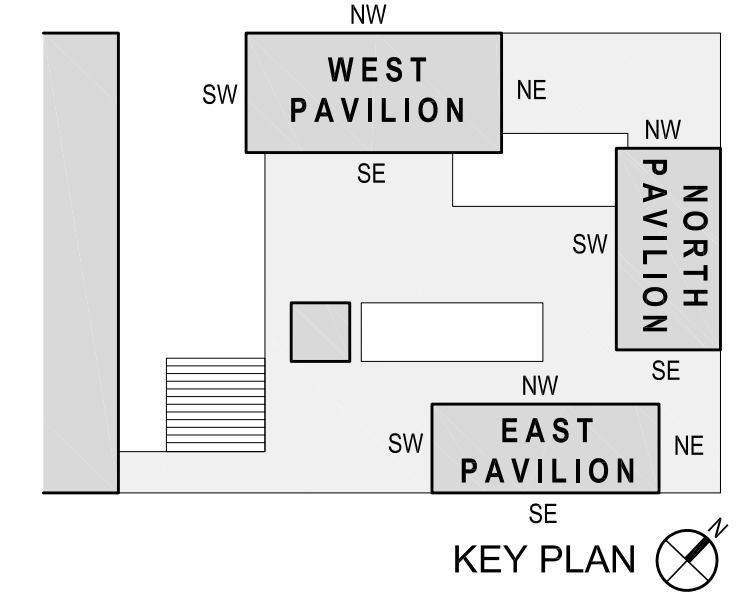
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BUILDING ELEVATIONS

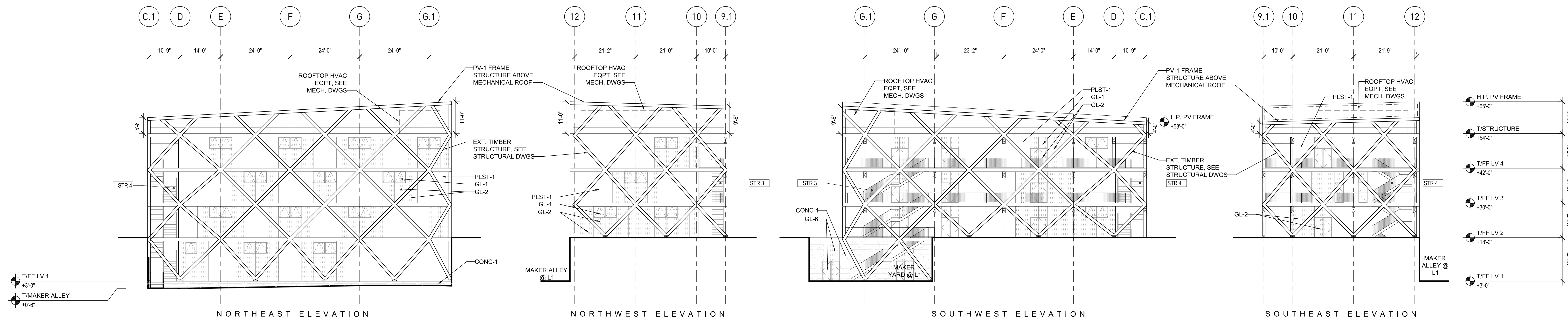
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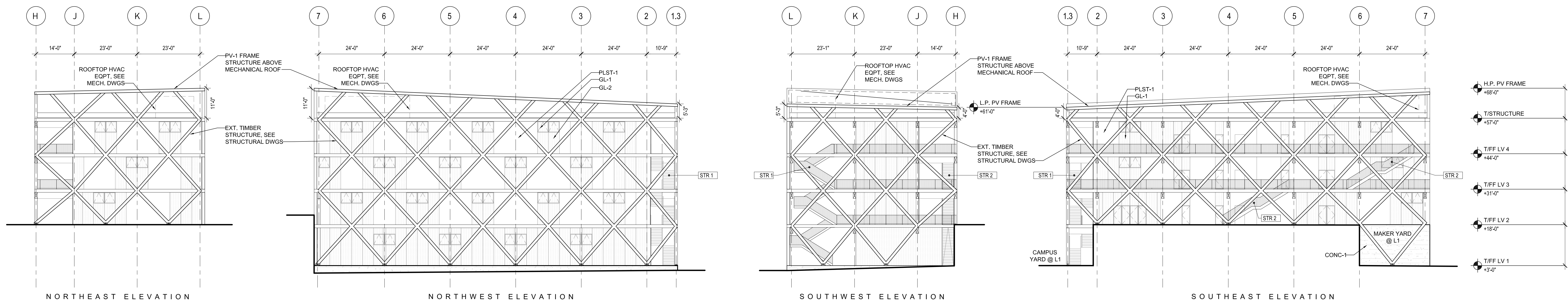
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3 EAST PAVILION - ELEVATION
SCALE: 1/8" = 1'-0"



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



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

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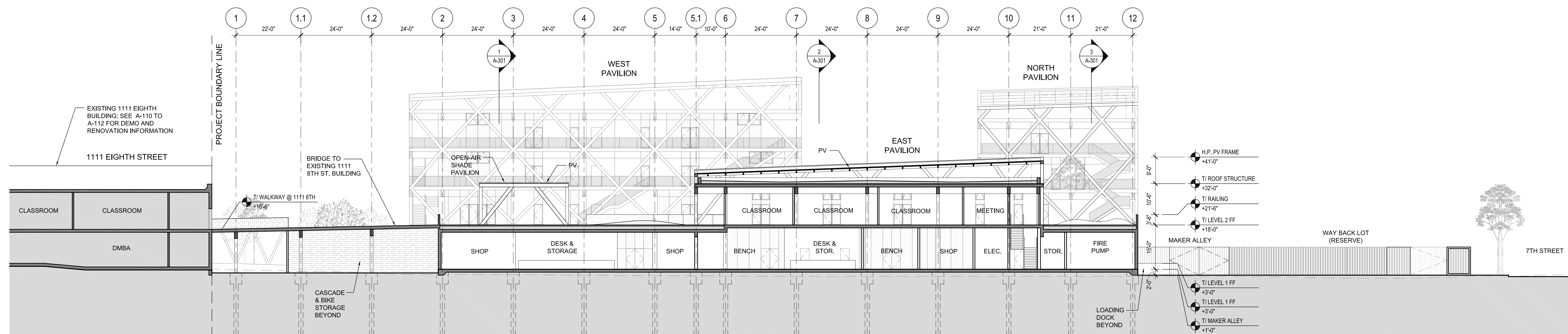
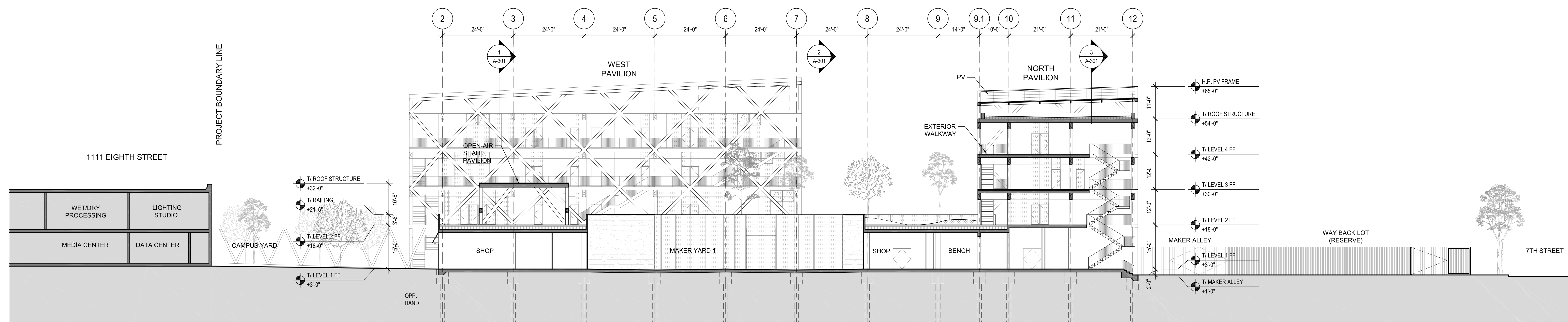
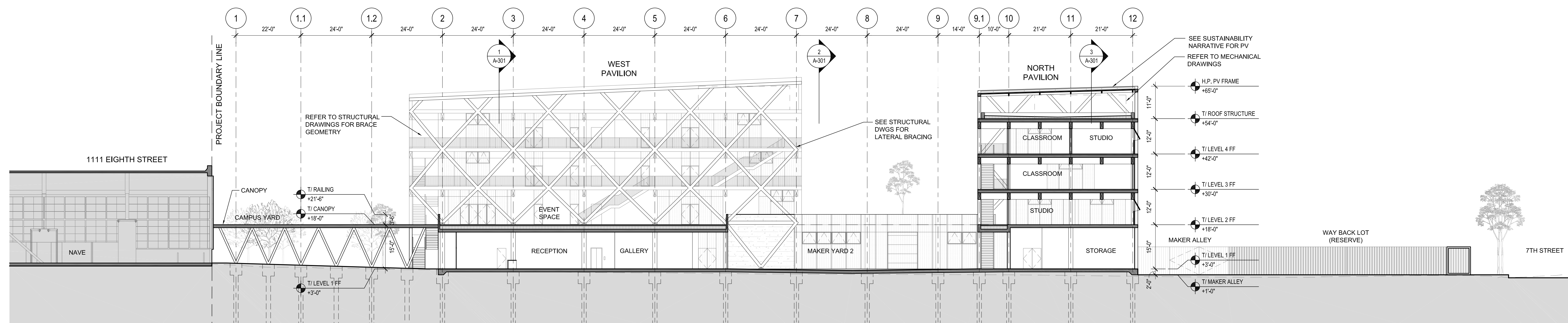
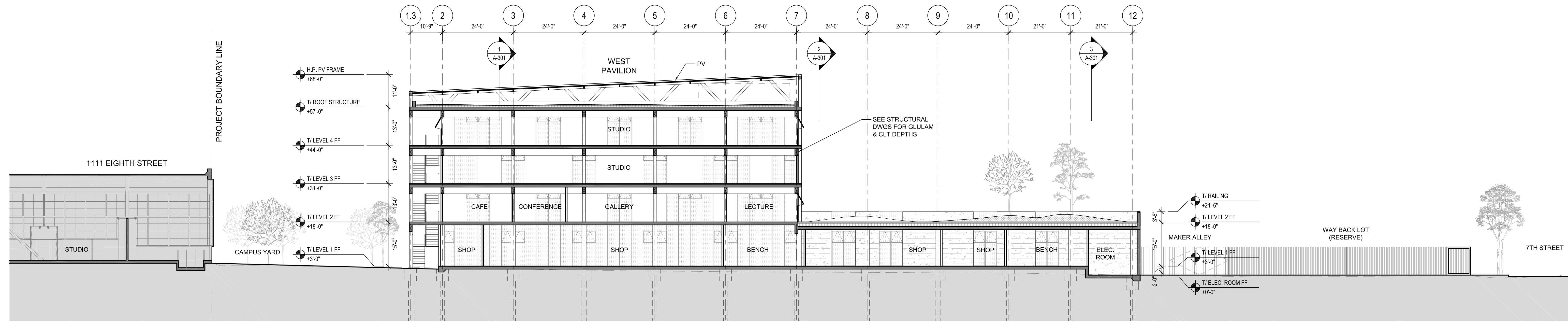
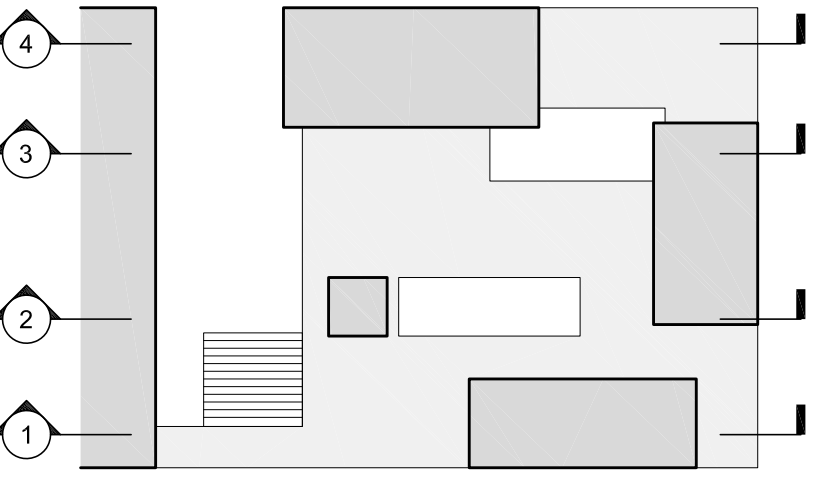
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BUILDING ELEVATIONS PAVILIONS

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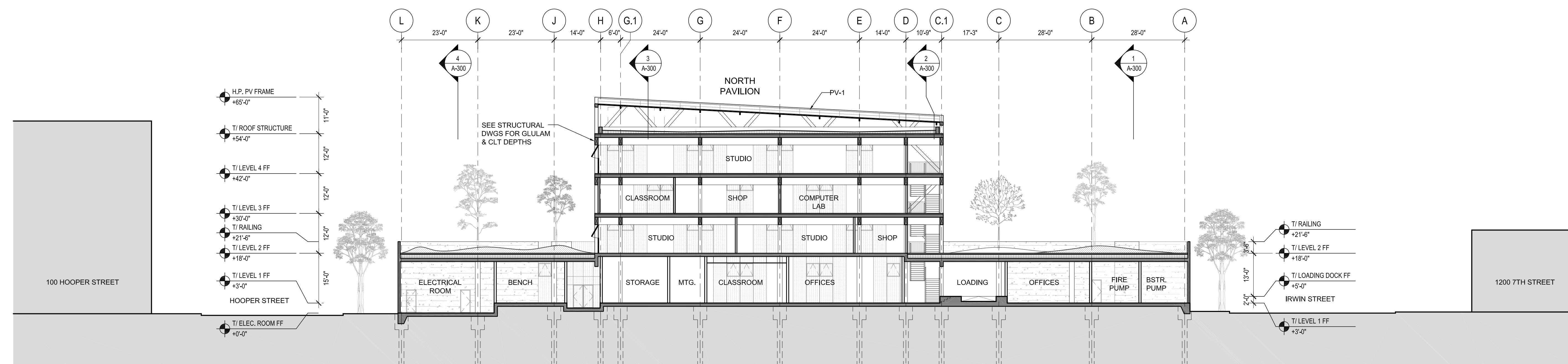
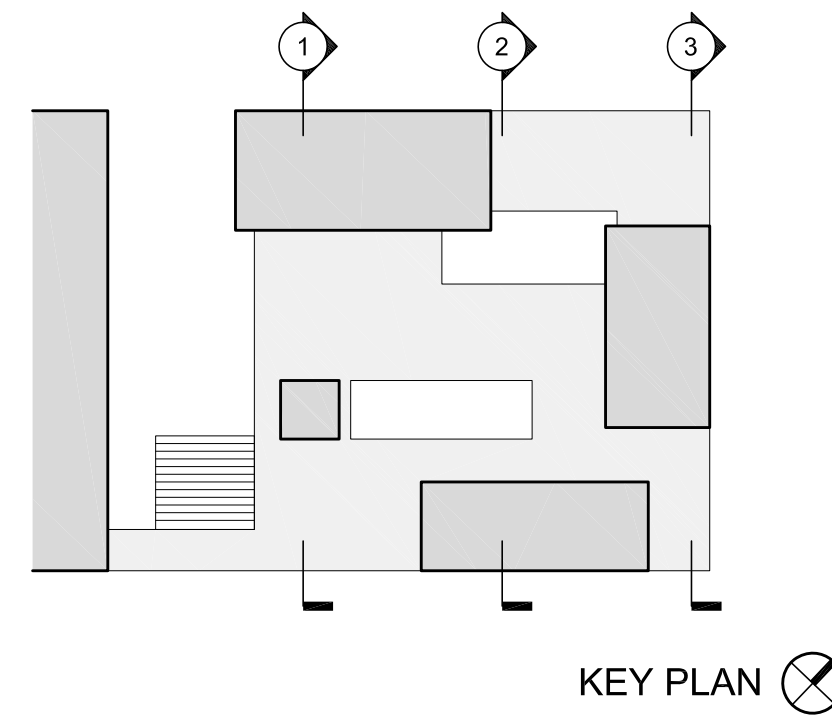
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BUILDING SECTIONS
Drawing Number: **A-300**
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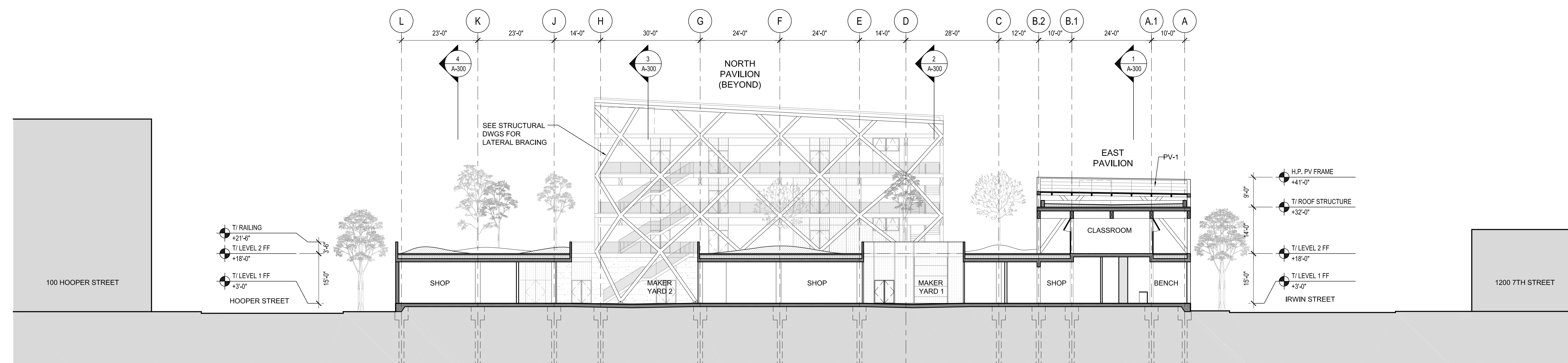
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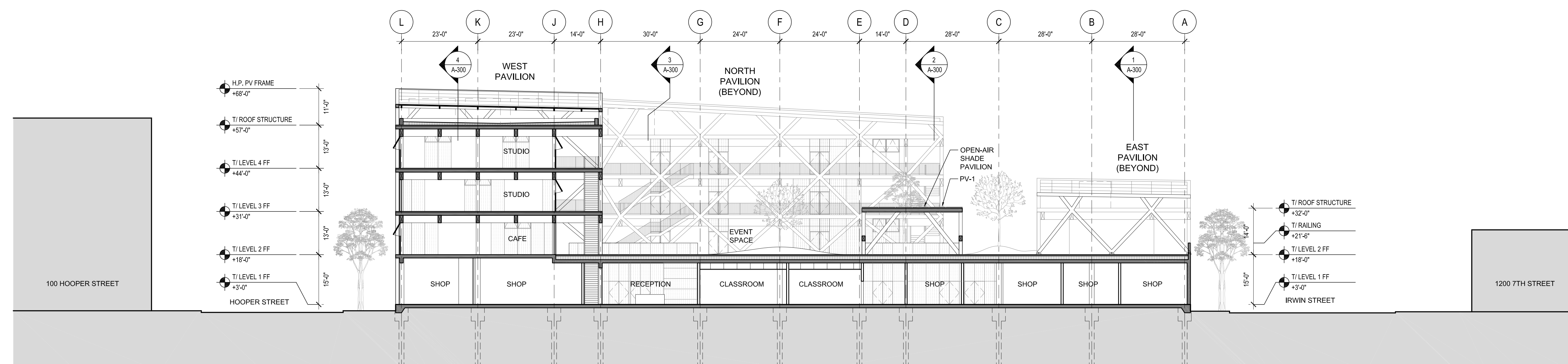
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3 BUILDING SECTION LOOKING NORTHEAST
SCALE: 1/16" = 1'-0"



2 BUILDING SECTION LOOKING NORTHEAST
SCALE: 1/16" = 1'-0"



1 BUILDING SECTION LOOKING NORTHEAST
SCALE: 1/16" = 1'-0"

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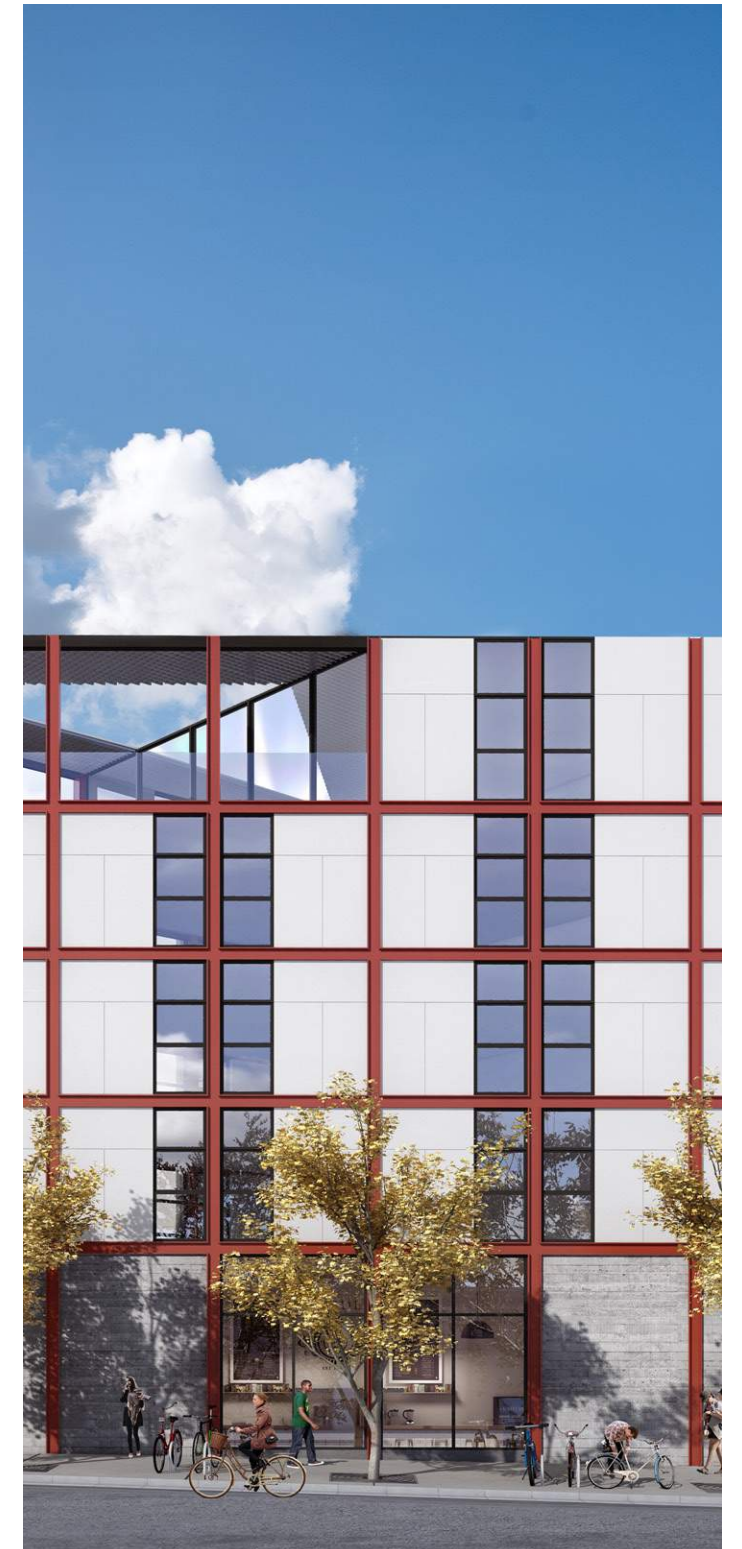
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San Francisco, CA 94111
T 415.621.5522
- Lotus Water**
Civil Engineer
215 Kearny St.
San Francisco, CA 94108
T 415.600.6805
- Atelier Ten**
Sustainability Consultant
443 Teanema St., 1st Floor
San Francisco, CA 94103
T 415.351.2100
F 415.351.2104

Project No:	15249
Drawn:	CK Date: 11/17/2017
Checked:	CH Scale: 1/16" = 1'-0"

BUILDING SECTIONS

STANLEY SAITOWITZ
NATOMA ARCHITECTS INC.



188 HOOPER ST
STUDENT HOUSING
05.31.2018 PLANNING COMMISSION

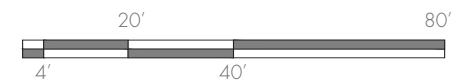
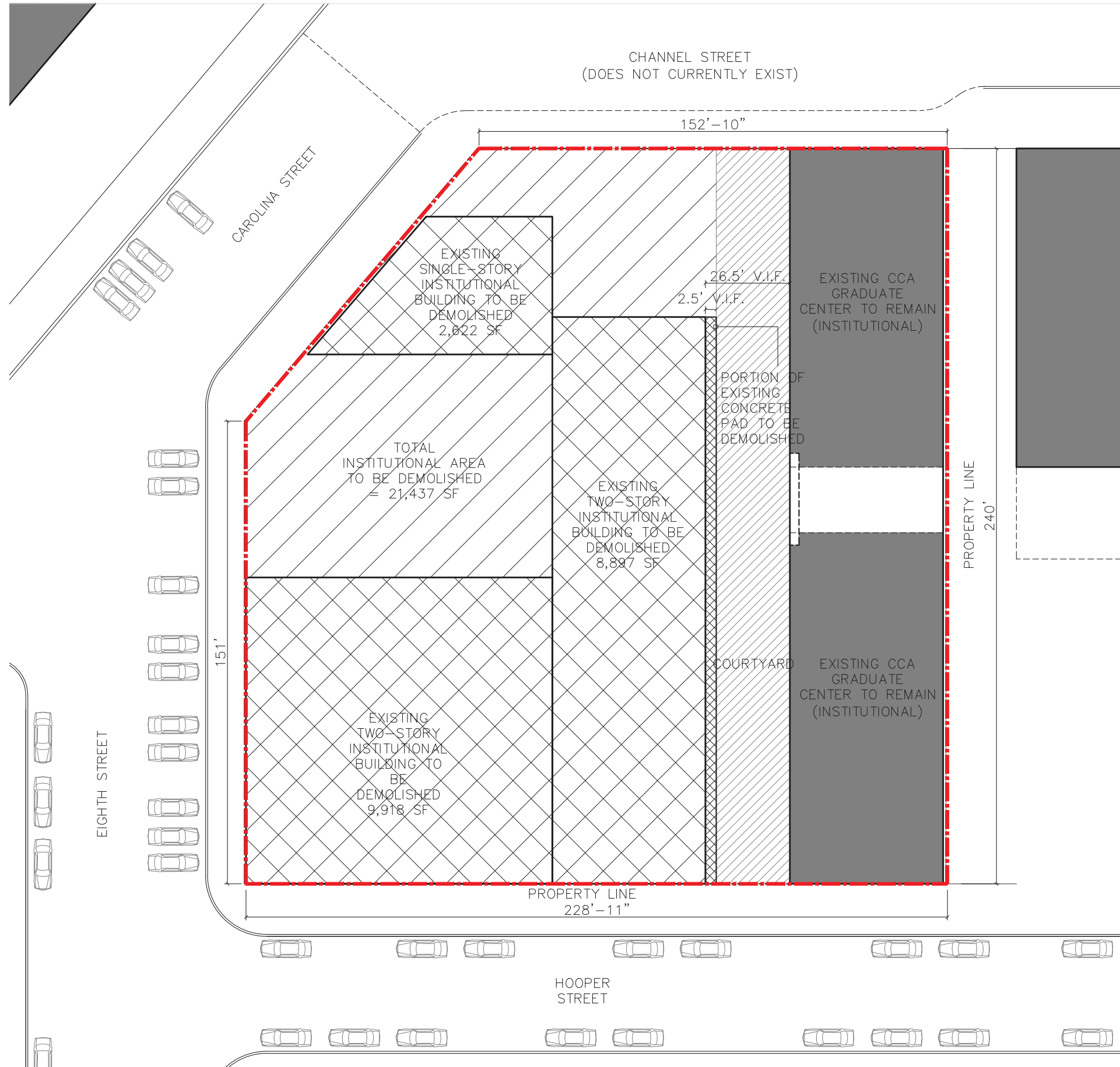




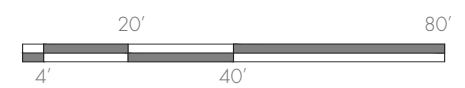
188 HOOPER



EXISTING & DEMOLITION PLAN

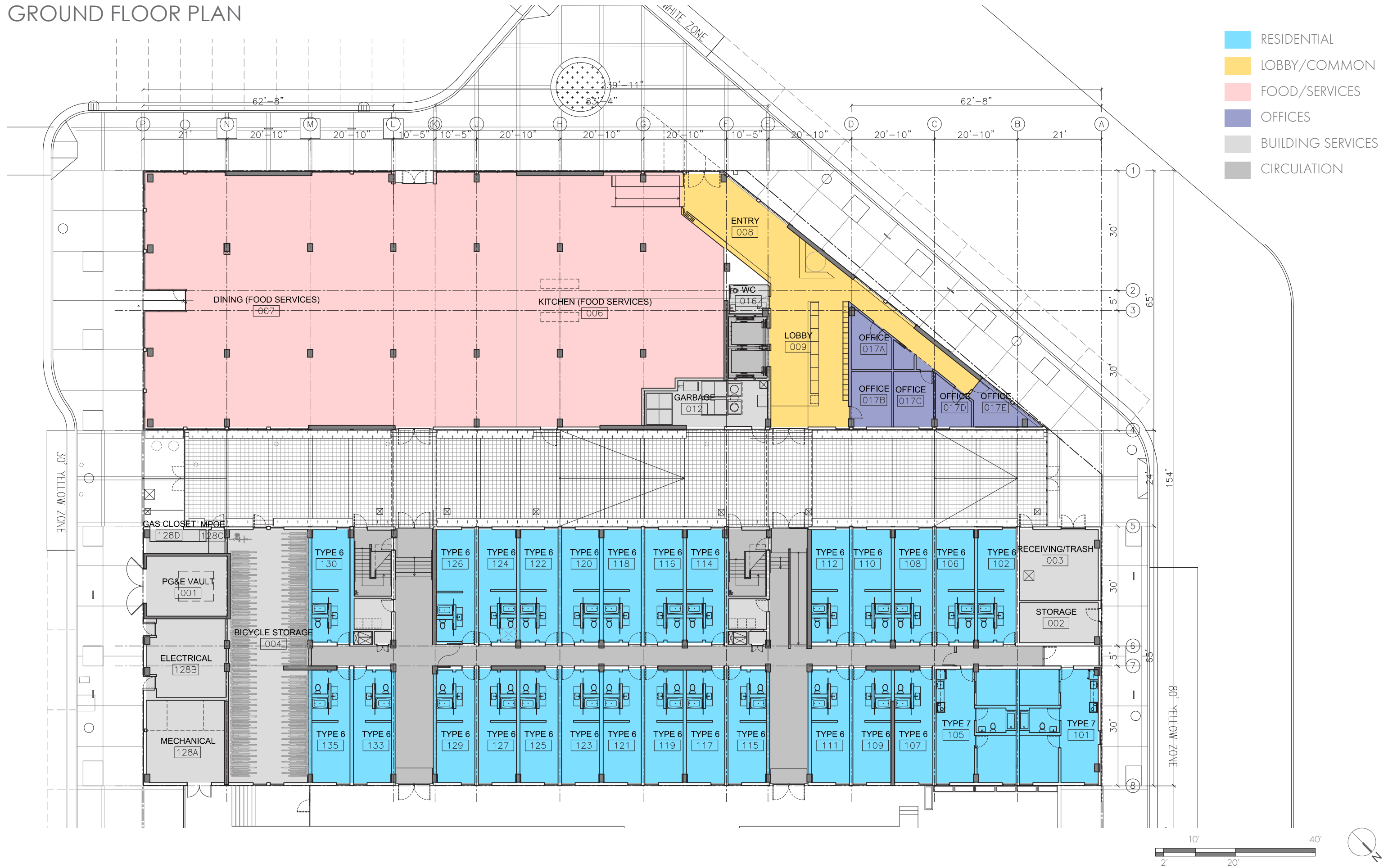


SITE PLAN



GROUND FLOOR PLAN

- RESIDENTIAL
- LOBBY/COMMON
- FOOD/SERVICES
- OFFICES
- BUILDING SERVICES
- CIRCULATION



SECOND FLOOR PLAN

- RESIDENTIAL
- LOBBY/Common
- FOOD/SERVICES
- OFFICES
- BUILDING SERVICES
- CIRCULATION



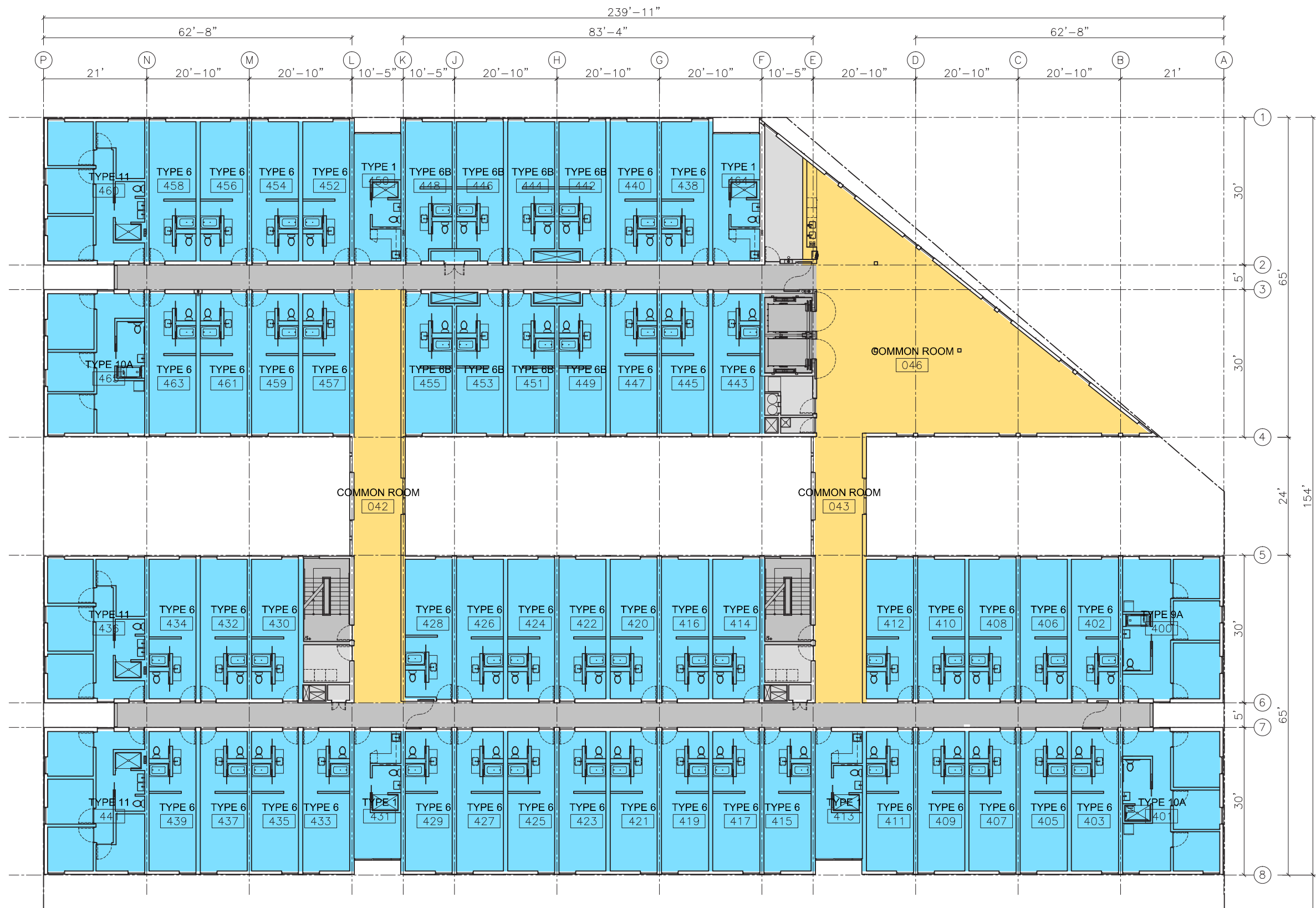
THIRD FLOOR PLAN

- RESIDENTIAL
- LOBBY/Common
- FOOD/SERVICES
- OFFICES
- BUILDING SERVICES
- CIRCULATION



FOURTH FLOOR PLAN

- RESIDENTIAL
- LOBBY/Common
- FOOD/SERVICES
- OFFICES
- BUILDING SERVICES
- CIRCULATION





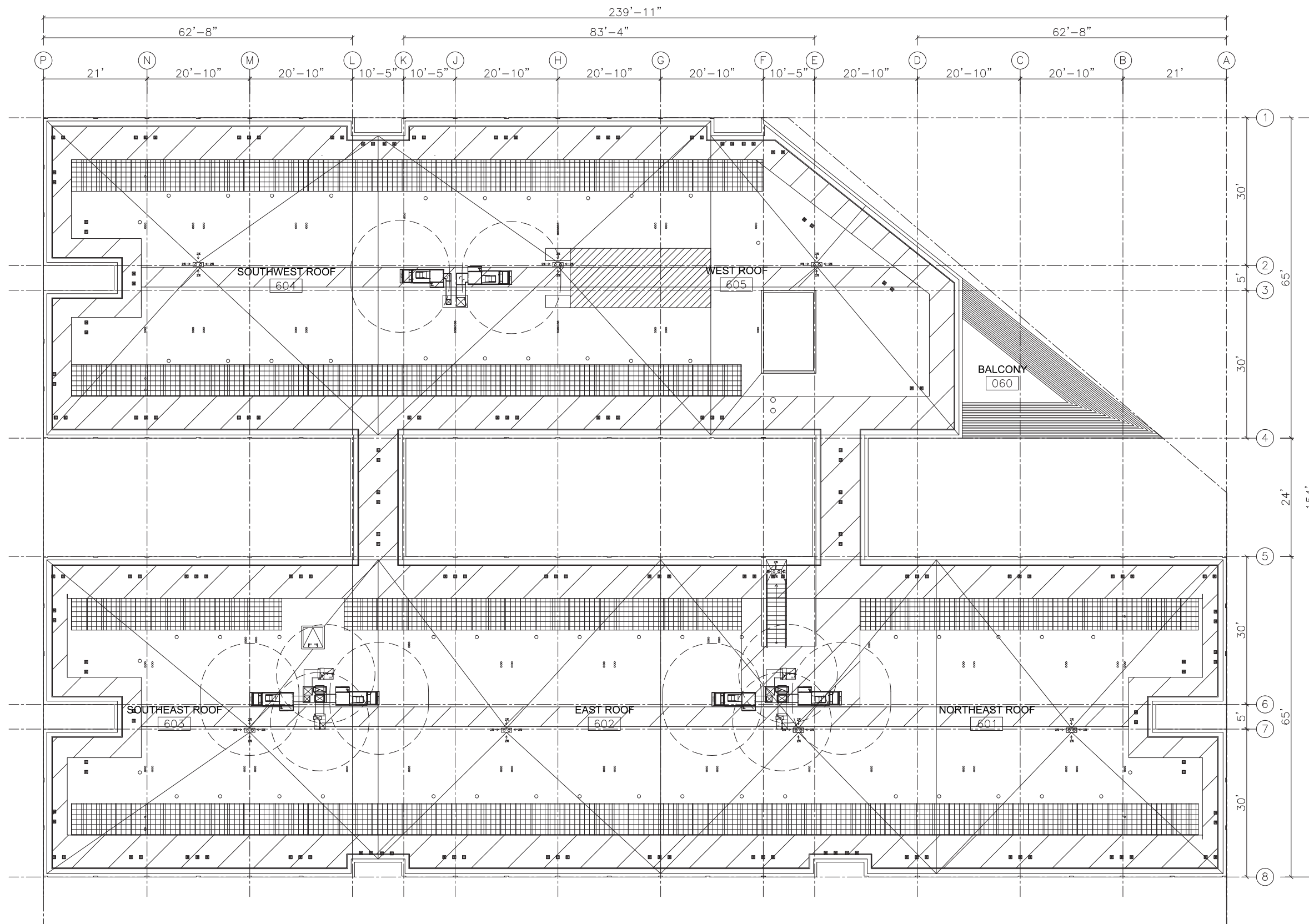
FIFTH FLOOR PLAN

- RESIDENTIAL
- LOBBY/Common
- FOOD/SERVICES
- OFFICES
- BUILDING SERVICES
- CIRCULATION



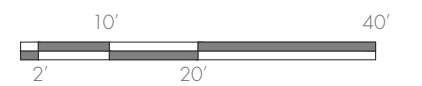
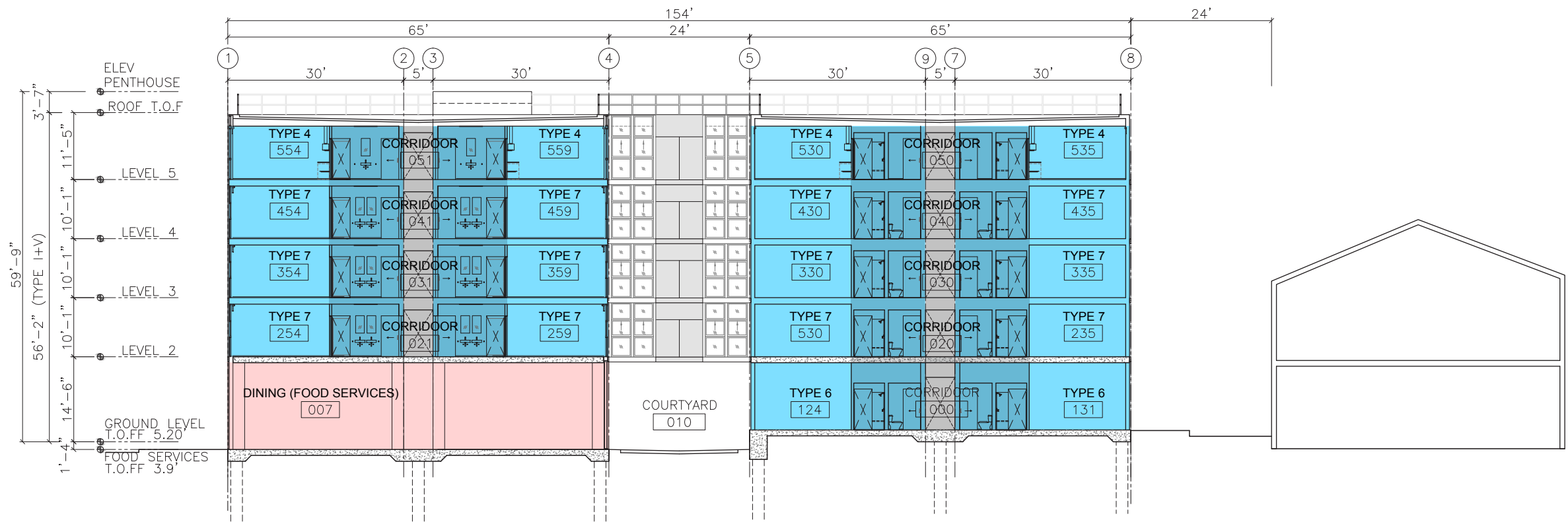
ROOF PLAN

-  SOLAR HOT WATER PV PANEL
-  WALKING PAD



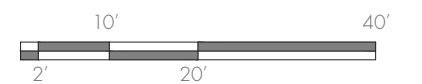
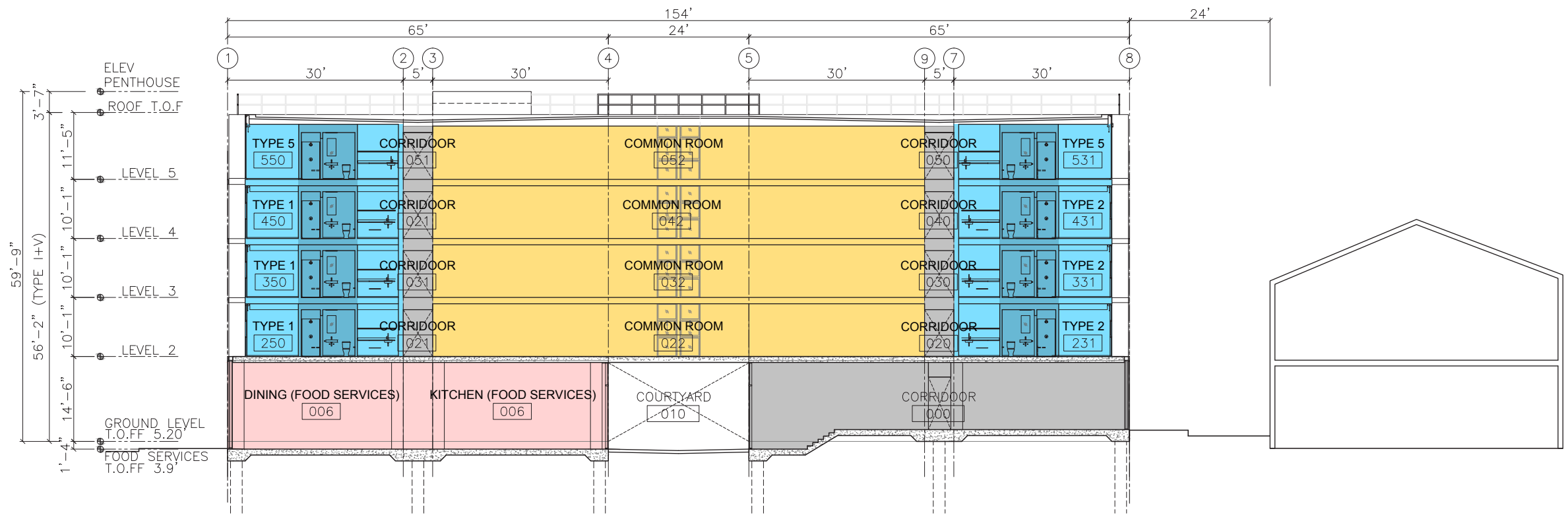
CROSS SECTION

- RESIDENTIAL
- LOBBY/COMMON
- FOOD/SERVICES
- OFFICES
- BUILDING SERVICES
- CIRCULATION



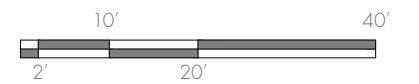
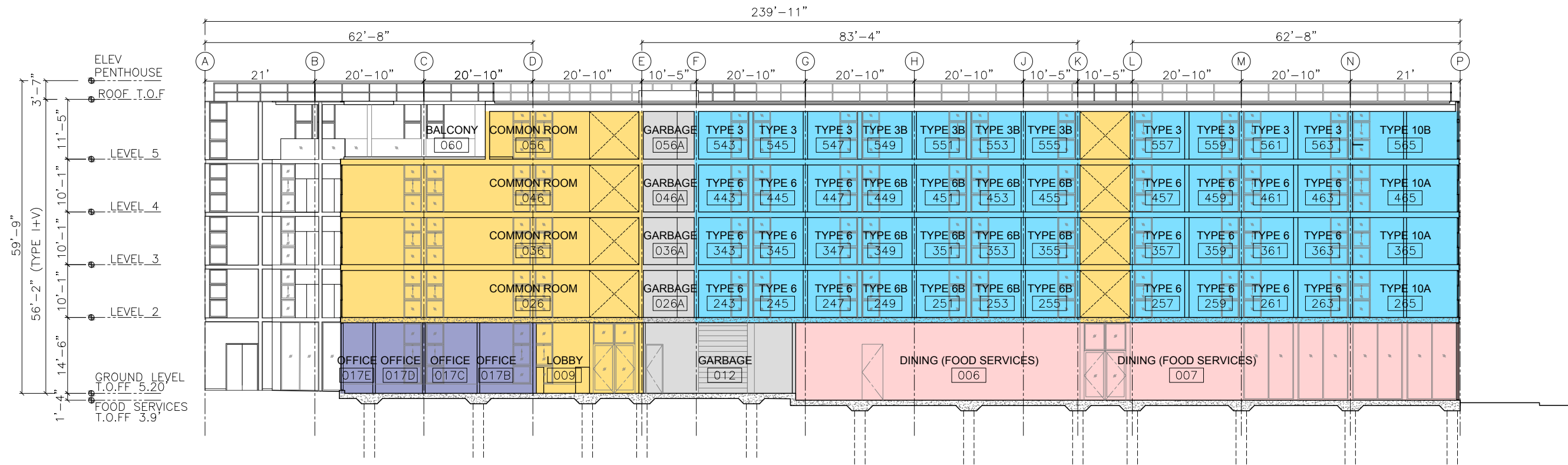
CROSS SECTION

- RESIDENTIAL
- LOBBY/COMMON
- FOOD/SERVICES
- OFFICES
- BUILDING SERVICES
- CIRCULATION



LONGITUDINAL SECTION

- RESIDENTIAL
- LOBBY/COMMON
- FOOD/SERVICES
- OFFICES
- BUILDING SERVICES
- CIRCULATION



WEST ELEVATION

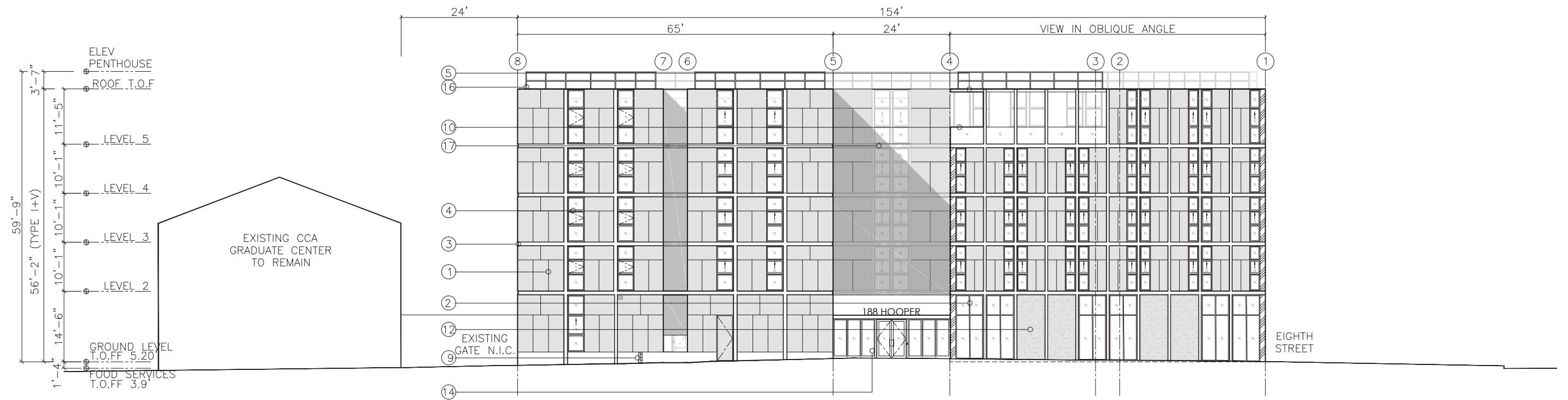


1. Exterior Panel Rain Screen, Hardi Reveal
2. Store Front Aluminum Framed Window
3. Channel Grid Integral Color Fiberglass Channel
4. Vinyl Framed Nail Fin Fixed And Single Hung Window
5. Roof Canopy: Clear Anodized Bar Grating Welded Below WT4 Outriggers. Painted.

6. Folding Glass Wall Courtyard Gate
7. Entry Canopy: Painted W10 Beam & Clear Anodized Alum Bar Grating
8. Alum Framed Sliding Glass Door
9. Fire Dept Connection (FDC)
10. Cantilevered Glass Guardrail
11. Existing Concrete Stair

12. Concrete Shear Wall W/Board Form Liner Texture
13. In-Wall Vent Louver
14. Roll-Up Garage Door
15. Storefront Door/Window Courtyard Gate
16. Metal Tube Roof Guardrail
17. Black Exterior Panel Rain Screen, Hardi Reveal. See Details

NORTH ELEVATION

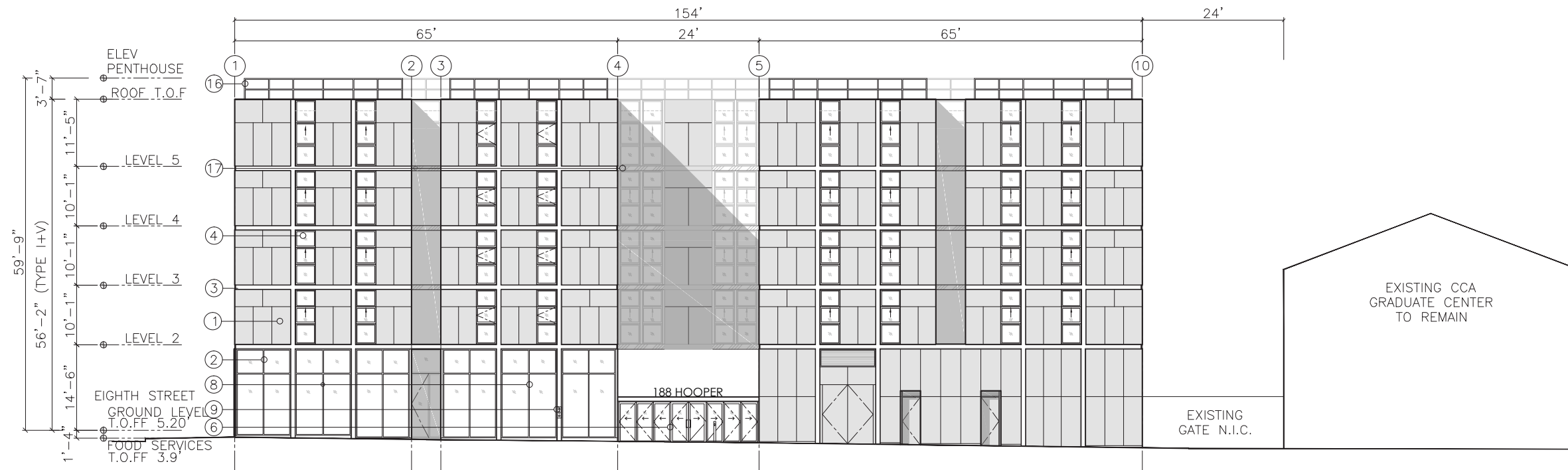


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13. In-Wall Vent Louver
14. Roll-Up Garage Door
15. Storefront Door/Window Courtyard Gate
16. Metal Tube Roof Guardrail
17. Black Exterior Panel Rain Screen, Hardi Reveal. See Details

SOUTH ELEVATION

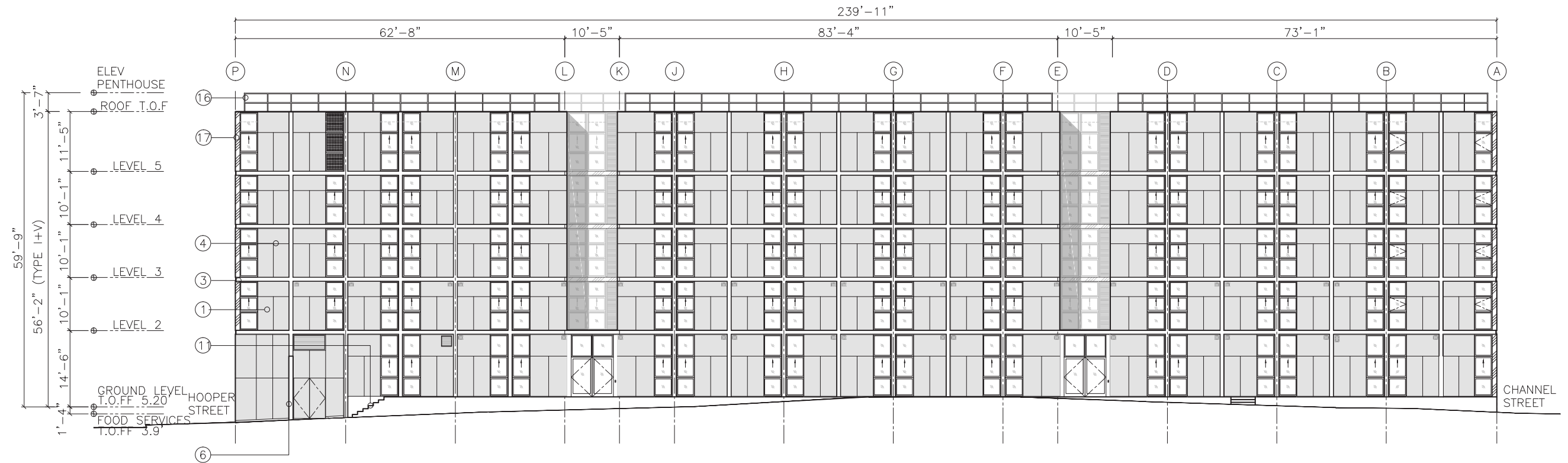


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14. Roll-Up Garage Door
15. Storefront Door/Window Courtyard Gate
16. Metal Tube Roof Guardrail
17. Black Exterior Panel Rain Screen, Hardi Reveal. See Details

EAST ELEVATION

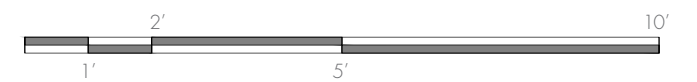
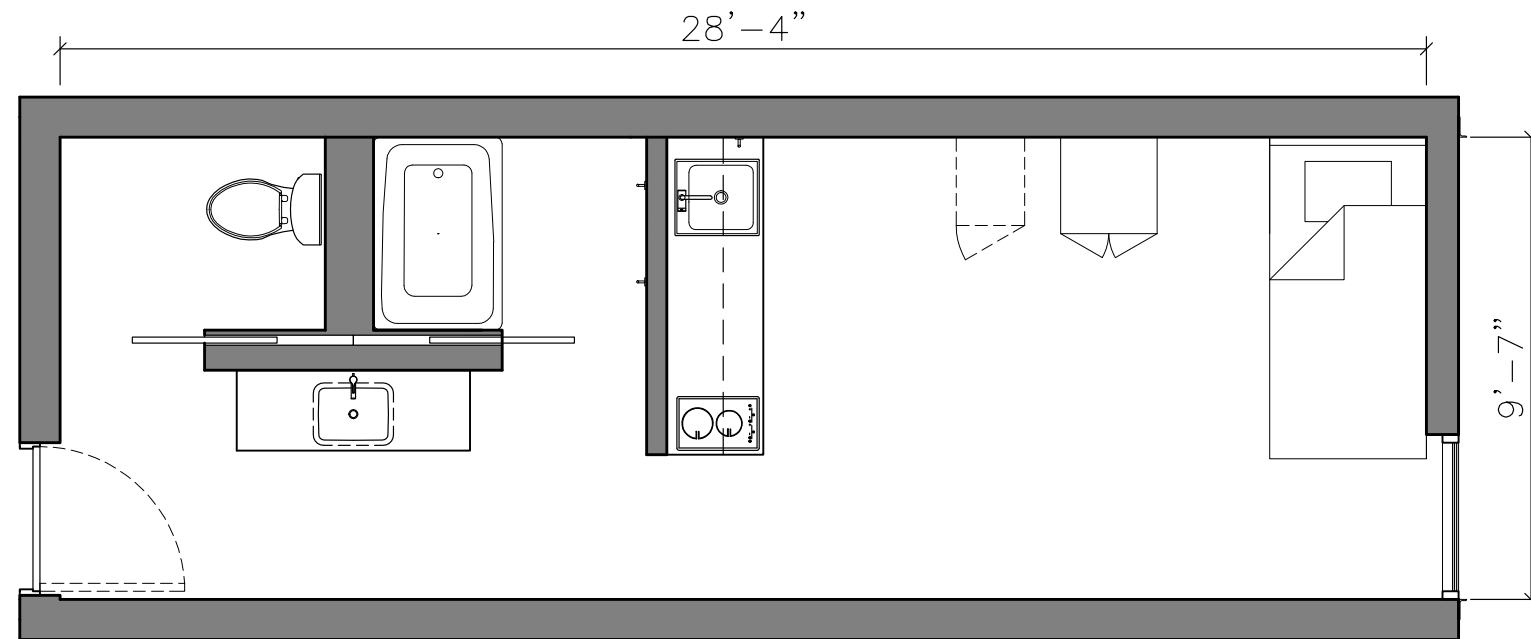


1. Exterior Panel Rain Screen, Hardi Reveal
2. Store Front Aluminum Framed Window
3. Channel Grid Integral Color Fiberglass Channel
4. Vinyl Framed Nail Fin Fixed And Single Hung Window
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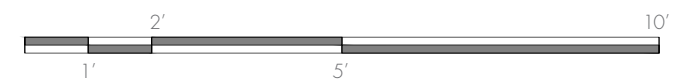
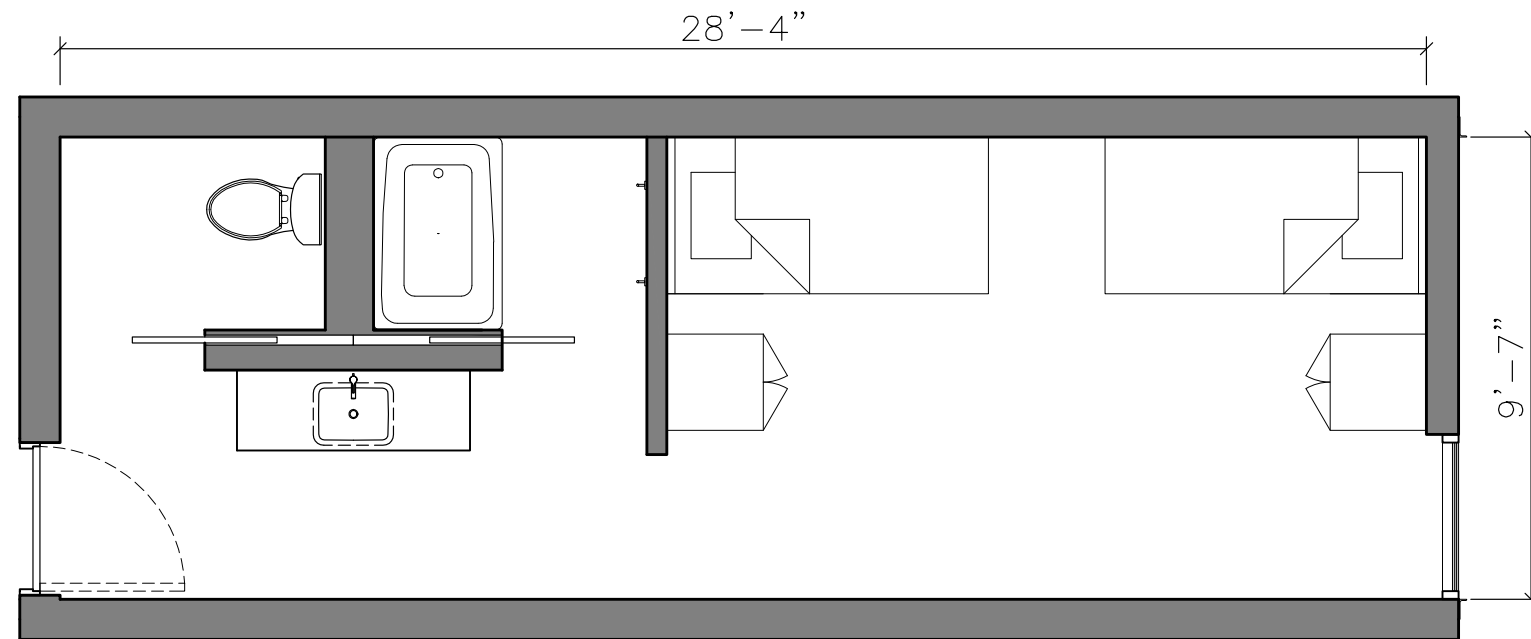
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16. Metal Tube Roof Guardrail
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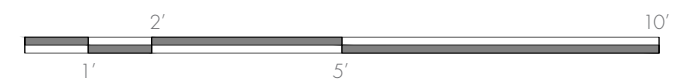
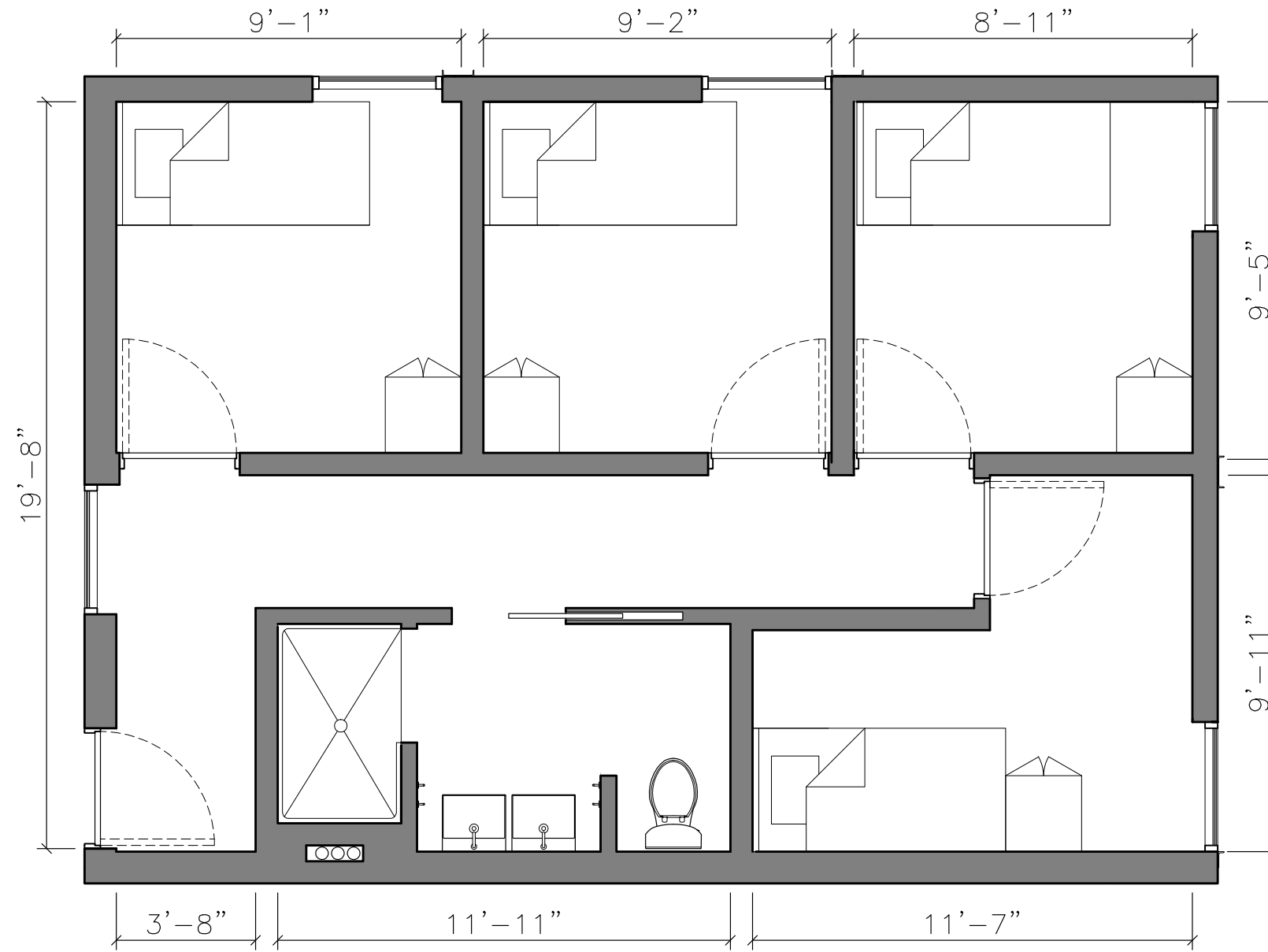
UNIT PLAN - TYPE 3 SINGLE



UNIT PLAN - TYPE 6 DOUBLE



UNIT PLAN - TYPE 11 4BR



PROJECT DATA

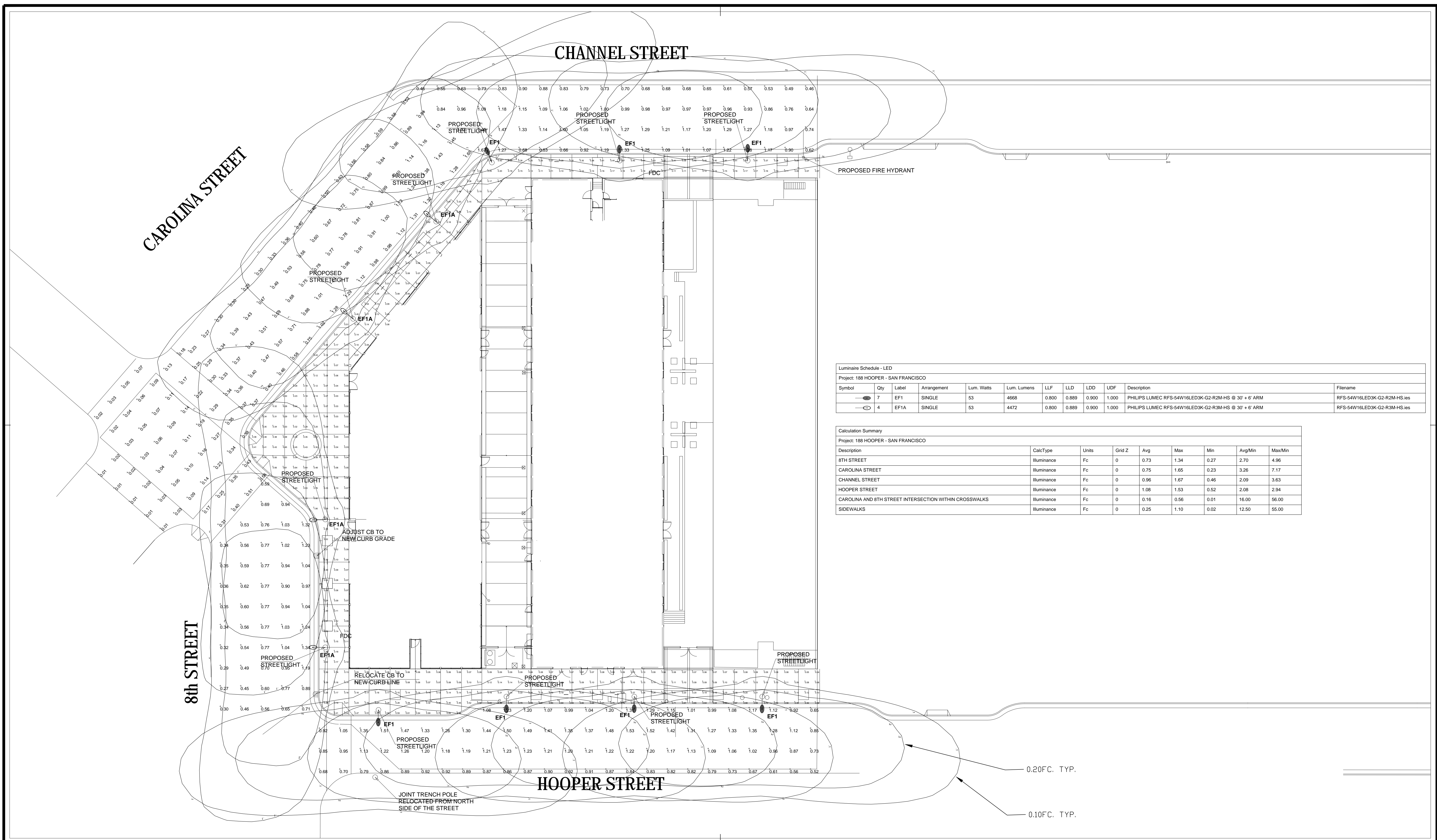
PROJECT SITE	188 HOOPER ST., SAN FRANCISCO, CA 94103 CROSS STREET EIGHT ST.	
NEIGHBORHOOD	POTRERO HILL	
BLOCK/LOT	3808 / 004	
OCCUPANCY	R-2, A-2, S-2	
ZONING	PDR-1-D & EDU SU	
CONSTRUCTION TYPE	TYPE IIIIB OVER IA	
HEIGHT	PROPOSED	55'-11"
	EXISTING GRAD. BLDG	32'-6"
	ALLOWED/ZONING	58'-X
STORIES	5 = 1/TYPE IA + 4/TYPE IIIIB	
REAR YARD	REQUIRED REAR YARD	= 9,834 SF (25% OF LOT 39,335 SF)
	PROVIDED REAR YARD	= 10,999 SF
PRESERVATION	C- NO HISTORIC RESOURCE PRESENT	
DWELLINGS	520 BEDS / 280 UNITS	
PARKING	NO PARKING OR OFF STREET LOADING PROVIDED	
LOADING	TWO YELLOW ZONES (30' & 77') AND ONE 25' WHITE ZONE NO OFF-STREET LOADING OR PARKING TO BE PROVIDED	
BIKE PARKING	167 CLASS I BIKE STALLS 27 CLASS II BIKE STALLS CLASS 1 SPACES BASED ON 25 STALLS FOR FIRST 100 BEDS THEN 1 PER 5 BEDS + 25%	

PROJECT GSF									
LEVEL 1: STUDENT LIFE									
		Food Services	Office	Lobby	Bike Storage	MEP, Garbage	New Gross SF	Existing (184 Hooper)	Open Space
Level 1		8,000	1,000	1,310	1,000	2,125	13,435		3,174

LEVEL 1 TO LEVEL 5 : RESIDENTIAL									
	Residential Net SF			Common, Kitchen, Study		Circulation / Utilities	New Gross SF		
Level 1	9,383			680		2,200	12,263		5,760
Level 2	21,467			3,070		2,547	27,084		0
Level 3	21,467			3,070		2,547	27,084		0
Level 4	21,467			3,070		2,547	27,084		0
Level 5	21,467			2,670		2,547	26,684		400
TOTAL	95,251			12,560		12,388	120,199		

PROJECT GROSS SF						133,634	24,000	9,334
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STUDENT HOUSING UNIT DATA					
	1 BED	2 BED	3 BED	4 BED	TOTAL
Level 1	0	28	0	0	28
Level 2	4	53	3	3	63
Level 3	4	53	3	3	63
Level 4	4	53	3	3	63
Level 5	57	0	6	0	63
TOTAL	95	161	7	17	280



Luminaire Schedule - LED
Project: 188 HOOPER - SAN FRANCISCO

Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	LLD	LDD	UDF	Description	Filename
☉	7	EF1	SINGLE	53	4668	0.800	0.889	0.900	1.000	PHILIPS LUMEC RFS-54W16LED3K-G2-R2M-HS @ 30' + 6' ARM	RFS-54W16LED3K-G2-R2M-HS.ies
○	4	EF1A	SINGLE	53	4472	0.800	0.889	0.900	1.000	PHILIPS LUMEC RFS-54W16LED3K-G2-R3M-HS @ 30' + 6' ARM	RFS-54W16LED3K-G2-R3M-HS.ies

Calculation Summary
Project: 188 HOOPER - SAN FRANCISCO

Description	CalcType	Units	Grid Z	Avg	Max	Min	Avg/Min	Max/Min
8TH STREET	Illuminance	Fc	0	0.73	1.34	0.27	2.70	4.96
CAROLINA STREET	Illuminance	Fc	0	0.75	1.65	0.23	3.26	7.17
CHANNEL STREET	Illuminance	Fc	0	0.96	1.67	0.46	2.09	3.63
HOOPER STREET	Illuminance	Fc	0	1.08	1.53	0.52	2.08	2.94
CAROLINA AND 8TH STREET INTERSECTION WITHIN CROSSWALKS	Illuminance	Fc	0	0.16	0.56	0.01	16.00	56.00
SIDEWALKS	Illuminance	Fc	0	0.25	1.10	0.02	12.50	55.00

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC.
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: ROSENDIN ELECTRIC-SF / FLETCHER STUDIO
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; TYRONE CURRIE



AGI32 VERSION 18.3
AGI (C) 1999-2018 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION

188 HOOPER STREET
CITY OF SAN FRANCISCO

DRAWING NO. / INPUT FILE
15424CUR.DWG / 15424CUR.A32

SCALE
1" = 00'

SHEET
1 OF 1

DATE
03.14.2018

REV
X

Community Plan Exemption

Large Project Authorization &
Conditional Use Authorization-Planned Unit
Development Hearing

**Case Nos. 2016-001557ENX & 2018-
007182CUA**

188 Hooper Street; 1111 8th Street; and 1140
7th Street



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Community Plan Evaluation

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2016-001557ENV-02
Project Address: 188 Hooper Street/1111 8th Street/1140 7th Street
Zoning: PDR-1-D (Production, Distribution and Repair-1-Design)
Art and Design Education Special Use District
58-X Height and Bulk District
Block/Lot: 3808/004, 3820/004
Lot Size: 51,553 square feet, 198,000 square feet
Plan Area: Eastern Neighborhoods Area Plan
Project Sponsor: Daniel Frattin, Reuben, Junius & Rose, 415-567-9000
Staff Contact: Josh Pollak, josh.pollak@sfgov.org, 415-575-8766

PROJECT DESCRIPTION

The project site, which is in Showplace Square/Potrero Hill area, covers two separate blocks, the first bounded by Carolina Street to the north, 8th Street to the west, and Hooper Street to the south; and the second bounded by Hooper Street to the north, 8th Street to the west, Irwin Street to the south, and 7th Street to the east. The project site consists of two parcels on both sides of Hooper Street: Assessor's Block 3808, Lot 004 (188 Hooper Street) and Assessor's Block 3820/004 (1111 8th Street/1140 7th Street). The project site at 188 Hooper Street currently contains four buildings used for graduate programs by the California College of the Arts (CCA, or project sponsor).


(Continued on next page.)

CEQA DETERMINATION

The project is eligible for streamlined environmental review per section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code section 21083.3

DETERMINATION

I do hereby certify that the above determination has been made pursuant to state and local requirements.



Lisa M. Gibson
Environmental Review Officer

Date 6/20/18

cc: Daniel Frattin, Project Sponsor; Supervisor Malia Cohen, District 10; Esmeralda Jardines, Current Planning Division; Virna Byrd, M.D.F.; Exemption/Exclusion File

PROJECT DESCRIPTION (continued)

The project site at 1111 8th Street contains an existing CCA academic building on the western portion of the lot. The 1140 7th Street portion of the project site is vacant and is currently used for parking. Currently, CCA operates two campuses, one in Oakland and one at the project site in San Francisco. The Oakland campus currently serves about 36 percent of CCA's undergraduate students (about 700 students), about 32 percent of the faculty (195 positions), and about 39 percent of the staff (110 positions). The 188 Hooper Street site contains 17 faculty and administration off-street parking spaces, and there are 195 on-street parking spaces on the street segments bordering the project site.¹ CCA currently operates several shuttle Transbay bus routes between San Francisco and Oakland, as well as local connections within San Francisco. The 188 Hooper Street/1111 8th Street/1140 7th Street project (proposed project) would consolidate both the Oakland and San Francisco campuses at the site of the existing San Francisco campus, through the construction of a student housing project at 188 Hooper Street, and the construction of a new academic building at 1140 7th Street. Minor interior renovations are proposed for the existing building at 1111 8th Street. At 188 Hooper Street, the student housing project would include demolition of three of the four existing buildings currently used by CCA's graduate programs. In their place, CCA would construct a five-story, approximately 56-foot-tall (approximately 60-foot-tall to the top of the elevator penthouse), approximately 134,000-square-foot housing project with 520 beds in 337 bedrooms within 280 group housing units for CCA students in single, double, triple, and quadruple-occupancy units. The housing would primarily serve lower level undergraduate students, and some upper level undergraduate and/or graduate students. The existing 24,000-square-foot graduate center building on the east end of the parcel would remain as is. In addition to the student housing beds on both the ground and upper floors of the building, the student housing project would provide 8,000 square feet of food services (dining hall, which would also be open to the public) on the ground floor, about 12,600 square feet of common areas, including gathering, kitchen, dining and study spaces, and 1,000 square feet of office space. The building would include solar power photovoltaic panels on the roof. The new building would also include 167 Class I² and 27 Class II³ bicycle parking spaces. Interconnected courtyards at the ground level would provide about 11,000 square feet of outdoor space. This includes the existing approximately 20,000-square-foot at-grade shared courtyard, which would be re-landscaped. A 400-square-foot balcony at the fifth floor would provide additional outdoor space. No on-site vehicular parking is proposed. One 77-foot yellow commercial loading zone would be provided on Channel Street, and a second 30-foot loading zone would be provided on Hooper Street. A 25-foot white passenger loading zone would be provided on Carolina Street.

Construction of the 188 Hooper Street building would also include streetscape improvements to the adjacent sidewalks on Channel, Carolina, Eighth, and Hooper Streets, elimination of curb cuts, reconfiguration of the adjacent on-street parking, reconfiguration of the intersections of Carolina Street/15th Street/8th Street, and extension of Channel Street to the west, to connect with Carolina Street. The

¹ These segments include the south side of Channel Street (east of Carolina Street), the east side of Carolina Street (from Channel Street to 8th Street), the east side of 8th Street (from Carolina Street to Irwin Street), the north and south sides of Hooper Street (from 8th Street to 7th Street), the north side of Irwin Street (from 8th Street to 7th Street) and the west side of 7th Street (from Hooper Street to Irwin Street).

² Class I bicycle parking spaces are secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, non-residential occupants, and employees (San Francisco Planning Code Section 155.1).

³ Class II bicycle parking spaces are racks located in a publically-accessible, highly visible location intended for transient or short-term use by visitors, guest, and patrons to the building or use (San Francisco Planning Code Section 155.1).

proposed project would excavate to a depth of 3 feet at 188 Hooper Street over an area of 32,500 square feet, for a total amount of excavation of 3,600 cubic yards of soil.

1140 7th Street

At 1140 7th Street, the CCA proposes to construct a new academic building on the vacant portion of the lot at 1111 8th Street/1140 7th Street. The new building would include 125,000 square feet of arts education space, including studios, design labs, classrooms, and fabrication shops. The structure's base would be two stories, with higher east, west and north pavilions which would be up to four stories and would be 58 feet tall at its highest roof level (68 feet to the top of the frame holding solar panels, enclosing rooftop HVAC equipment, and other rooftop appurtenances). The roofs of the pavilions would be covered by solar panels, as would as the outdoor canopy between 1111 8th Street and 1140 7th Street, and the roof of the open air pavilion. Seven Class I bicycle parking spaces and 26 Class II spaces would be provided at this location. One existing on-street loading space on Irwin Street would be retained and a new off-street loading space accessed from Irwin Street would be added. No new vehicle parking is proposed.

The 1140 7th Street building would include one on-site truck loading area at the southeast corner of 1140 7th Street site (approximately 10.5-foot wide, 30 feet long, and open above) that would accommodate one single unit 30-foot long truck. Access to the loading space would be from Irwin Street, via a new 20-foot-wide driveway. Access to the loading dock area and Maker Alley would be provided through a manually operated folding gate, which would generally be left open during CCA's regular shipping and receiving hours (8 a.m. to 4:30 p.m.). Signage (such as "Authorized Personnel Only. No Pedestrian Access") would be installed at the entrance to prohibit students and other general public from accessing the loading area. The project would mount mirrors at the gate to increase truck drivers' vision when exiting the loading dock area. In addition, one 22-foot yellow commercial loading zone would be provided on Irwin Street.

Construction of the 1140 7th Street building would also include streetscape improvements to the adjacent sidewalks on Hooper, 8th, and Irwin streets, elimination of curb cuts, and reconfiguration of the adjacent on-street parking. The proposed project would excavate to a depth of 3 feet at 1140 7th Street over an area of 79,500 square feet, for a total amount of excavation of about 8,800 cubic yards of soil.

Project Site Improvements and Construction Schedule

The project would also plant up to 66 new street trees on the sidewalks surrounding the property, and 35 new trees would be planted within the interior of the site, while removing 25 trees. CCA also proposes to include a new landscaped courtyard spanning the length of the property between the new building and the existing 1111 8th Street building, as well as a large open area on the roof of the building between the east, west, and north pavilions. The proposed project would result in the elimination of CCA's Transbay service, which would be reconfigured to provide "last mile" service between the San Francisco campus and existing public transit hubs, such as the Civic Center BART/Muni Station at 9th and Market; shuttles would run approximately four times per day. A new 240-foot-long passenger loading zone would be provided for shuttles, pick-ups and drop-offs.

The proposed project would widen the sidewalk on the north side of Irwin Street from the existing 11 feet to 15 feet. At the same time, the proposed project would maintain the existing 90-degree on-street parking configuration on the north side of Irwin Street, to maximize the supply of public on-street parking in the area. The combination of sidewalk widening while maintaining 90-degree on-street parking would reduce the existing total travel lane width on Irwin Street by 1 foot, from approximately 21.5 feet to about 20.5 feet. A total of 122 on-street parking spaces would remain, which represents a decrease of 73 on-

street parking spaces and 17 off-street parking spaces (currently at 188 Hooper Street), for a total decrease of 90 parking spaces.

Construction of the proposed project would take place over a period of approximately 26 months, beginning in early 2019 through spring of 2021. The phasing would be: demolition, grading and deep pile work, foundation and concrete framing, framing and superstructure, interior systems and exterior cladding, followed by interiors, utility connections, site work, and street improvements. Each phase would generally occur first at 188 Hooper Street, followed by 1140 7th Street. The existing on-site parking at 7th Street and Irwin would be used for staging during construction. Total excavation volume at for the proposed project would be approximately 12,400 cubic yards of soil. The buildings would be supported by either torque down or drilled-displacement piles, and impact pile driving would not occur as part of building construction. No back-up generators are proposed as part of operations of the project.

Transportation-Related Project Variants

The project-level transportation analysis⁴ examined the proposed project (as described throughout this document), and additional variants for the purposes of transportation analysis: a code-compliant project variant and two Irwin Street parking project variants. Each of the variants is analyzed in detail in the project-level transportation study.

Code-Compliant Project Variant

As the proposed project at 188 Hooper Street would not include an on-site freight loading area, and the provision of one off-street freight loading parking space is a Planning Code requirement, the code-complaint variant includes an off-street loading dock. The code-compliant variant would provide an on-site freight loading area at 188 Hooper Street (approximately 12 feet wide, 40 feet long, and 14 feet high), that can accommodate one truck loading space. Access to the loading spaces would be from Channel Street, via a 17-foot wide driveway. Under the code-compliant variant, the up to 80-foot long on-street commercial loading zone on Channel Street would not be requested.

Irwin Street Parking Project Variants

Under the proposed project, the existing 90-degree on-street parking would be maintained, while the proposed project would widen the sidewalk on the north side of Irwin Street from the existing 11 feet to 15 feet. However, this configuration would reduce the existing total travel lane width on Irwin Street by 1 foot, from approximately 21.5 feet to about 20.5 feet. In addition, the 90-degree parking configuration proposed by the project would limit the potential for future widening of the existing sidewalk on the south side of the street. The existing sidewalk is 9.5 feet wide and, in order to comply with the San Francisco Better Streets Plan requirements for Irwin Street, the south sidewalk would be widened to a minimum of 12 feet.

In order to address the effects of future potential changes to the on-street parking configuration on the north side of Irwin Street, the transportation study also analyzed two additional parking variants to allow flexibility for implementing potential future changes to the south side sidewalk on Irwin Street. These two variants include the following:

Irwin Street Diagonal Parking Variant

⁴ Advant Consulting. *California College of the Arts Unified Campus Project Transportation Study (Case Number 2016-001557ENV2)*, June 8, 2018.

This variant would provide a 30-degree parking configuration for the north side of the street, resulting in a total travel lane width of approximately 23.5 feet, about 2 feet wider than existing. A total of 34 on-street parking spaces would be provided on the north side of Irwin Street, less than one half the number of on-street spaces that would remain under the proposed project (71 spaces). The existing two on-street 90-degree commercial loading spaces located in front of the academic building shipping and receiving entrance at 450 Irwin Street would be maintained, but reconfigured for diagonal parking. The parking configuration on the south side of the street would remain unchanged, compared to the existing conditions or the proposed project.

Irwin Street Parallel Parking Variant

This variant would provide a parallel parking configuration for the north side of the street, resulting in a total travel lane width of approximately 31.5 feet, about 10 feet wider than existing. A total of 29 on-street parking spaces would be provided on the north side of Irwin Street, 45 fewer spaces than would be provided under the proposed project. The parking configuration on the south side of the street would remain unchanged, compared to the existing conditions or the proposed project.

Other than the on-street parking changes described above for the north side of Irwin Street, the two Irwin Street parking variants would be identical to the proposed project.

As the three project variants would only affect transportation and circulation, they are only evaluated in the Transportation and Circulation section of the project-specific initial study.

PROJECT APPROVAL

The proposed 188 Hooper Street/1111 8th Street/1140 7th Street project would require the following approvals:

Actions by the Planning Commission

- Conditional Use Authorization for a Planned Unit Development (CUA-PUD) pursuant to Planning Code Sections 303 and 304 at 1140 7th Street and 188 Hooper Street. Under the CUA-PUD, the project is seeking an exception to the Planning Code requirement for street frontage-ground floor ceiling height (Planning Code Section 145.5), to permit construction of a new academic building with a first floor height of 15.5 feet at 1140 7th Street, and an exception to the use size limit for retail sales and service uses (Planning Code Section 210.3) for food services at 188 Hooper Street.
- Large Project Authorization pursuant to Planning Code Section 329 for projects in Eastern Neighborhoods Mixed Use Districts involving a net addition or new construction of more than 25,000 square feet for 188 Hooper Street. Under the LPA, the project is seeking an exception to the Planning Code requirements for rear yard (Planning Code Section 134), street frontage (Planning Code Section 145.1), off-street loading (Planning Code Section 152.1), and mid-block alley (Planning Code Section 270.2).

Actions by the other City Departments

- Demolition and Building Permits (Department of Building Inspection) for the demolition of three of the existing buildings at 188 Hooper Street, and construction of new buildings at 188 Hooper and 1140 7th streets.
- Approval of proposed new and reconfiguration of existing passenger loading/unloading zones (San Francisco Municipal Transportation Agency's color curb program).

- Site Mitigation Plan per Article 22A of the Health Code (Maher Ordinance) (Department of Public Health).
- Dust Control Plan per Article 22B of the Health Code (Department of Public Health).

The CUA-PUD is the Approval Action by the Planning Commission for both 188 Hooper Street and 1140 7th Street. The Large Project Authorization is the Approval Action by the Planning Commission for 188 Hooper Street. The approval action date (of either approval action) establishes the start of the 30-day appeal period for this CEQA determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

COMMUNITY PLAN EVALUATION OVERVIEW

California Public Resources Code section 21083.3 and CEQA Guidelines section 15183 provide that projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, shall not be subject to additional environmental review except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the proposed project described above, and incorporates by reference information contained in the Programmatic EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR)⁵. Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Eastern Neighborhoods PEIR.

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods PEIR was adopted in December 2008. The Eastern Neighborhoods PEIR was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses. The Eastern Neighborhoods PEIR also included changes to existing height and bulk districts in some areas, including the project site at 188 Hooper Street/1111 8th Street/1140 7th Street.

The Planning Commission held public hearings to consider the various aspects of the proposed Eastern Neighborhoods Rezoning and Area Plans and related Planning Code and Zoning Map amendments. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods PEIR by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.^{6,7}

⁵ Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048

⁶ San Francisco Planning Department. Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR), Planning Department Case No. 2004.0160E, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed August 17, 2012.

In December 2008, after further public hearings, the Board of Supervisors approved and the Mayor signed the Eastern Neighborhoods Rezoning and Planning Code amendments. New zoning districts include districts that would permit PDR uses in combination with commercial uses; districts mixing residential and commercial uses and residential and PDR uses; and new residential-only districts. The districts replaced existing industrial, commercial, residential single-use, and mixed-use districts.

The Eastern Neighborhoods PEIR is a comprehensive programmatic document that presents an analysis of the environmental effects of implementation of the Eastern Neighborhoods Rezoning and Area Plans, as well as the potential impacts under several proposed alternative scenarios. The Eastern Neighborhoods Draft EIR evaluated three rezoning alternatives, two community-proposed alternatives which focused largely on the Mission District, and a “No Project” alternative. The alternative selected, or the Preferred Project, represents a combination of Options B and C. The Planning Commission adopted the Preferred Project after fully considering the environmental effects of the Preferred Project and the various scenarios discussed in the PEIR. The Eastern Neighborhoods PEIR estimated that implementation of the Eastern Neighborhoods Plan could result in approximately 7,400 to 9,900 net dwelling units and 3,200,000 to 6,600,000 square feet of net non-residential space (excluding PDR loss) built in the Plan Area throughout the lifetime of the Plan (year 2025). The Eastern Neighborhoods PEIR projected that this level of development would result in a total population increase of approximately 23,900 to 33,000 people throughout the lifetime of the plan.⁸

A major issue of discussion in the Eastern Neighborhoods rezoning process was the degree to which existing industrially-zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses. Among other topics, the Eastern Neighborhoods PEIR assesses the significance of the cumulative land use effects of the rezoning by analyzing its effects on the City’s ability to meet its future PDR space needs as well as its ability to meet its housing needs as expressed in the City’s General Plan.

Individual projects that could occur in the future under the Eastern Neighborhoods Rezoning and Area Plans will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 188 Hooper Street/1111 8th Street/1140 7th Street is consistent with and was encompassed within the analysis in the Eastern Neighborhoods PEIR. In addition, in 2012, an addendum was prepared to the Eastern Neighborhoods PEIR⁹, which evaluated the environmental effects of legislation that added section 249.66 to the Planning Code to create an Art and Design Special Use District (Board of Supervisors File No. 111278) for five lots on three blocks,¹⁰ which includes the project site. The Special Use District (SUD) is intended to facilitate the continued operation of the CCA and provides a regulatory scheme for the future expansion of the CCA campus, including permitting student housing,

⁷ San Francisco Planning Department. San Francisco Planning Commission Motion 17659, August 7, 2008. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268>, accessed August 17, 2012.

⁸ Table 2 Forecast Growth by Rezoning Option Chapter IV of the Eastern Neighborhoods Draft EIR shows projected net growth based on proposed rezoning scenarios. A baseline for existing conditions in the year 2000 was included to provide context for the scenario figures for parcels affected by the rezoning.

⁹ San Francisco Planning Department, Addendum to Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report, Planning Department Case No. 2011.1381E, addendum date September 26, 2012. Available online at: http://sfmea.sfplanning.org/2011.1381E_EIRA.pdf, accessed June 8, 2018.

¹⁰ The five lots on three blocks are as follows: 3808/004, 3820/002, 3820/003, 3913/002, 3913/003. These lots include the two lots covered by the proposed project: 3808/004 and 3820/004.

which is limited to 750 beds on any parcel within the SUD boundaries. The legislation further stipulates that for any potential housing project within the SUD, standards for development, project review, entitlement process, and impact fees would apply. The addendum substantiated the Planning Department's determination that no supplemental environmental review was required for the proposed Arts and Design SUD because the environmental effects of the legislation were adequately analyzed in the Eastern Neighborhoods PEIR.

This determination also finds that the Eastern Neighborhoods PEIR and addendum adequately anticipated and described the impacts of the proposed 188 Hooper Street/1111 8th Street/1140 7th Street project, and identified the mitigation measures applicable to the proposed 188 Hooper Street/1111 8th Street/1140 7th Street project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.^{11,12} Therefore, no further CEQA evaluation for the proposed project is required. In sum, the Eastern Neighborhoods PEIR, the addendum, and this Certificate of Determination and accompanying project-specific initial study comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING

The project site covers two separate blocks, the first bounded by Carolina Street to the north, 8th Street to the west, and Hooper Street to the south; and the second bounded by Hooper Street to the north, 8th Street to the west, Irwin Street to the south, and 7th Street to the east, in the Showplace Square/Potrero Hill Plan area. Nearby projects within a quarter mile of the project site currently under construction include

- 75 Arkansas Street, which demolished an existing 19,250-square-foot industrial building and is constructing a 64,851-square-foot, four-story, 48-foot-tall mixed-use building with 30 units of student housing. The proposed project will include residential uses on three floors and 7,619 square feet of retail and 8,020 square feet of support/utility space on the ground floor. The project includes 120 Class 1 and 12 Class II bicycle parking spaces. No off-site car parking will be provided.
- 88 Arkansas Street, which is under construction and demolished an existing one-story building and is constructing a five-story, mixed-use building with 127 dwelling units.
- 100 Hooper Street, which is under construction and replaces the use of the property as storage and is constructing a 59,500-square-foot, five-story PDR workshop building on the west property line adjoining the CCA, a 177,200-square-foot, four-story office and PDR building on Channel Street, and a 206,500-square-foot, four-story office and PDR building on Hooper Street.

The areas immediately adjacent to the project site are zoned PDR (production, distribution and repair). North of the project site at 7th Street and Berry Street is a Recology Golden Gate facility, northeast of the project site across 7th Street is the terminus of the China Basin Water Channel and the Mission Creek Park, and east of the project site across 7th Street is the 280 Freeway. South of the project site across Irwin Street is Showplace Triangle, a parking lot, an electrical company, and a restaurant supply company in two-story warehouse-style buildings ranging in height from about 25 to 35 feet tall. West of the project site

¹¹ San Francisco Planning Department, Community Plan Evaluation Eligibility Determination, Citywide Planning and Policy Analysis, 188 Hooper Street/1111 8th Street/1140 7th Street, August 16, 2017. This document (and all other documents cited in this report, unless otherwise noted), is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2016-001557ENV-02.

¹² San Francisco Planning Department, Community Plan Evaluation Eligibility Determination, Current Planning Analysis, 188 Hooper Street/1111 8th Street/1140 7th Street, September 7, 2018.

across 8th Street is a vehicle repair garage for a telecommunications company, which is approximately 20 feet in height.

CUMULATIVE NEARBY PROJECTS

The Eastern Neighborhoods PEIR evaluates the effects of the implementation of the Eastern Neighborhood Rezoning and Area Plans, so cumulative projects listed below have been adequately analyzed at a programmatic level. Nearby cumulative projects within a quarter mile of the project site are:

- 552 Berry Street, which would demolish existing sheds and a gravel/building supply storage structure and construct a four-story, approximately 170,000-square-foot building, with 115,000 square feet of office space, and 55,000 square feet of PDR uses.
- 155 De Haro Street, which would connect the warehouse structure on De Haro Street with the warehouse structure situated in the rear through a 15,405-square-foot expansion, and would provide 37 off-street parking spaces.
- 1830 17th Street, which would demolish the existing one-story building on the site, and construct a three-story building, with dance studio and art activities space, and office space on the third floor.
- 1301 16th Street, which would demolish an existing one-story warehouse and construct a new six-story, 68-foot tall, 172-unit, mixed-use building, with a total of approximately 185,000 square feet. The project includes 3,571 square feet of ground floor retail space, 3,297 square feet of ground floor PDR, up to 111 off-street parking spaces and 264 bicycle parking spaces.

POTENTIAL ENVIRONMENTAL EFFECTS

The Eastern Neighborhoods PEIR included analyses of environmental issues including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods Rezoning and Area Plans. The proposed 188 Hooper Street/1111 8th Street/1140 7th Street project is in conformance with the height, use, and density for the site described in the Eastern Neighborhoods PEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods plan areas. Thus, the plan analyzed in the Eastern Neighborhoods PEIR considered the incremental impacts of the proposed 188 Hooper Street/1111 8th Street/1140 7th Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods PEIR.

Significant and unavoidable impacts were identified in the Eastern Neighborhoods PEIR for the following topics: land use, historic architectural resources, transportation and circulation, and shadow. The proposed project would not contribute considerably to the identified land use impacts related to PDR loss because no existing PDR space would be removed, nor would the project affect historical architectural resources as the subject buildings are not historic resources, nor contributors to a historic district. In regards to significant and unavoidable transportation impacts related to traffic and transit, the proposed project would not contribute considerably to project-specific and cumulative traffic and transit impacts identified in the Eastern Neighborhoods PEIR, and would include transportation-related

improvement measures. As the proposed project would not cast any shadow on any parks or other publicly accessible open space, it would not result in significant shadow impacts that were previously not identified or more severe impacts than those analyzed in the PEIR.

The Eastern Neighborhoods PEIR identified feasible mitigation measures to address significant impacts related to noise, air quality, archeological resources, historical resources, hazardous materials, and transportation. **Table 1** below lists the mitigation measures identified in the Eastern Neighborhoods PEIR and states whether each measure would apply to the proposed project.

Table 1 – Eastern Neighborhoods PEIR Mitigation Measures

Mitigation Measure	Applicability	Compliance
F. Noise		
F-1: Construction Noise (Pile Driving)	Not Applicable (N/A): Pile driving would not occur during construction.	N/A
F-2: Construction Noise	Applicable: temporary construction noise from use of heavy equipment would occur.	The project sponsor has agreed to develop and implement a set of noise attenuation measures during construction (Project Mitigation Measure 2).
F-3: Interior Noise Levels	Not Applicable (N/A): CEQA generally no longer requires the consideration of the effect of existing environmental conditions on a proposed project's future users.	N/A
F-4: Siting of Noise-Sensitive Uses	N/A: CEQA generally no longer requires the consideration of the effect of existing environmental conditions on a proposed project's future users.	N/A
F-5: Siting of Noise-Generating Uses	N/A: The project does not include any noise-generating uses.	N/A
F-6: Open Space in Noisy Environments	N/A: CEQA generally no longer requires the consideration of the effect of existing environmental conditions on a proposed project's future users.	N/A
G. Air Quality		

Mitigation Measure	Applicability	Compliance
G-1: Construction Air Quality	N/A: The proposed project is not located within the Air Pollutant Exposure Zone, and construction air quality impacts would not be significant.	N/A
G-2: Air Quality for Sensitive Land Uses	N/A: The proposed project is not located within the Air Pollutant Exposure Zone.	N/A
G-3: Siting of Uses that Emit DPM	N/A: The proposed student housing and academic uses of the proposed project are not expected to emit substantial levels of DPM	N/A
G-4: Siting of Uses that Emit other TACs	N/A: The proposed student housing and academic uses of the proposed project are not expected to emit substantial levels of other TACs.	N/A
J. Archeological Resources		
J-1: Properties with Previous Studies	N/A: No previous studies have been performed on the project site.	N/A
J-2: Properties with no Previous Studies	Applicable: Preliminary Archeological Review by the Planning Department indicates the potential to adversely affect archeological resources.	The project sponsor has agreed to implement an archeological testing mitigation measure (Project Mitigation Measure 1).
J-3: Mission Dolores Archeological District	N/A	N/A
K. Historical Resources		
K-1: Interim Procedures for Permit Review in the Eastern Neighborhoods Plan area	N/A: plan-level mitigation completed by Planning Department.	N/A
K-2: Amendments to Article 10 of the Planning Code Pertaining to Vertical Additions in the South End Historic District (East SoMa)	N/A: plan-level mitigation completed by Planning Commission.	N/A
K-3: Amendments to Article 10 of the Planning Code Pertaining to	N/A: plan-level mitigation completed by Planning	N/A

Mitigation Measure	Applicability	Compliance
Alterations and Infill Development in the Dogpatch Historic District (Central Waterfront)	Commission.	
L. Hazardous Materials		
L-1: Hazardous Building Materials	Applicable: the project would demolish three buildings that may contain hazardous building materials.	The project sponsor has agreed to dispose of demolition debris in accordance with applicable regulations (Project Mitigation Measure 3).
E. Transportation		
E-1: Traffic Signal Installation	N/A: automobile delay removed from CEQA analysis.	N/A
E-2: Intelligent Traffic Management	N/A: automobile delay removed from CEQA analysis.	N/A
E-3: Enhanced Funding	N/A: automobile delay removed from CEQA analysis.	N/A
E-4: Intelligent Traffic Management	N/A: automobile delay removed from CEQA analysis.	N/A
E-5: Enhanced Transit Funding	N/A: plan level mitigation to be implemented by SFMTA.	N/A
E-6: Transit Corridor Improvements	N/A: plan level mitigation to be implemented by SFMTA.	N/A
E-7: Transit Accessibility	N/A: plan level mitigation to be implemented by SFMTA.	N/A
E-8: Muni Storage and Maintenance	N/A: plan level mitigation to be implemented by SFMTA.	N/A
E-9: Rider Improvements	N/A: plan level mitigation to be implemented by SFMTA.	N/A
E-10: Transit Enhancement	N/A: plan level mitigation to be implemented by SFMTA.	N/A
E-11: Transportation Demand Management	N/A: plan level mitigation to be implemented by SFMTA.	N/A

Please see the attached Mitigation Monitoring and Reporting Program (MMRP) for the complete text of the applicable mitigation measures and additional improvement measures. With implementation of these mitigation measures the proposed project would not result in significant impacts beyond those analyzed in the Eastern Neighborhoods PEIR.

PUBLIC NOTICE AND COMMENT

A “Notification of Project Receiving Environmental Review” was mailed on December 19, 2017 to adjacent occupants and owners of properties within 300 feet of the project site. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis. Two comment letters were received, which expressed concerns about the proposed project’s potential parking impacts on the neighborhood, and potential impacts related to transportation network companies operating in the neighborhood. As part of the environmental review process, a transportation impact study was prepared to assess the proposed project’s transportation impacts. The findings of the transportation impact study are summarized under Topic 4, Transportation and Circulation, in the attached initial study checklist. As noted in the transportation impact study and in the initial study, under Senate Bill 743, parking is no longer to be considered in determining if a project has the potential to result in significant impacts for infill projects such as the proposed project. However, the transportation study evaluated whether the proposed project would result in a substantial parking deficit that could create hazardous conditions affecting traffic, transit, bicycles, or people walking, and whether it could result in significant delays to transit. The transportation study found that no such significant secondary effects would occur. The transportation impact study also includes an evaluation of the impact of transportation network company operations, proposed loading zones for the project, and proposes improvement measures related to loading. The proposed project would not result in significant adverse environmental impacts associated with the issues identified by the public beyond those identified in the Eastern Neighborhoods PEIR.

CONCLUSION

As summarized above and further discussed in the project-specific initial study¹³:

1. The proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR;
4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

Therefore, no further environmental review shall be required for the proposed project pursuant to CEQA section 21083.3 and CEQA Guidelines section 15183.

¹³ The initial study is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2016-001557ENV-02.

188 Hooper Street/1111 9th Street/1140 7th Street: MITIGATION MONITORING AND REPORTING PROGRAM

PROPOSED MITIGATION MEASURES/IMPROVEMENT MEASURES TO BE ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation/Improvement Schedule	Monitoring/Report Responsibility	Status/Date Completed
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Mitigation Measures from the Eastern Neighborhoods Area Plan EIR

Archeology				
<p>Project Mitigation Measure 1- Archeological Testing (Implementing Eastern Neighborhoods Mitigation J-2)</p> <p>The project sponsor shall retain the services of an archaeological consultant from the rotational Department Qualified Archaeological Consultants List (QACL) maintained by the Planning Department archaeologist. The project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a) and (c).</p> <p><i>Consultation with Descendant Communities:</i> On discovery of an archeological site¹ associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group an appropriate representative² of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the</p>	<p>Project sponsor/ archeological consultant at the direction of the ERO.</p>	<p>Prior to issuance of any permit for soil-disturbing activities and during construction activities.</p>	<p>Project sponsor/archeological consultant and ERO.</p>	<p>Considered complete upon ERO's approval of FARR.</p>

¹ The term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.
² An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

188 Hooper Street/1111 9th Street/1140 7th Street: MITIGATION MONITORING AND REPORTING PROGRAM

<p>PROPOSED MITIGATION MEASURES/IMPROVEMENT MEASURES TO BE ADOPTED AS CONDITIONS OF APPROVAL</p>	<p>Responsibility for Implementation</p>	<p>Mitigation/Improvement Schedule</p>	<p>Monitoring/Report Responsibility</p>	<p>Status/Date Completed</p>
<p>Final Archaeological Resources Report shall be provided to the representative of the descendant group.</p> <p><i>Archeological Testing Program.</i> The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.</p> <p>At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Planning Department archeologist. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p> <ul style="list-style-type: none"> A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or B) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible. <p><i>Archeological Monitoring Program.</i> If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> ▪ The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to 				

188 Hooper Street/1111 9th Street/1140 7th Street: MITIGATION MONITORING AND REPORTING PROGRAM

PROPOSED MITIGATION MEASURES/IMPROVEMENT MEASURES TO BE ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation/Improvement Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils- disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context;</p> <ul style="list-style-type: none"> ▪ The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource; ▪ The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits; ▪ The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; ▪ If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving or deep foundation activities (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving or deep foundation activities may affect an archeological resource, the pile driving or deep foundation activities shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO. 				

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<p>PROPOSED MITIGATION MEASURES/IMPROVEMENT MEASURES TO BE ADOPTED AS CONDITIONS OF APPROVAL</p>	<p>Responsibility for Implementation</p>	<p>Mitigation/Improvement Schedule</p>	<p>Monitoring/Report Responsibility</p>	<p>Status/Date Completed</p>
<p>Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.</p> <p><i>Archeological Data Recovery Program.</i> The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> ▪ <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. ▪ <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. ▪ <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. ▪ <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. ▪ <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. ▪ <i>Final Report.</i> Description of proposed report format and distribution of results. ▪ <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. 				

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<p>PROPOSED MITIGATION MEASURES/IMPROVEMENT MEASURES TO BE ADOPTED AS CONDITIONS OF APPROVAL</p>	<p>Responsibility for Implementation</p>	<p>Mitigation/Improvement Schedule</p>	<p>Monitoring/Report Responsibility</p>	<p>Status/Date Completed</p>
<p><i>Human Remains, Associated or Unassociated Funerary Objects.</i> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal Laws, including immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner’s determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The ERO shall also be immediately notified upon discovery of human remains. The archeological consultant, project sponsor, ERO, and MLD shall have up to but not beyond six days after the discovery to make all reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. The archeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects as specified in the treatment agreement if such as agreement has been made or, otherwise, as determined by the archeological consultant and the ERO. If no agreement is reached State regulations shall be followed including the reinternment of the human remains and associated burial objects with appropriate dignity on the property in a location not subject to further subsurface disturbance (Pub. Res. Code Sec. 5097.98).</p> <p><i>Final Archeological Resources Report.</i> The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Once approved by the ERO, copies of the FARR shall be distributed as</p>				

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PROPOSED MITIGATION MEASURES/IMPROVEMENT MEASURES TO BE ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation/Improvement Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.</p>				
Noise				
<p>Project Mitigation Measure 2- Construction Noise (Implementing Eastern Neighborhoods PEIR Mitigation Measure F-2)</p> <p>The project sponsor shall develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. These attenuation measures shall include as many of the following control strategies as feasible:</p> <ul style="list-style-type: none"> • Temporary barriers shall be used around the construction sites. • Noise control blankets shall be used around the construction sites. • The acoustical consultant shall conduct ongoing monitoring of the effectiveness of noise attenuation measures by taking periodic noise measurements. • The project sponsor shall post the construction schedule, construction contact, and complaint procedures for affected parties. 	Project Sponsor and project contractor.	During construction.	Project sponsor to provide Planning Department with monthly reports during construction period.	Considered completed upon receipt of final monitoring report at completion of construction.
Hazardous Building Materials				
<p>Project Mitigation Measure 3 (Implementing Eastern Neighborhoods PEIR Mitigation Measure L-1)</p> <p>The sponsor shall ensure that any equipment containing PCBs or DEHP, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.</p>	Project sponsor and project contractor.	Prior to demolition activities.	Planning Department, in consultation with Department of Public Health (DPH); Project sponsor or contractor shall submit a monitoring report to DPH, with a copy to Planning Department	Considered complete upon submittal of a monitoring report.

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PROPOSED MITIGATION MEASURES/IMPROVEMENT MEASURES TO BE ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation/Improvement Schedule	Monitoring/Report Responsibility	Status/Date Completed
			and DBI, at end of construction.	

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PROPOSED MITIGATION MEASURES/IMPROVEMENT MEASURES TO BE ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation/Improvement Schedule	Monitoring/Report Responsibility	Status/Date Completed
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Project Improvement Measures

Transportation and Circulation				
<p>Project Improvement Measure 1- Management of Off-Street Commercial Activities</p> <p>The California College of the Arts (CCA) will manage commercial loading/unloading access to the 1140 Seventh Street building's loading dock area located off of Irwin Street. The management of commercial activities will include, but not be limited, to the following:</p> <ul style="list-style-type: none"> CCA commercial operations management will work with regular delivery providers (couriers, shipping, suppliers, etc.) to coordinate their delivery times, and the appropriate utilization of available on- and off-street facilities (20-foot long or shorter vans can utilize the existing on-street commercial loading zones in front of 450 Irwin Street, while larger vehicles will be directed to use the off-street truck loading area at the 1140 Seventh Street building). CCA commercial operations management will identify a spotter, also known as a "flagger", to be available when vehicles are entering or exiting the loading dock area at the 1140 Seventh Street building, in order to minimize the potential for conflicts with vehicles, bicycles and people walking by the loading dock entrance. <p>CCA will regularly monitor and assess the management of off-street commercial loading activities, and will employ operational methods as needed to manage queuing.</p>	Project Sponsor; SFMTA.	Ongoing.	Project Sponsor; SFMTA.	Ongoing.
<p>Project Improvement Measure 2- Monitoring of Passenger Loading/Unloading Activities</p> <p>CCA will develop and implement a Monitoring Plan to manage passenger loading/unloading operations in front of the Main Academic Building during peak periods of activity. The Monitoring Plan will include, but not be limited</p>				

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<p>to the following:</p> <ul style="list-style-type: none"> Assign a dedicated person to actively manage passenger loading and unloading operations at the curb during expected peak periods of activity.³ Prevent private vehicles, taxis and for-hire vehicles from encroaching onto the designated shuttle bus stop portion of the passenger zone, by requesting they “move on”. Ensure that vehicles do not occupy the passenger zone when not actively loading or unloading passengers. <p>The Monitoring Plan will be regularly assessed and adjusted as needed by CCA, with assistance from the San Francisco Municipal Transportation Agency (SFMTA).</p>				
<p>Project Improvement Measure 3- Student Housing Move-In and Move-Out Plan</p> <p>CCA will develop and implement a Student Housing Move-in and Move-out Plan that would be distributed to students prior to their move-in week as part of their incoming student packet. The Plan will include, but not be limited to the following:</p> <ul style="list-style-type: none"> Move-in and move-out activities for student housing will be scheduled with CCA student housing management, and staggered times will be assigned to students. CCA will request a reserved curbside permit from the SFMTA in advance of move-in or move-out activities. Student volunteers or CCA housing staff will be available to direct and guide incoming students moving their belongings into the building. <p>The Student Housing Move-in and Move-out Plan will be reviewed and updated annually by the CCA, with assistance from the San Francisco Police Department the SFMTA, to ensure that the process occurs with minimal effect on the adjacent sidewalks and travel lanes.</p>	<p>Project sponsor; SFPD; SFMTA.</p>	<p>Ongoing.</p>	<p>Project Sponsor; SFPD; SFMTA.</p>	<p>Ongoing.</p>

³ According to the data in the transportation analysis, the periods of maximum passenger drop off and pick up activity (four or more vehicles arriving simultaneously within a two minute interval) occur around 8:00 a.m., from 11:30 a.m. until noon, and from 3:15 to 4:15 p.m.

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<p>Project Improvement Measure 4- Construction Management Plan and Public Updates</p> <ul style="list-style-type: none"> • Construction Coordination – The project sponsor will require that the contractor prepare a Construction Management Plan for the project construction period. The preparation of a Construction Management Plan could be a requirement included in the construction bid package. Prior to finalizing the Plan, the project sponsor/construction contractor(s) should meet with Public Works, SFMTA, the Fire Department, Muni Operations and other City agencies to coordinate feasible measures to include in the Construction Management Plan to reduce traffic congestion, including temporary transit stop relocations and other measures to reduce potential traffic, bicycle, and transit disruption, and walk circulation and access effects during construction of the proposed project. This review should consider other ongoing construction in the project vicinity. • Carpool, Bicycle, Walk and Transit Access for Construction Workers– The construction contractor will include as part of the Construction Management Plan methods to encourage carpooling, bicycle, walk and transit access to the project site by construction workers (such as providing transit subsidies to construction workers, providing secure bicycle parking spaces, participating in free-to-employee ride matching program from www.511.org, participating in emergency ride home program through the City of San Francisco (www.sferh.org), and providing transit information to construction workers). • Construction Worker Parking Plan – As part of the Construction Management Plan that would be developed by the construction contractor, the location of construction worker parking will be identified as well as the person(s) responsible for monitoring the implementation of the proposed parking plan. The use of on-street parking to accommodate construction worker parking should be discouraged. All construction bid documents could include a requirement for the construction contractor to identify the proposed location of construction worker parking. If on-site parking is proposed to accommodate construction workers, the location, number of parking spaces, and area where vehicles would enter 	<p>Project sponsor; SFMTA; Department of Public Works; Fire Department.</p>	<p>Ongoing.</p>	<p>Project sponsor.</p>	<p>Ongoing.</p>

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<p>and exit the site will be required as part of the plan. If off-site parking is proposed to accommodate construction workers, the location of the off-site facility, number of parking spaces retained, and description of how workers would travel between off-site facility and project site will be required as part of the plan.</p> <ul style="list-style-type: none"> • Project Construction Updates for Adjacent Businesses and Residents – The project sponsor will provide nearby residences and adjacent businesses with regularly-updated information regarding project construction, including construction activities, peak construction vehicle activities (e.g., concrete pours), travel lane closures, and parking lane and sidewalk closures. A regular email notice should be distributed by the project sponsor that will provide current construction information of interest to neighbors, as well as contact information for specific construction inquiries or concerns. 				

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
California College of the Arts	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
1111 8th Street	(415) 703-9500
San Francisco, CA 94107	EMAIL:
	dmeckel@cca.edu

APPLICANT'S NAME:	
Same as Above <input checked="" type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE:
	()
	EMAIL:

CONTACT FOR PROJECT INFORMATION:	
Daniel Frattin; Reuben, Junius & Rose, LLP	
Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE:
1 Bush Street, Suite 600	(415) 567-9000
San Francisco, CA 94104	EMAIL:
	dfrattin@reubenlaw.com

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:		ZIP CODE:	
188 Hooper Street		94107	
CROSS STREETS:			
Hooper Street between 7th and 8th Streets			
ASSESSORS BLOCK/LOT:	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:	
3808/004	PDR-1-D; Art & Design Edu. SUD	58-X	
PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction	0	520 Student Housing Beds	+520 Student Housing Beds
<input checked="" type="checkbox"/> Demolition			
<input type="checkbox"/> Alteration			
<input type="checkbox"/> Other: _____			

Compliance with the Anti-Discriminatory Housing Policy

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

1a. If yes, in which States? _____

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

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

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

Human Rights Commission contact information
Mullane Ahern at (415)252-2514 or 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: _____

David Meckel

Date: _____

19 June 2015

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

DAVID MECKEL

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: _____

Emailed to: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

Administrative Code

Chapter 83

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

Section 1: Project Information

PROJECT ADDRESS		BLOCK/LOT(S)	
188 Hooper Street		3808/004	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
App. No. 201802161503	2016-001557	N/A	
PROJECT SPONSOR	MAIN CONTACT	PHONE	
California College of the Arts	David Meckel	415-703-9500	
ADDRESS			
1111 8th Street			
CITY, STATE, ZIP		EMAIL	
San Francisco, CA 94107		dmeckel@cca.edu	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ. FT. COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
280 group housing units	8,000 sf of food services	56'-2"/5 floors	\$40,000,000
ANTICIPATED START DATE			

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 Student housing with 8,000 sf of accessory food service use
<input checked="" type="checkbox"/>	A: The project consists of ten (10) or more residential units; 280 group housing units
<input type="checkbox"/>	B: The project consists of 25,000 square feet or more gross commercial floor area.
<input type="checkbox"/>	C: Neither 1A nor 1B apply.
NOTES:	
<ul style="list-style-type: none"> If you checked C, this project is <u>NOT</u> subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department. If you checked A or B, your project <u>IS</u> subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83. For questions, please contact OEWD's CityBuild-program at CityBuild@sfgov.org or (415) 701-4848. For more information about the First Source Hiring Program- visit www.workforcedevelopmentsf.org If the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection. 	

Continued...

Section 3: First Source Hiring Program – Workforce Projection

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

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

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

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer			0	Laborer	UNION	3-4	20
Boilermaker			0	Operating Engineer	UNION	0	8
Bricklayer			0	Painter	\$40	0	8
Carpenter	UNION	4-8	40	Pile Driver	UNION	0-1	4
Cement Mason	UNION	1-2	5	Plasterer			0
Drywall/Latherer	UNION	2-3	15	Plumber and Pipefitter	UNION	1-2	10
Electrician	\$67.70	1-2	10	Roofer/Water proofer	\$40	0	6
Elevator Constructor	UNION	1-2	6	Sheet Metal Worker	UNION	0-1	6
Floor Coverer	\$40	0	6	Sprinkler Fitter	UNION	0-1	6
Glazier	UNION	1-2	8	Taper	UNION	1-2	8
Heat & Frost Insulator	UNION	0	1	Tile Layer/ Finisher	\$40	0	2
Ironworker	\$40	0	4	Other:			
			TOTAL:				76

- Will the anticipated employee compensation by trade be consistent with area Prevailing Wage?
ONLY FOR UNION EMPLOYEES YES NO EXCEPT UNION EMPLOYEES
- Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations?
UNION EMPLOYEES & ELEC. YES NO
- Will hiring and retention goals for apprentices be established?
ONLY FOR UNION YES NO EXCEPT UNION
- What is the estimated number of local residents to be hired?
VOLUNTARY YES NO 0-5 EMPLOYEES

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
DAVID MECKEL	dmeckel@cca.edu	415.203.9561
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.		
(SIGNATURE OF AUTHORIZED REPRESENTATIVE)		(DATE)
David Meckel		20 June 2018
FOR PLANNING DEPARTMENT STAFF ONLY: PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD'S CITYBUILD PROGRAM AT CITYBUILD@SFGOV.ORG		
Cc: Office of Economic and Workforce Development, CityBuild Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 Phone: 415-701-4848 Website: www.workforcedevelopment.org Email: CityBuild@sfgov.org		



SAN FRANCISCO
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AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

Administrative Code

Chapter 83

1650 Mission Street, Suite 400 • San Francisco CA 94103-2479 • 415.550.6378 • <http://www.sfplanning.org>

Section 1: Project Information

PROJECT ADDRESS 1140 7th Street		BLOCK/LOT(S) 3820/004	
BUILDING PERMIT APPLICATION NO. N/A	CASE NO. (IF APPLICABLE) 2016-001557	MOTION NO. (IF APPLICABLE) N/A	
PROJECT SPONSOR California College of the Arts		MAIN CONTACT David Meckel	PHONE 415-703-9500
ADDRESS 1111 8th Street		EMAIL dmeckel@cca.edu	
CITY, STATE, ZIP San Francisco, CA 94107		ESTIMATED CONSTRUCTION COST \$70,000,000	
ESTIMATED RESIDENTIAL UNITS 0	ESTIMATED SQ FT COMMERCIAL SPACE 0	ESTIMATED HEIGHT/FLOORS Up to 58'/2-4 floors	
ANTICIPATED START DATE			

Section 2: First Source Hiring Program Verification

CHECK ALL BOXES APPLICABLE TO THIS PROJECT

Project is wholly Residential

Project is wholly Commercial (Educational Institution)

Project is Mixed Use

A: The project consists of ten (10) or more residential units;

B: The project consists of 25,000 square feet or more gross commercial floor area. (Educational Institution)

C: Neither 1A nor 1B apply.

NOTES:

- If you checked C, this project is NOT subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department.
- If you checked A or B, your project IS subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83.
- For questions, please contact OEWD's CityBuild program at CityBuild@sfgov.org or (415) 701-4846. For more information about the First Source Hiring Program visit www.workforcedevelopmentst.org
- If the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection.

Continued...

Section 3: First Source Hiring Program – Workforce Projection

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

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

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

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer				Laborer	\$57.00	2	12
Boilermaker	\$86.50	0	2	Operating Engineer	\$80.50	0	2
Bricklayer	\$74.50	1	4	Painter	\$72.50	1	4
Carpenter	\$80.00	3	24	Pile Driver	\$82.00	0	4
Cement Mason	\$62.50	1	6	Plasterer	\$73.00	0	6
Drywall/Latherer	\$81.00	2	10	Plumber and Pipefitter	\$119.00	2	10
Electrician	\$106.00	1	8	Roofer/Water proofer	\$64.50	0	6
Elevator Constructor	\$105.00	0	2	Sheet Metal Worker	\$75.00	1	8
Floor Coverer	\$76.50	0	4	Sprinkler Fitter	\$96.00	1	4
Glazier	\$80.00	1	8	Taper	\$74.50	1	4
Heat & Frost Insulator	\$93.00	0	2	Tile Layer/Finisher	\$68.50	1	4
Ironworker	\$70.50	1	6	Other:			
			TOTAL:				76
							64

- 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? _____

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE: **DAVID MECKEL** EMAIL: **dmeckel@cca.edu** PHONE NUMBER: **415.703.9561**

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) **David Meckel** (DATE) **19 June 2018**

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

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