



# SAN FRANCISCO PLANNING DEPARTMENT

Filed at CPC Hearing

S. Adina

4/1/19

## Planning Commission Draft Motion

HEARING DATE: APRIL 11, 2019

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*Record No.:* 2018-004711DNX/CUA  
*Project Address:* 555-575 MARKET STREET  
*Zoning:* C-3-O(SD) (Downtown-Office, Special Development) Zoning District  
500-S Height and Bulk District  
Transit Center C-3-O(SD) Commercial Special Use District  
*Block/Lot:* 3708/174-175  
*Project Sponsor:* Mark Loper  
Reuben, Junius, & Rose LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104  
*Property Owner:* BRE Market Street Property Owner LLC  
555 & 575 Market Street  
San Francisco, CA 94105  
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**ADOPTING FINDINGS TO APPROVE A SECTION 309 DETERMINATION OF COMPLIANCE FOR AN EXISTING BUILDING LOCATED AT 555 AND 575 MARKET STREET, LOTS 174-175 IN ASSESSOR'S BLOCK 3708, WITHIN THE C-3-O(SD) (DOWNTOWN-OFFICE, SPECIAL DEVELOPMENT), AND A 500-S HEIGHT AND BULK DISTRICT. THE PROPOSAL WOULD RECONFIGURE THE GROUND FLOORS OF THE EXISTING BUILDINGS AND CONVERT 3,359 SQAURE FEET OF RETAIL USE AT THE GROUND FLOOR OF 555 MARKET STREET TO OFFICE USE. THE PROPOSAL INCLUDES EXTENSIVE RENOVATION OF THE EXISTING PLAZA AND CONSTRUCTS A 952 SQUARE-FOOT RETAIL KIOSK IN THE PLAZA.**

### PREAMBLE

On April 3, 2018, Mark Loper of Reuben, Junius & Rose LLP (hereinafter "Project Sponsor") filed an Application with the Planning Department ("Department") for a Determination of Compliance with Planning Code Section 309 for the partial change of use from retail to office and the renovation and reconfiguration of the plaza and ground floor at 555-575 Market Street.

On April 23, 2018, the Project Sponsor filed an application with the Department for Environmental Review.

On February 15, 2019, the Project Sponsor also filed an application with the Department for a Conditional Use Authorization as modified and supplemented on February 28, 2019, under Planning Code Sections 210.2 and 303 with a request for modification from Section 145.4 to establish ground floor office use within the C-3-O(SD) (Downtown-Office, Special Development) District and a 500-S Height and Bulk District.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 3 categorical exemption.

On April 11, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Downtown Project Authorization Application No. 2018-004711DNX.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-004711DNX is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

**MOVED**, that the Commission hereby authorizes the Downtown Project Authorization as requested in Application No. 2018-004711DNX, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project would reconfigure the ground floors of the existing buildings and convert 3,359 square feet of retail use at the ground floor of 555 Market Street to office use. The Project includes extensive renovation of the existing plaza and constructs a 952 square-foot retail kiosk in the plaza. The Project also requests a modification from the ground floor commercial requirement to allow a non-retail sales and service use (office).
3. **Site Description and Present Use.** The Project Site consists of two adjacent parcels on the south side of Market Street between 1<sup>st</sup> and 2<sup>nd</sup> Streets. The 36,434 square-foot subject property at 555 Market Street and the 17,930 square-foot subject property at 575 Market Street on Lots 174-175 in Assessor's Block 3708 are both through lots with frontages on the south side of Market Street and the north side of Stevenson Street. The Project Site is located within the Downtown-Office, Special Development Zoning District and the 500-S Height and Bulk District.

555 Market Street is developed with a 300-foot, 21-story building containing approximately 8,000 square-feet of ground-floor retail and 318,931 square-feet of office on the remaining levels. 575 Market Street is developed with a 550-foot, 40-story building containing approximately 4,685 square-feet of ground-floor retail and 539,366 square-feet of office.

Both buildings were built by Standard Oil Company and served as the company's corporate headquarters in the 1960s and 1970s. There is a shared 12,700 square-foot landscaped plaza between the two buildings that serves as the primary access into the lobbies. The plaza, accessible only from Market Street, contains an existing metal railing which prohibits public access to the rear of the plaza and Stevenson Street.

4. **Surrounding Properties and Neighborhood.** The Project Site is located within the C-3-O(SD) Zoning District in the Transit Center District and Downtown Area Plan and the Financial District neighborhood. The immediate context is comprised of low, mid, and high-rise mixed-use buildings. The property directly abuts an office tower to the east and west of the subject properties, while the Flatiron and Crown Zellerbach Buildings are located directly across Market Street. The Project Site is well served by transit; the Montgomery BART and MUNI lines are within one block of the Site, with several MUNI bus lines within close proximity on Market and Mission Streets. Other zoning districts in the vicinity include: C-3-O (Downtown-Office), C-3-R (Downtown-Retail), and P (Public) Zoning Districts.
5. **Public Outreach and Comments.** The Project Sponsor conducted a Pre-Application meeting on March 22, 2018, attended by one member of the public. To date, the Department has received one letter of correspondence asking for public realm improvements such as lighting.
6. **Planning Code Compliance.** The Conditional Use Authorization Findings set forth in Motion No. XXXXX, Case No. 2018-004711CUA (Conditional Use Authorization, pursuant to Planning Code Sections 145.4, 210.2, and 303) apply to this motion and are incorporated herein as though fully set forth. The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Planning Code Section 210.2 states that a Conditional Use Authorization is required for Office use at the ground floor.

*The Project proposes to establish Office use (a non-Retail Sales and Service use) on the ground floor of 555 Market Street, thus a Conditional Use Authorization is required for the additional 3,359 gross square feet (gsf) of Office use proposed at the Site. The project is seeking a Conditional Use Authorization to approve ground floor Office use under Case No. 2018-004711CUA*

- B. **Maximum Floor Area Ratio.** Planning Code Section 124 establishes a Floor Area Ratio of 6.0 to 1 for properties within the C-3-O(SD) Zoning District.

*555 Market Street has a lot area of approximately 36,434 square feet. Therefore, up to 218,604 square feet of Gross Floor Area ("GFA") is allowed under the basic FAR limit. The Project Site's existing GFA is non-complying in the amount of 326,031 square-feet resulting in an FAR of 8.95 to 1. As shown in the conceptual plans for the Project, the proposal includes a reduction in GFA to 321,390 square feet,*



*resulting in an FAR of 8.82 to 1. The proposal would therefore include a reduction in the Site's FAR, bringing the property into closer conformity with Planning Code Section 124.*

*575 Market Street has a lot area of approximately 17,930 square feet. Therefore, up to 107,580 square feet of GFA is allowed under the basic FAR limit. The Project Site's existing GFA is non-complying in the amount of 539,366 square feet. As shown in the conceptual plans for the Project, the proposal does not include in either an increase or reduction in GFA. The Project Site would remain as legal non-conforming with respect to the FAR limits of the C-3-O(SD) Zoning District.*

- C. **Street Frontage in Commercial Districts.** Section 145.1 exists to preserve, enhance, and promote attractive, clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings and uses in commercial districts. Active uses, as defined by the Code, are required within the first 25 feet of the building depth at ground floor, and the ground floor ceiling height must be at least 14 feet in height, as measured from grade.

*The ground floor space of 555 Market Street along Market and Stevenson Streets have active uses and therefore complies with this Code Section. 575 Market Street contains an active use along Market Street however, has an existing, noncomplying use along Stevenson Street that is not considered "active." The Project does not exacerbate the non-conformity at this location. Both buildings have a ground floor ceiling height that exceeds the minimum required by Section 145.1 and is thus in compliance.*

- D. **Required Ground Floor Commercial Uses.** Section 145.4 of the Planning Code requires active commercial uses for all C-3 Zoning Districts with frontage on Market Street.

*The Project requires a modification to the active commercial use requirement because the proposal does not include Code-compliant active commercial use at 555 Market Street. Under Table 145.4, office use is not considered active commercial use. Under Section 145.4(e) of the Code, a modification may be granted subject to consideration of the Conditional Use findings of Section 303.*

- E. **Bicycle Parking.** Section 155.2 establishes bicycle parking requirements. For office use, one Class 1 space is required for every 5,000 occupied sf, and two Class 2 spaces are required for the first 5,000 gsf, plus one Class 2 space for each additional 50,000 occupied sf. For retail use, one Class 1 space is required for every 7,500 sf of occupied floor area, and one Class 2 space is required for every 2,500 occupied sf, with a minimum of two Class 2 spaces. For restaurants, one Class 1 space is required for every 7,500 sf of occupied floor area, and one Class 2 space is required for every 750 sf of occupied floor area, with a minimum of two Class 2 spaces. A Class 1 space is located in a secure, weather-protected facility and intended for long-term use by residents and employees. A Class 2 space is located in a publicly-accessible and visible location, and intended for use by visitors, guests, and patrons.

*Bicycle parking requirements apply to certain projects, including those proposing to increase the*



*existing gross floor area by more than 20% and those with a change in occupancy or increase in intensity of use which would increase the required number of bicycle spaces by more than 15%. The Project would not increase the gross floor area by more than 20% and the change of use to convert a portion of the existing retail space for office use is a reduction in the intensity of use. Therefore, bicycle parking would not be required of the Project.*

7. **Downtown Project Authorization Design Review in C-3 Districts.** Planning Code Section 309 lists ten aspects of design review in which a project must comply; the Planning Commission finds that the project is compliant with these ten aspects as follows:
- A. **Building siting, orientation, massing, and façade treatment, including proportion, scale, setbacks, materials, cornice, parapet and fenestration treatment, and design of building tops.** *The Project Site contains two buildings that were developed as steel-frame office towers, set on a raised granite base. The Project does not propose to add additional massing or change the fenestration treatment. The existing bays on 555 Market Street will become accessible to both the retail and office uses of the building and better connect the building with Market Street. The Project maintains the historical portions of the building and the landscape to provide an inviting plaza and connectivity between Market and Stevenson Streets. The proposed deck fronting Stevenson Street is part of the proposed restaurant use at this location and will not have a negative impact on the building.*
  - B. **Aspects of the project affecting views and view corridors, shadowing of sidewalks and open spaces, openness of the street to the sky, ground-level wind current, and maintenance of predominant streetwalls in the immediate vicinity.** *The Project does not propose additions that would significantly alter any views or cast shadows or wind-currents. The proposed 14-foot, 962 square-foot kiosk provides a retractable canopy, while the reconfiguration and redesign of the lobby and plaza does not propose alterations to the building massing or streetwalls. Overall, the Project offers a high-quality architectural treatment, which provides for unique and expressive architectural design that is consistent and compatible with the existing buildings and surrounding neighborhood.*
  - C. **Aspects of the project affecting parking, traffic circulation and transit operation and loading points.** *The Project is not anticipated to affect parking, traffic circulation and transit operation and loading points. The existing retail space will be reduced, while the office use proposed at the ground floor is an extension of upper levels of office use. The Project will encourage pedestrian circulation due to its connectivity to several BART and MUNI bus and rail lines. Along the lower floors, the Project provides for a publicly-accessible mid-block plaza with pedestrian access on Market and Stevenson Streets. Further, no additional off-street parking or loading is proposed or required at the Site, preserving the existing pedestrian circulation of Market Street while not generating significant vehicular traffic.*
  - D. **Aspects of the project affecting its energy consumption.** *The Project is not expected to affect energy consumption. Many of the landscape features are to be maintained while the ground floor will become better activated. The retail kiosk in the plaza proposes a green roof.*

- E. **Aspects of the project related to pedestrian activity, such as placement of entrances, street scale, visual richness, location of retail uses, and pedestrian circulation, and location and design of open space features.** *The Project retains many features from Landscape Architect Theodore Osmundson's original design while rearranging open space features to provide improved pedestrian circulation and use of the plaza. The 962 square-foot retail kiosk fronting Market Street is easily accessed through the plaza's redesign and widening while the reconfiguration of the landscape features provides greater interaction with the stream and waterfall by providing seating and increased occupiable area.*
  - F. **Aspects of the project affecting public spaces adjacent to the project, such as the location and type of street trees and landscaping, sidewalk paving material, and the design and location of street furniture as required by Section 138.1.** *While the Project does not trigger street improvement measures through Section 138.1, the Project does include new streetscape elements, such as several new street trees on Stevenson Street, seating areas within the property line on Market Street and within the plaza, and ramp access from both frontages. These improvements would vastly improve the public realm and surrounding streetscape.*
  - G. **Aspects of the project relating to quality of the living environment of residential units, including housing unit size and the provisions of open space for residents.** *The Project Site does not have any existing housing, nor is any proposed within the scope of the Project.*
  - H. **Aspects of the design of the project which have significant environmental consequences.** *The Project is not expected to have significant environmental consequences.*
  - I. **Aspects of the project that affect its compliance with the provisions of Sections 1109(c), 1111.2(c), 1111.6(c), and 1113 regarding new construction and alterations in conservation districts.** *The Project is not located within a conservation district.*
  - J. **Other aspects of the project for which modifications are justified because of its unique or unusual location, environment, topography, or other circumstances.** *The Project is requesting a modification from Planning Code Section 145.4 for the ground floor active commercial use requirement. The existing configuration of the building's raised entry precludes access from Market Street to the northern portion of the ground floor of 555 Market Street. Given the lobby configuration and security desk at this location, the approximately 20 foot setback of the building from Market Street, and the vertical separation between the building and pedestrians, the area under consideration does not appear inviting as a traditional retail space.*
8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

## COMMERCE AND INDUSTRY ELEMENT

### Objectives and Policies

**OBJECTIVE 1:**

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

**Policy 1.1**

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

**Policy 1.2**

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

**Policy 1.3**

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

*The Project would activate the plaza with retail space in an area that currently prohibits full use of the space by the public. In integrating ground floor office use as tenant amenity space while providing retail use for the direct entry into 555 Market Street, the Project would create additional pedestrian traffic and interaction with the building and historic landscape.*

**OBJECTIVE 8:**

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.

**Policy 8.3**

Assure that areas of particular visitor attraction are provided with adequate public services for both residents and visitors.

*The Project locates retail use in a location that is geographically in proximity to the attractions, conventions, entertainment, public transit, retail and food services frequented by tourists and business travelers.*

**TRANSPORTATION ELEMENT**

**Objectives and Policies**

**OBJECTIVE 2:**

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



**Policy 2.1**

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

*The Project is located within a transit-rich area and within close proximity to downtown where jobs, offices, and tourist amenities are concentrated. By not providing additional parking, the Project encourages the use of public transit as an alternative to automobiles.*

**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 1.5**

Emphasize the special nature of each district through distinctive landscaping and other features.

**Policy 1.6**

Make centers of activity more prominent through design of street features and by other means.

**Policy 1.9**

Increase the clarity of routes for travelers.

*The Project maintains the historical landscape elements of the Plaza while promoting clear usable open space by the public. This is done through the construction of several ramps, a retail kiosk, and seating areas around the existing stream in the plaza. In removing visual barriers within the plaza, a clear visual connection is made between Market and Stevenson Streets, encouraging pedestrians to utilize the plaza as a connection or route to the Transit Center, and clarifies that the plaza serves more than an access point to the buildings. The Project supports the Urban Design Element in that it adaptively reuses the buildings for a use that is consistent with elements of the General Plan, while maintaining its historic integrity and upgrading the plaza to current standards, and provides the public greater access to the historic landscape elements.*

**OBJECTIVE 4:**

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

**Policy 4.11**

Make use of street space and other unused public areas for recreation, particularly in dense neighborhoods, such as those close to downtown, where land for traditional open spaces is difficult to assemble.

**Policy 4.13**

Improve pedestrian areas by providing human scale and interest.

*The Project will include streetscape improvements including new street trees. The change of use allows the building's base, which has a large setback from Market Street, to be utilized as balconies providing an appropriate scale for pedestrians on Market Street. The Project would add an important aspect of activity by virtue of its newly publicly accessible retail areas and its plaza. These improvements would allow for greater interaction with the property and greater streetscape improvements through the well-designed ground floor treatments.*

**DOWNTOWN AREA PLAN**

**SPACE FOR COMMERCE**

**Objectives and Policies**

**OBJECTIVE 2:**

MAINTAIN AND IMPROVE SAN FRANCISCO'S POSITION AS A PRIME LOCATION FOR FINANCIAL, ADMINISTRATIVE, CORPORATE, AND PROFESSIONAL ACTIVITY.

**Policy 2.1**

Encourage prime downtown office activities to grow as long as undesirable consequences of such growth can be controlled.

**Policy 2.2**

Encourage location of office development to maintain a compact downtown core and minimize displacement of other uses.

*The Project activates the site with office and retail use in an area where office use is generally encouraged, providing regional jobs with ease of access by public transportation and assisting to diversify the neighborhood economy. The renovation of the plaza will provide public space that enhances the working environment not only for employees of Market Center, but other office workers and residents in the vicinity. The plaza and the retail spaces – the proposed restaurant in the converted exercise room in 555 Market, the retail kiosk in 555 Market, and the new 962 square-foot retail structure in the plaza will encourage the long-term viability of Market Center in the downtown core. Reactivating the plaza and ground floor is in keeping with the general land use pattern of the Downtown area.*

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

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

*The project site will increase traditional retail uses at the site, enhancing opportunities for resident employment in and ownership of those 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 does possess any existing housing. In maintaining the historic integrity of the plaza and the potentially historic buildings, the Project ensures that the neighborhood character is preserved and enhanced by providing the public greater access to the space. The Project reflects the area's mixture of restaurants, bars, and office uses. 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.*

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

*The Project Site is served by nearby public transportation options. The Project is located along several Muni bus lines and is within walking distance of the BART Station at Market and 2<sup>nd</sup> Street. Future patrons would be afforded proximity to numerous public transportation options. The Project also provides sufficient bicycle parking for guests in the form of Class I bicycle parking spaces in the basement.*

- 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 existing Project Site does not include any industrial sectors; Industrial use is generally not permitted in the C-3-O Zoning District.*

- 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. The Project is undergoing a Historic Resource Analysis as part of its environmental review. The Project retains historical elements of Theodore Osmundson's 1970s plaza design.*

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

*The Project will have no demonstrable effect on access to sunlight and vistas to parks and open space and will provide a new benefit to the city by increasing the amount of publicly available open space in the downtown area.*

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Downtown Project Authorization Application No. 2018-004711DNX** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 7, 2018, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Section 309 Downtown Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. 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). 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 April 11, 2019

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 11, 2019



## EXHIBIT A

### AUTHORIZATION

This authorization is for a Downtown Project Authorization related to the establishment of office use and reconfiguration of the existing plaza located at 555-575 Market Street, Block 3708, and Lots 174-175 pursuant to Planning Code Section(s) 309 within the C-3-O(SD) District and a 500-S Height and Bulk District; in general conformance with plans, dated February 7, 2018, and stamped "EXHIBIT B" included in the docket for Record No. 2018-004711DNX and subject to conditions of approval reviewed and approved by the Commission on April 11, 2019 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 11, 2019 under Motion No XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

## Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

6. **Additional Project Authorization.** The Conditions of Approval set forth in Exhibit A of Motion No. XXXXX, Case No. 2018-004711CUA (Conditional Use Authorization, pursuant to planning code section 145.4, 210.2, and 303) apply to this approval, and are incorporated herein as though fully set forth, except as modified herein. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

## DESIGN – COMPLIANCE AT PLAN STAGE

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

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11. **Ground-Floor Office Use.** The ground floor designated "tenant amenity office space" shall comply with the transparency and active use requirements of the code now and in the future. Traditional office elements such as cubicles, conference rooms, and desk shall not be allowed. ~~If such programming does not remain, the City shall have a right to initiate revocation of the conditional use authorization and/or issue a notice of violation and pursue abatement.~~

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## MONITORING - AFTER ENTITLEMENT

12. **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.

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13. **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.

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## OPERATION

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

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

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

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

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

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15. **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>*

16. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide

the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Draft Motion

HEARING DATE: APRIL 11, 2019

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Record No.:* 2018-004711DNX/CUA  
*Project Address:* 555-575 MARKET STREET  
*Zoning:* C-3-O(SD) (Downtown-Office, Special Development) Zoning District  
500-S Height and Bulk District  
Transit Center C-3-O(SD) Commercial Special Use District  
*Block/Lot:* 3708/174-175  
*Project Sponsor:* Mark Loper  
Reuben, Junius, & Rose LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104  
*Property Owner:* BRE Market Street Property Owner LLC  
555 & 575 Market Street  
San Francisco, CA 94105  
*Staff Contact:* Seema Adina – (415) 575-8722  
[seema.adina@sfgov.org](mailto:seema.adina@sfgov.org)

ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 145.4, 210.2 AND 303, TO ALLOW A NON-RETAIL SALES AND SERVICE USE (OFFICE) WITHIN AN EXISTING BUILDING LOCATED AT 555 AND 575 MARKET STREET, LOTS 174-175 IN ASSESSOR'S BLOCK 3708, WITHIN THE C-3-O(SD) (DOWNTOWN-OFFICE, SPECIAL DEVELOPMENT), AND A 500-S HEIGHT AND BULK DISTRICT. THE PROPOSAL WOULD RECONFIGURE THE GROUND FLOORS OF THE EXISTING BUILDINGS AND CONVERT 3,359 SQAURE FEET OF RETAIL USE AT THE GROUND FLOOR OF 555 MARKET STREET TO OFFICE USE. THE PROPOSAL INCLUDES EXTENSIVE RENOVATION OF THE EXISTING PLAZA AND CONSTRUCTS A 952 SQUARE-FOOT RETAIL KIOSK IN THE PLAZA.

### PREAMBLE

On April 3, 2018, Mark Loper of Reuben, Junius & Rose LLP (hereinafter "Project Sponsor") filed an Application with the Planning Department ("Department") for Environmental Review for a Determination of Compliance with Planning Code Section 309 for the partial change of use from retail to office and the renovation and reconfiguration of the plaza and ground floor at 555-575 Market Street.

On April 23, 2018, the Project Sponsor filed an application with the Department for Environmental Review.

On February 15, 2019, the Project Sponsor also filed an application with the Department for a Conditional Use Authorization as modified and supplemented on February 28, 2019, under Planning Code Sections 210.2 and 303 with a request for modification from Section 145.4 to establish ground floor office use within the C-3-O(SD) (Downtown-Office, Special Development) District and a 500-S Height and Bulk District.



The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 3 categorical exemption.

On April 11, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-004711CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-004711CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization requested in Application No. 2018-004711CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project would reconfigure the ground floors of the existing buildings and convert 3,359 square feet of retail use at the ground floor of 555 Market Street to office use. The Project includes extensive renovation of the existing plaza and constructs a 952 square-foot retail kiosk in the plaza. The Project also requests a modification from the ground floor commercial requirement to allow a non-retail sales and service use (office).
3. **Site Description and Present Use.** The Project Site consists of two adjacent parcels on the south side of Market Street between 1<sup>st</sup> and 2<sup>nd</sup> Streets. The 36,434 square-foot subject property at 555 Market Street and the 17,930 square-foot subject property at 575 Market Street on Lots 174-175 in Assessor's Block 3708 are both through lots with frontages on the south side of Market Street and the north side of Stevenson Street. The Project Site is located within the Downtown-Office, Special Development Zoning District and the 500-S Height and Bulk District.

555 Market Street is developed with a 300-foot, 21-story building containing approximately 8,000 square-feet of ground-floor retail and 318,931 square-feet of office on the remaining levels. 575

Market Street is developed with a 550-foot, 40-story building containing approximately 4,685 square-feet of ground-floor retail and 539,366 square-feet of office.

Both buildings were built by Standard Oil Company and served as the company's corporate headquarters in the 1960s and 1970s. There is a shared 12,700 square-foot landscaped plaza between the two buildings that serves as the primary access into the lobbies. The plaza, accessible only from Market Street, contains an existing metal railing which prohibits public access to the rear of the plaza and Stevenson Street.

4. **Surrounding Properties and Neighborhood.** The Project Site is located within the C-3-O(SD) Zoning District in the Transit Center District and Downtown Area Plan and the Financial District neighborhood. The immediate context is comprised of low, mid, and high-rise mixed-use buildings. The property directly abuts an office tower to the east and west of the subject properties, while the Flatiron and Crown Zellerbach Buildings are located directly across Market Street. The Project Site is well served by transit; the Montgomery BART and MUNI lines are within one block of the Site, with several MUNI bus lines within close proximity on Market and Mission Streets. Other zoning districts in the vicinity include: C-3-O (Downtown-Office), C-3-R (Downtown-Retail), and P (Public) Zoning Districts.
5. **Public Outreach and Comments.** The Project Sponsor conducted a Pre-Application meeting on March 22, 2018, attended by one member of the public. To date, the Department has received one letter of correspondence asking for public realm improvements such as lighting.
6. **Planning Code Compliance.** The Planning Code Compliance Findings set forth in Motion No. XXXXX, Case No. 2018-004711DNX (Downtown Project Authorization, pursuant to Planning Code Section 309) apply to this Motion and are incorporated herein as 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 Project is a partial change of use from 3,359 square feet of retail to office use. The existing retail space is used by Bank of the West, serving primarily private equity clients on an appointment basis and not available to the general public. The office use at the ground floor is conditioned upon being used as tenant amenity space, with an open floor plan, and no elements of traditional office space in order to provide an active ground floor at the Project Site. By providing retail use in the rest of the building while maintaining an open visual connection between the retail and office spaces, the ground floor will*

*maintain visual continuity along Market Street while ensuring full utilization of the interior in a manner that was previously not available. The Project also proposes a retail kiosk in the plaza as part of the plaza redesign that will invite residents, workers, tourists to interact in the open space. It is anticipated that the new users will support the nearby neighborhood-serving retail uses, further adding pedestrian-oriented activity to the immediate neighborhood.*

- 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 in the area, in that:

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

*The Project proposes office use within the existing building at 555 Market Street. The Project's exterior changes is the arrangement of the plaza and addition of the retail kiosk fronting Market Street. The plaza will be transformed from its current privatized configuration to an area inviting to the surrounding neighborhood. The proposed renovation will allow for 7,5000 square-feet of accessible and open public space, while retaining a number of features from Theodore Osmundson's original design. Therefore, the proposed arrangement of the site will enhance the pedestrian experience and neighborhood character.*

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

*The Planning Code does not require off-street parking for the Project. The high-density development and commercial uses that characterize the neighborhood may encourage patrons to find alternatives to the use of private automobile, such as bicycles, public transportation, and taxis or ridesharing. The Project will generate less demand for private automobile use because the Site is situated within a transit-rich area within walking distance to both the Montgomery Street and Powell Street BART and MUNI stations, and several MUNI bus stations along Market and Mission Streets.*

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

*The Project does not provide for off-street parking and therefore is not expected to produce noxious or offensive emissions, noise, glare, dust, or odors associated with vehicles parking on-site. Garbage and recycling facilities will remain inside the building and be contained within the ground level with a single access point.*

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

*The Project will enhance current aesthetics of the plaza, while retaining character-defining features of its current design. The proposed design retains the existing stream while creating occupiable area that engages the public with a retail pavilion and seating fronting Market Street and new street trees along Stevenson Street.*

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

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

8. **General Plan Compliance.** The Planning Code Compliance Findings set forth in Motion No. XXXXX, Case No. 2018-004711DNX (Downtown Project Authorization, pursuant to Planning Code Section 309) apply to this Motion and are incorporated herein as though fully set forth.
9. **Planning Code Section 101.1(b)** The Planning Code Priority Policy Findings set forth in Motion No. XXXXX, Case No 2018-004711DNX (Downtown Project Authorization, pursuant to Planning Code Section 309) apply to this Motion and are incorporated herein as though fully set forth.
10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.



## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-004711CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 7, 2018, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on April 11, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 11, 2019

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to establish a Office use located at 555 Market Street, Block 3708, and Lot 174, pursuant to Planning Code Section(s) 145.4, 210.2 and 303 within the C-3-O(SD) District and a 500-S Height and Bulk District; in general conformance with plans, dated February 7, 2018, and stamped "EXHIBIT B" included in the docket for Record No. 2018-004711CUA and subject to conditions of approval reviewed and approved by the Commission on April 11, 2019 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### COMPLIANCE WITH OTHER REQUIREMENTS

The Planning Code Compliance Findings set forth in Motion No. XXXXX, Case No. 2018-04711DNX (Downtown Project Authorization, pursuant to Planning Code Section 309) apply to this Motion and are incorporated herein as though fully set forth.

### 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 April 11, 2019 under Motion No XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

## CHANGES AND MODIFICATIONS

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

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

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

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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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.

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4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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



5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

6. **Additional Project Authorization.** The Project Sponsor must obtain Project authorization under Section 309 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.

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## DESIGN – COMPLIANCE AT PLAN STAGE

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

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11. **Ground-Floor Office Use.** The ground floor designated "tenant amenity office space" shall comply with the transparency and active use requirements of the code now and in the future. Traditional office elements such as cubicles, conference rooms, and desk shall not be allowed. ~~If such programming does not remain, the City shall have a right to initiate revocation of the conditional use authorization and/or issue a notice of violation and pursue abatement.~~  
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## MONITORING - AFTER ENTITLEMENT

12. **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.  
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*For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>.*

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

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

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*For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415-553-0123, [www.sf-police.org](http://www.sf-police.org).*

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

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

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

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

15. **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>*

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

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



4/11/19

S. Adina

**CBRE**

**John Cecconi**  
Executive Vice President  
Lic. 00676355

**Angus Scott**  
Executive Vice President  
Lic. 01093299

Salesforce Tower  
415 Mission Street, Suite 4600  
San Francisco, CA 94105

T +1 415.772.0123

CBRE, Inc.  
Brokerage Services

[www.cbre.com](http://www.cbre.com)

April 8, 2019

President Myrna Melgar  
**San Francisco Planning Commission**  
1650 Mission Street  
San Francisco, CA 94014  
Attention: Seema Adina ([seema.adina@sfgov.org](mailto:seema.adina@sfgov.org))

Dear President Melgar and Commissioners,

We're writing in support of EQ Office's reinvisioning of Market Center at 555-575 Market. We're an office leasing brokerage firm with 40 years of experience leasing in San Francisco. We represent separate competitive buildings in the neighborhood and have no affiliation with the EQ Office project. What EQ Office proposes is an ideal approach to activating the pedestrian experience throughout the building, proposing new retail options that are designed to succeed and taking a space that will in all likelihood never succeed as a stand-alone retail space and turning it into an active tenant amenity.

The retail pavilion fronting Market Street is a perfect way to draw customers into the new plaza, and also allow people passing by along Market Street to grab a quick bite to eat or drink. It also could be a great location for a wine bar, with ideal people watching and indoor-outdoor seating reminiscent of plazas in the inner core of European cities. Adding a larger retail space along Stevenson is also a great idea—it will be more of a destination location, and further activate and enliven a portion of Stevenson that already has some good retail options.

As brokers, we see first-hand how difficult filling large retail spaces constructed decades ago has become. Retail is changing, and the old model of large-footprint and interior-access only spaces simply does not work anymore. Customers want easy access and engagement with retail from the street, which is exactly what EQ Office is doing with the Market Street pavilion and Stevenson Street restaurant. Market Street is littered with large vacancies, in far better spaces to be honest. The space on the first floor of 555—it's not really the ground floor—is located too far from the street to capture the attention of pedestrians and is too difficult to access. Going through a lobby is not something customers will do. Turning it into an active

President Myrna Melgar  
April 8, 2019  
Page 2

tenant amenity space is a great way to bring this portion of the building to life, instead of leaving it vacant for the foreseeable future.

Once the Oceanwide Center opens, this network of alleyways lined with retail will be truly special. And EQ Office will make a huge contribution to the already-existing network, opening the plaza and connecting Market and Stevenson. It's commendable they are adding so much public space for the benefit of everyone who lives and works downtown. Please approve the project and encourage more office building owners to do something similar.

Thank you,

A handwritten signature in dark ink, appearing to read 'John Cecconi', with a stylized flourish at the end.

John Cecconi  
Executive Vice President

Thank you,

A handwritten signature in dark ink, appearing to read 'Angus Scott', with a large, sweeping flourish at the end.

Angus Scott  
Executive Vice President

4/11/19

S. Adina

**Adina, Seema (CPC)**

---

**From:** Marvis Phillips <marvisphillips@gmail.com>  
**Sent:** Thursday, April 11, 2019 1:56 AM  
**To:** Mark Loper; Adina, Seema (CPC)  
**Subject:** Record No. 2018-004711 - 555-575 Market Street

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

Dear Seema & Mark,

Last night the District 6 Community Planners, heard a presentation from the 555-575 Market Street Project, the presentation was well received and a lively discussion followed with several suggestions put forth to make the project better, including Wind Screens on Market Street to help break the wind from the the possible sitting area at the Proposed Plaza Pavilion, a more Ego friendly environment, electric outlets spread around, free wifi access, and after-hours activities, and make the Retail space "Community Frenedly Business serving both the Business and Residential communities surround the project site. In the end we asked the sponsors to step out while the Board discussed the proposal, and then voted 6-0-0 to support the proposal with our recommendations.

I would like to thank Mark Loper from Reuben, Junius & Rose for doing an excellent presentation and the hand-Out was excellent and informative and help our group to understand this project better.

So again the District 6 Community Planners is in support of the 555-575 Market Street Plaza/Retail proposal.

Sincerely,

Marvis J. Phillips  
Board Chair  
District 6 Community Planners

Marvis J. Phillips  
Board Chair  
District 6 Community Planners

















**SAN FRANCISCO  
PLANNING DEPARTMENT**

Received at CPC Hearing

4/11/19

P. LaValley

April 11, 2019

Ms. Myrna Melgar  
San Francisco Planning Commission  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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

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**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

RE: 2016-013156SRV Citywide Cultural Resources Survey

Dear President Melgar and Planning Commissioners,

The Historic Preservation Commission is asking for your support in expediting this Citywide Cultural Resource Survey. With the current staffing commitments, this effort will take 6-7 years to complete. If we increase the effort, the survey can be accomplished in half that time.

While completing the survey we will help us better understand the extent of our historic resources, more importantly, we will better understand which properties are not historic. As a result, we will be better equipped to streamline the historic review and entitlement process for over 50% of the properties in our city.

As the Mayor has been focusing on clearing the backlog of post-entitlement housing, an increased effort now on the survey will save us time going forward on the pre-entitlement approvals.

Please join us in urging the Mayor and the Board of Supervisors to increase funding, shift resources, whatever we can do to accomplish this. It's an investment that will save us money and time later.

Sincerely,

Aaron Hyland, President  
Historic Preservation Commission



P. LaValley

# CITYWIDE SURVEY, INFORMATIONAL PRESENTATION

APRIL 11<sup>TH</sup>, 2019  
PLANNING COMMISSION

M. Pilar LaValley, LEED AP  
Survey Coordinator/Senior Preservation Planner  
[pilar.lavalley@sfgov.org](mailto:pilar.lavalley@sfgov.org)

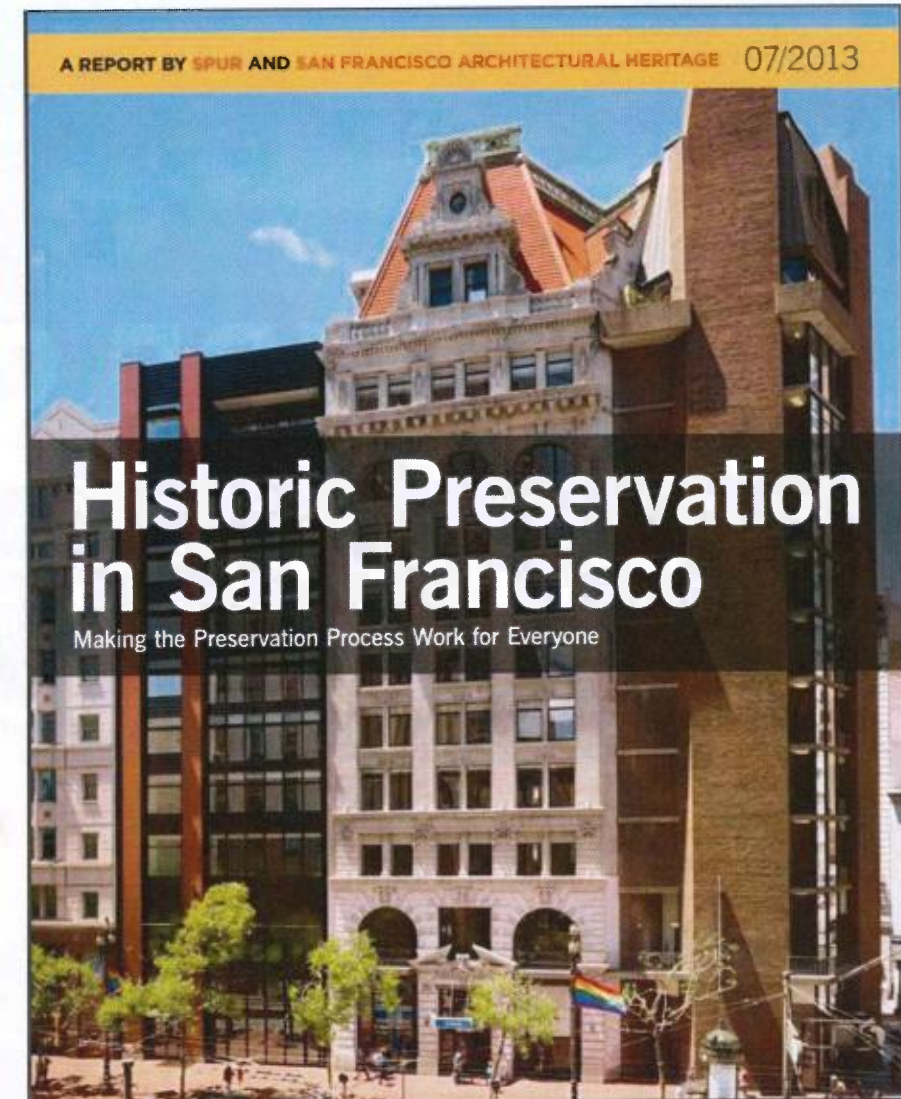


San Francisco  
**Planning**



## CITYWIDE SURVEY **WHY CITYWIDE SURVEY?**

- **Community Identity**
- **Disaster Planning & Recovery**
- **Local Economy**
- **Support New Housing & Development**





# CITYWIDE SURVEY **BACKGROUND & HISTORY**

## WHAT IS A SURVEY?

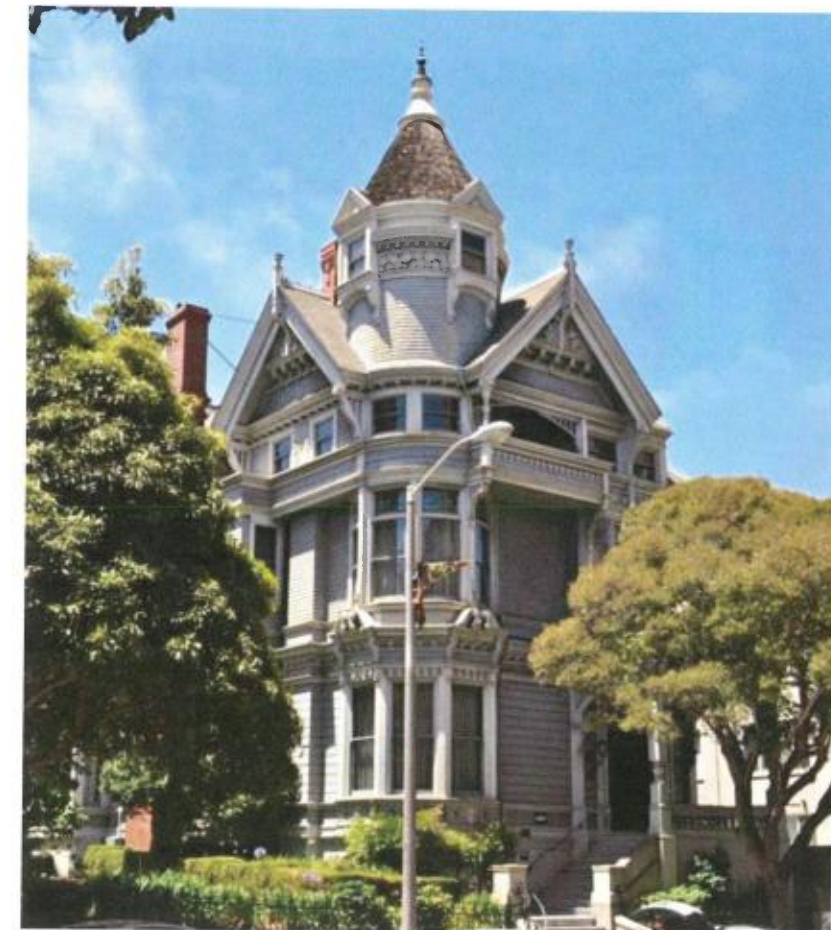
**The process of identifying and gathering data on a community's historic resources and maintaining an inventory of this data**

### **Primary components of a survey**

- Historic Context Statements
- Property documentation
- Evaluation
- Inventory or Database
- Outreach

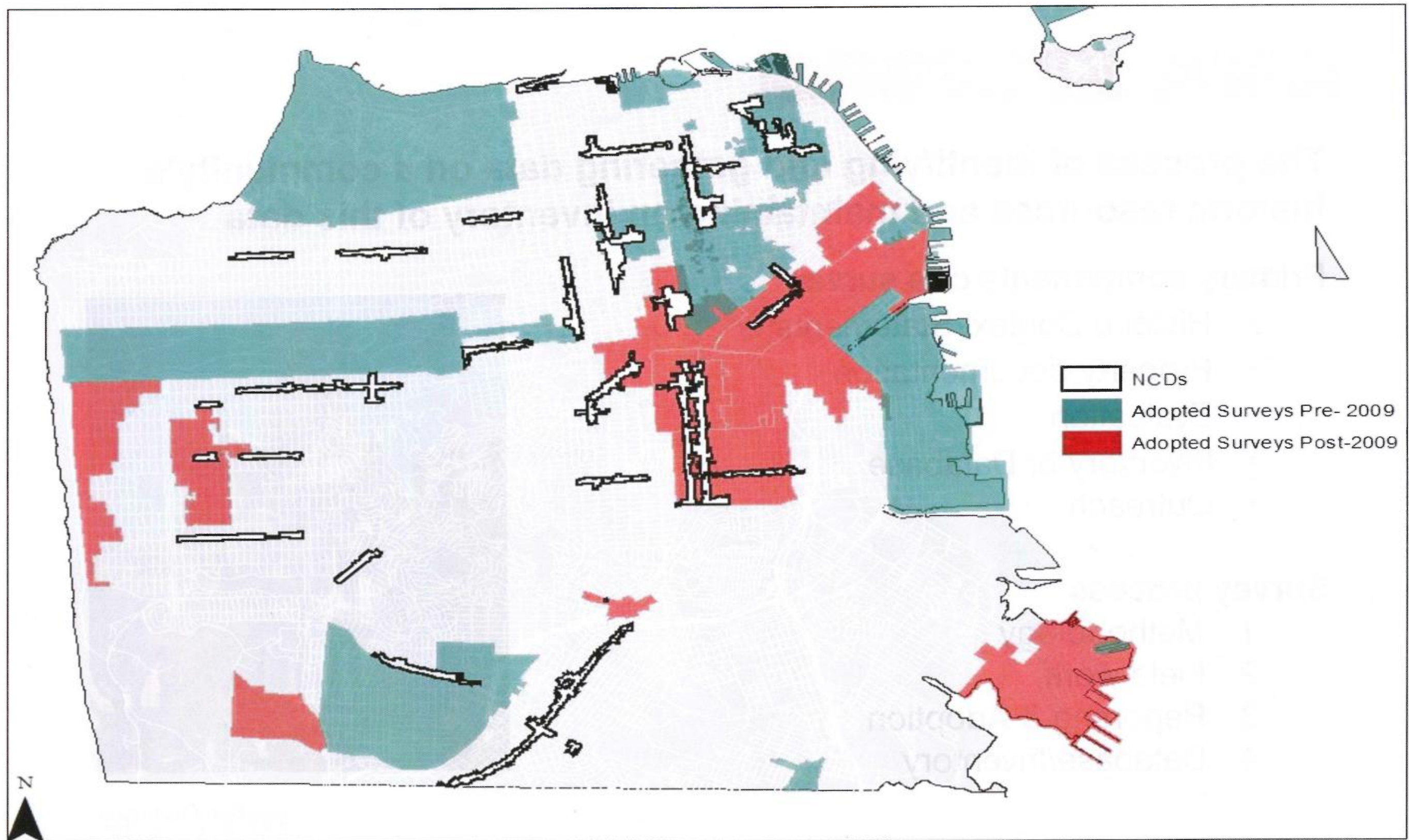
### **Survey process**

1. Methodology
2. Field work
3. Reporting & Adoption
4. Database/Inventory





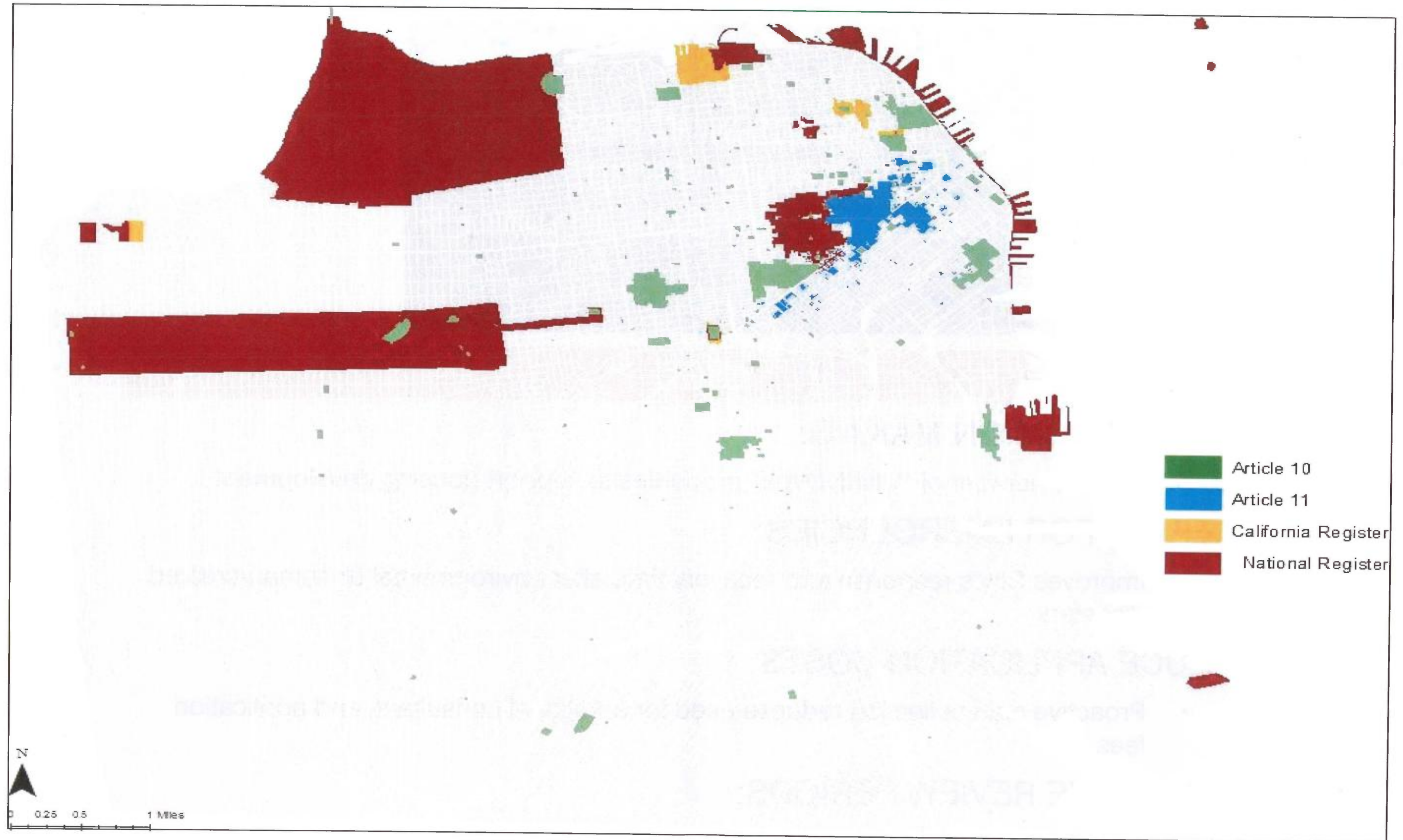
## CITYWIDE SURVEY WHAT HAS BEEN SURVEYED?



**APPROXIMATELY 20% OF CITY HAS BEEN SURVEYED**



# CITYWIDE SURVEY DESIGNATED PROPERTIES AND DISTRICTS





# CITYWIDE SURVEY **WHAT IS THE RESULT OF SURVEY?**

**HISTORIC RESOURCE CATEGORIES:**  
**A - HISTORIC RESOURCE PRESENT**  
**B - UNKNOWN/AGE ELIGIBLE**  
**C - NOT HISTORIC RESOURCE/NOT AGE ELIGIBLE**

## **GOALS:**

### **INFORM DECISION MAKING:**

- Reduce number of “UNKNOWN” properties to support housing development

### **PREPARE FOR EMERGENCIES:**

- Improves City’s response and recovery time after environmental or human-created disasters

### **REDUCE APPLICATION COSTS:**

- Proactive data collection reduces need for additional consultant, and application fees

### **STREAMLINE REVIEW PERIODS:**

- Reduce City staff review time for permits and entitlements

# METHODOLOGY



# CITYWIDE SURVEY **METHODOLOGY**

## WHAT WILL BE RECORDED?

- Individual resources (buildings, structures, objects, natural features)
- Districts and cultural landscapes

## HOW WILL IT BE RECORDED?

- Individual record in **Arches database**  
[www.archesproject.org](http://www.archesproject.org)
- Each record will include:
  - Photograph(s) of resource
  - Physical description
  - Historic theme or context
  - Assessment of physical integrity
  - Status code / evaluation
  - Link to any related records



## WHAT WILL BE EVALUATED?

- Buildings, structures, or objects constructed on or before 1974 that retain integrity
- Evaluate for National Register and California Register eligibility



# CITYWIDE SURVEY **SURVEY TEAM**

## Planning Staff/Interns

- Prepare and review historic context statements
- Develop data collection tools
- Conduct survey fieldwork
- Conduct outreach

**Survey Advisory Group (SAG)** (HPC Commissioners, preservation consultants, SF Heritage, SPUR, City Family):

- Provide guidance during survey
- Review proposed survey methodology
- Facilitate outreach

## Public

- Participate in focus groups for methodology development
- Contribute information
- Serve on SAG

## Historic Preservation Commission

- Review proposed survey methodology
- Serve on SAG
- Adopt survey findings

## Technical Support

- Getty Conservation Institute (GCI)
- Planning Commission/City Family
- Board of Supervisors & Mayor's Office



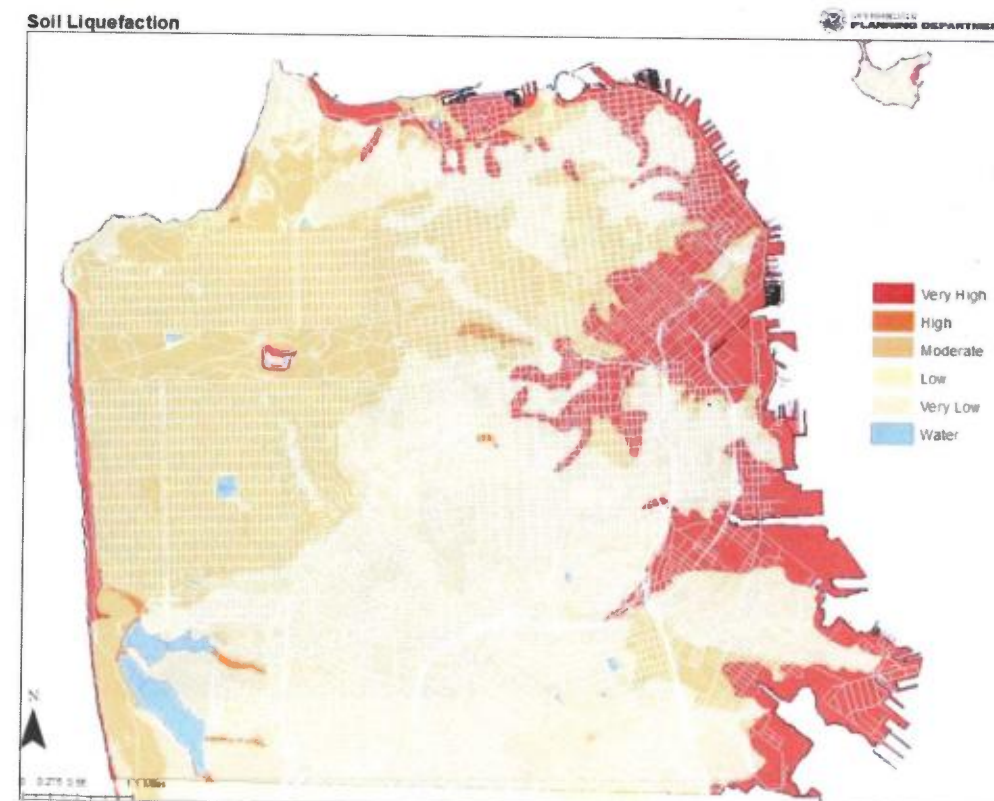
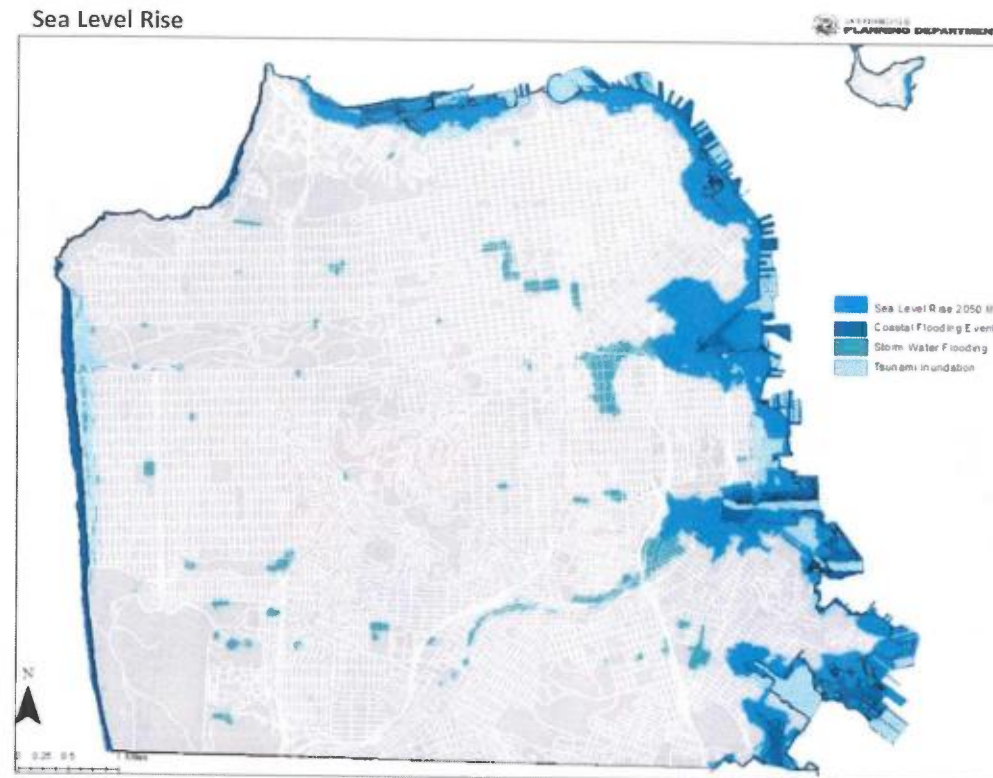
# PHASING



# CITYWIDE SURVEY PHASING VARIABLES - HAZARDS

## VARIABLES

- Physical hazards-disaster preparedness
- Neighborhoods and communities under-represented in preservation program
- Development tool
- Age of building stock



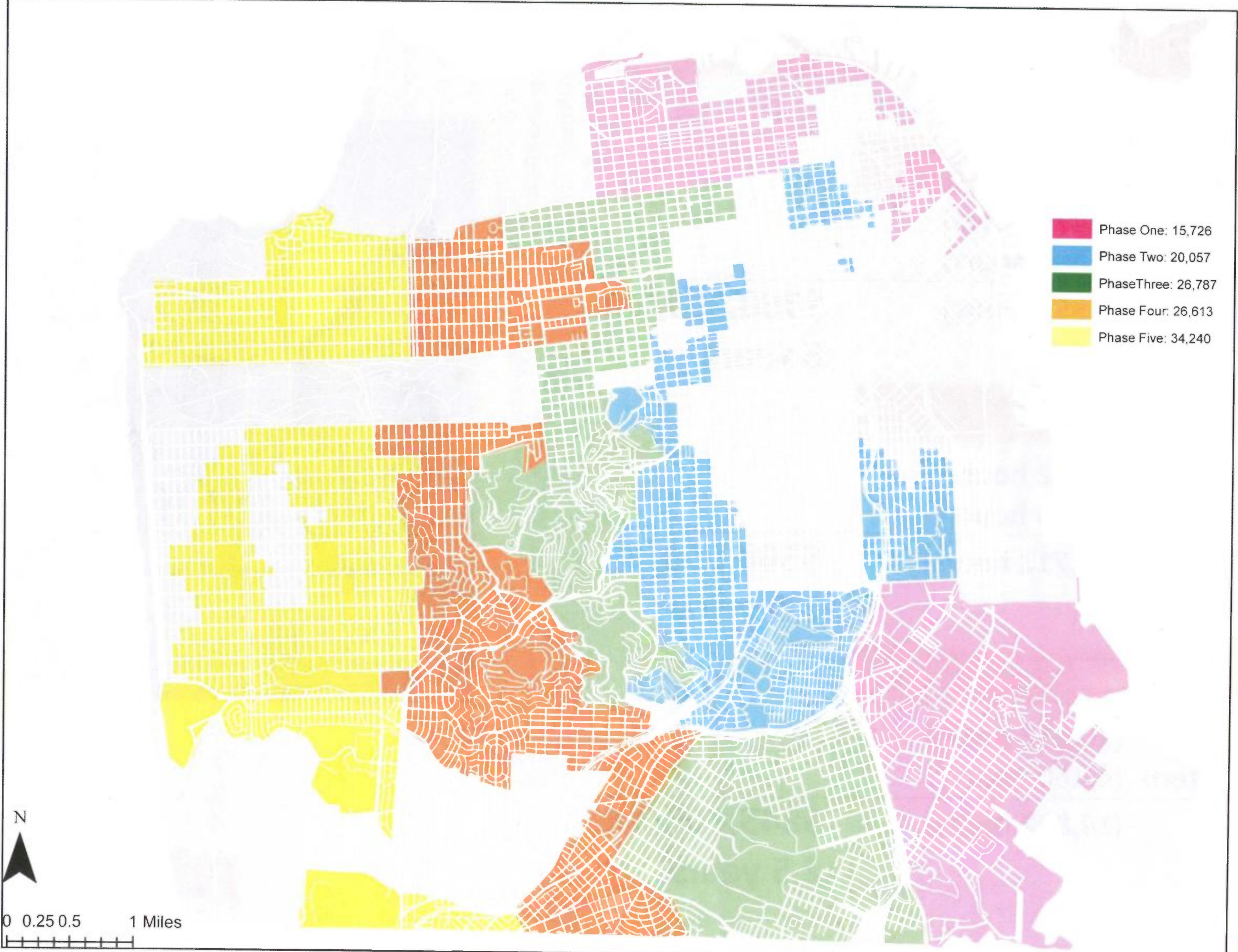


# CITYWIDE SURVEY PHASING VARIABLES - BUILDING CONSTRUCTION DATE





# CITYWIDE SURVEY PHASES - PROPOSED





# CITYWIDE SURVEY SCHEDULE

80,000 – 100,000 PARCELS / BUILDINGS TO RECORD

## FY 19-20 BUDGET

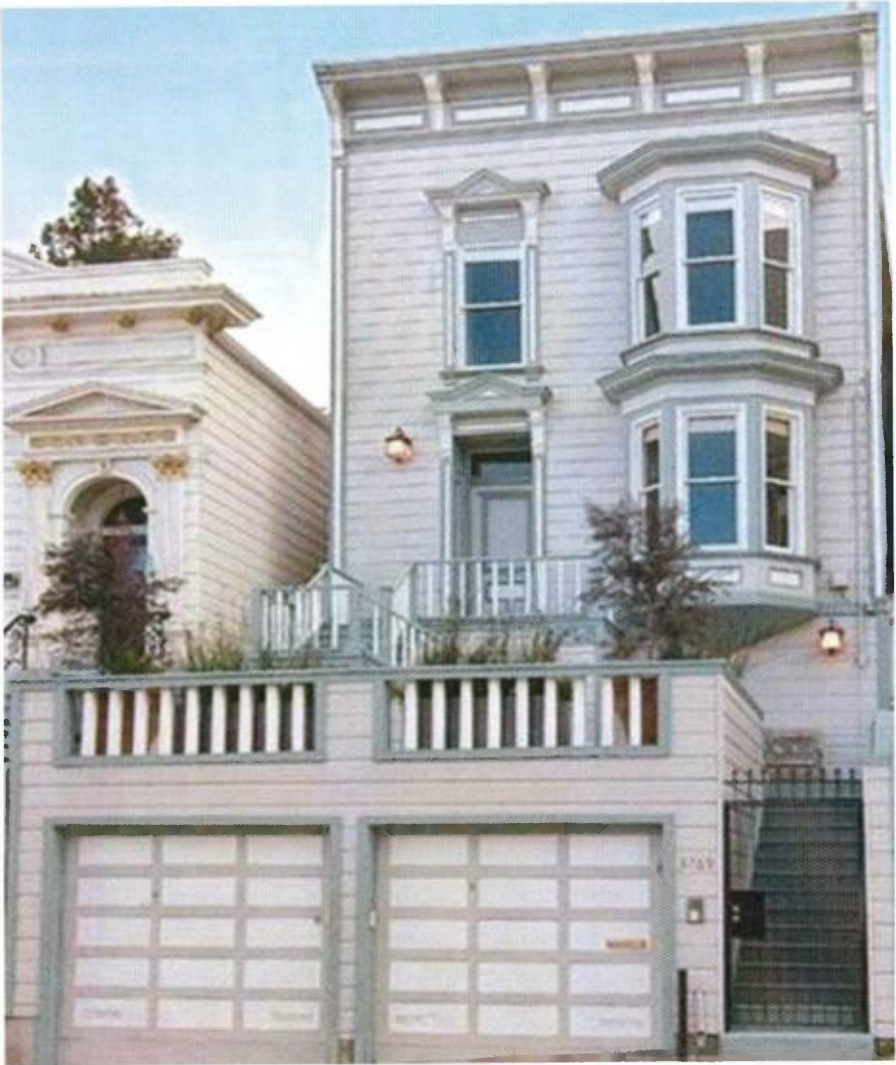
2.15 FTE Staff	(4,472 hours)	
1.00 FTE Intern	(2,080 hours)	
3.15 FTE	(6,552 hours)	\$360,000/YR
		6 years

## OPTION 1

3.15 FTE Staff	(6,552 hours)	
2.00 FTE Intern	(4,160 hours)	
5.15 FTE	(10,712 hours)	\$560,000/YR
		3.5 years

## OPTION 2

5.15 FTE Staff	(10,712 hours)	
2.00 FTE Intern	(4,160 hours)	
7.15 FTE	(14,872 hours)	\$845,000/YR
		2.5 years





# CITYWIDE SURVEY **NEXT STEPS**

DATE	ACTIVITY
April 22, 2019	Informational presentation to BOS Land Use Committee
April-May 2019	BOS briefings
May 1, 2019	Survey phasing and data collection update at HPC
Spring 2019	Survey Advisory Group meeting
Spring 2019	Cultural Heritage Survey Methodology – consultant selection/contracting
Summer 2019	Phase One Survey





THANK YOU



**San Francisco**  
**Planning**

M. Pilar LaValley, LEED AP  
Survey Coordinator  
Senior Preservation Planner  
pilar.lavalley@sfgov.org

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





# SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing 4/11/19  
V. Flores

## Planning Commission Draft Resolution

HEARING DATE APRIL 11, 2019

*Project Name:* 915 CAYUGA AVENUE  
*Case Number:* 2019-003571MAP [Board File No. 190251]  
*Initiated by:* Supervisor Safai / Introduced March 5, 2019  
*Staff Contact:* Veronica Flores, Legislative Affairs  
Veronica.Flores@sfgov.org, 415-575-9173  
*Reviewed by:* Aaron D. Starr, Manager of Legislative Affairs  
aaron.starr@sfgov.org, 415-558-6362

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**RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND THE ZONING MAP TO CHANGE THE ZONING DISTRICT ON ASSESSOR'S PARCEL BLOCK NO. 6954, LOT NO. 039, FROM RH-1 (RESIDENTIAL, HOUSE DISTRICT, ONE FAMILY) AND EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT TO EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.**

WHEREAS, on March 5, 2019 Supervisors Safai introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 190251, which would amend Sheet ZN11 of the Zoning Map to change the zoning district on Assessor's Parcel Block No. 6954, Lot No. 039, from RH-1 (Residential, House, One-Family) and Excelsior Outer Mission Street Neighborhood Commercial District to Excelsior Outer Mission Street Neighborhood Commercial District;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on April 11, 2019; and,

WHEREAS, the Planning Department published a Preliminary Mitigated Negative Declaration (MND) for the 915 Cayuga Avenue Project ("Project"), located at Assessor's Parcel Block No. 6954, Lot No. 039. The Project would demolish the existing commercial building at 915 Cayuga, and construct a new five story residential building with two basement levels; and,

WHEREAS, the Planning Department prepared a Mitigation Monitoring and Reporting Program (MMRP), which material was made available to the public, and to this Commission for this Commission's review, consideration and action; and

WHEREAS, the Preliminary MND and MMRP were available for public comment until February 12, 2019, no appeal of the Preliminary MND was filed, and the Department published the Final MND on March 19, 2019; and,

WHEREAS, the Planning Commission ("Commission") has reviewed and considered the Final Mitigated Negative Declaration (MND) for the Project, and finds that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"); and

WHEREAS, the Planning Commission finds that the FMND is adequate, accurate and objective, and reflects the independent analysis and judgment of the Planning Commission, and hereby approves the FMND for the project, and for the actions herein, in compliance with CEQA, the CEQA Guidelines and Chapter 31,

~~WHEREAS, the proposed Ordinance has been determined not to have a significant effect on the environment under the California Environmental Quality Act Sections 15064, 15065, and 15070; and~~

WHEREAS, the Planning 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 Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and now therefore be it

~~MOVED~~RESOLVED, that the Planning Commission hereby adopts the Final MND and the MMRP, attached as Exhibit C, and be it further

RESOLVED, that the Planning Commission hereby approves the proposed ordinance adopts 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 Commission finds that the proposed Ordinance will establish a clear and uniform zoning for the subject site and will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity.
2. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

## HOUSING ELEMENT



**OBJECTIVE 1**

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

**Policy 1.1**

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

**Policy 1.10**

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

*The proposed Ordinance identifies the developable potential of the project site. By providing uniform zoning across the project site, the Ordinance maximizes the opportunity for residential development. Further, the project site is located within proximity to the Balboa Park BART Station, as well as a few MUNI bus lines.*

**OBJECTIVE 4:**

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

**Policy 4.1**

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

**Policy 4.4**

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.

*The proposed Ordinance maximizes the opportunity for residential development. Currently with the dual zoning, residential development is limited due to the low-density constraints of RH-1 (Residential – House, One-Family) Zoning. This has likely been a primary reason why the lot has yet to provide residential development. The rezoning allows increased housing, and by extension increased housing supply.*

**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 11.4:**

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

**Policy 11.6**

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

*The proposed Ordinance increases the developable nature of the project site, which is currently limited due to the dual zoning. Further, the rezoning will provide a more cohesive context for the project site, which is constrained by the low-density constraints of RH-1 (Residential – House, One-Family) Zoning along the Alemany Boulevard frontage.*

**3. Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

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

*The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.*

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

*The proposed Ordinance would not have a negative effect on housing or neighborhood character.*

3. That the City's supply of affordable housing be preserved and enhanced;

*The proposed Ordinance would not have an adverse effect on the City's existing supply of affordable housing. The Ordinance will substantially increase the supply of affordable housing.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

*The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*



5. 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 proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.*

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

*The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.*

7. That the landmarks and historic buildings be preserved;

*The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.*

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

*The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.*

4. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

AND NOW THEREFORE BE IT FURTHER RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on April 11, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: April 11, 2019



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Draft Resolution

HEARING DATE APRIL 11, 2019

*Project Name:* 915 CAYUGA AVE  
*Case Number:* 2016-013850PCAMAP [Board File No. 190250]  
*Initiated by:* Supervisor Safai / Introduced March 5, 2019  
*Staff Contact:* Veronica Flores, Legislative Affairs  
Veronica.Flores@sfgov.org, 415-575-9173  
*Reviewed by:* Aaron D. Starr, Manager of Legislative Affairs  
aaron.starr@sfgov.org, 415-558-6362

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**RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO ESTABLISH THE CAYUGA/ALEMANY SPECIAL USE DISTRICT (SUD) FOR THE PROPERTY LOCATED AT 915 CAYUGA AVENUE (ASSESSOR'S PARCEL BLOCK NO. 6954, LOT NO. 039); AMENDING THE ZONING MAP TO ADD THE CAYUGA /ALEMANY SUD AND TO CHANGE THE HEIGHT LIMIT ON ASSESSOR'S PARCEL BLOCK NO. 6954, LOT NO. 039, TO 65-X; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.**

WHEREAS, on March 5, 2019 Supervisors Safai introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 190250, which would amend the Planning Code to establish the Cayuga/Alemany Special Use District (SUD) for the property located at 915 Cayuga Avenue (Assessor's Parcel Block No. 6954, Lot No. 039); amend the Zoning Map to add the Cayuga /Alemany SUD, and to change the height limit on Assessor's Parcel Block No. 6954, Lot No. 039, to 65-X; and.

WHEREAS, the Planning Department published a Preliminary Mitigated Negative Declaration (MND) for the 915 Cayuga Avenue Project ("Project"), located at Assessor's Parcel Block No. 6954, Lot No. 039. The Project would demolish the existing commercial building at 915 Cayuga, and construct a new five story residential building with two basement levels; and.

WHEREAS, the Planning Department prepared a Mitigation Monitoring and Reporting Program (MMRP), which material was made available to the public, and to this Commission for this Commission's review, consideration and action; and

WHEREAS, the Preliminary MND and MMRP were available for public comment until February 12, 2019, no appeal of the Preliminary MND was filed, and the Department published the Final MND on March 19, 2019; and.

WHEREAS, on April 11, 2019, the Planning Commission ("Commission"), reviewed and considered the Final MND for the Project, and found that the contents of said report and the procedures through which



the Final MND were prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"), and adopted the Final MND in Resolution XXXX; and

WHEREAS, the Planning Commission adopted the MMRP, which MMRP is hereby incorporated by reference as though fully set forth herein and which requirements are made conditions of this approval; and,

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on April 11, 2019; and,

~~WHEREAS, the proposed Ordinance has been determined not to have a significant effect on the environment under the California Environmental Quality Act Sections 15064, 15065, and 15070; and~~

WHEREAS, the Planning 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 Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and now therefore be it

~~MOVED~~ RESOLVED, that the Planning Commission hereby **approves** the proposed ordinance, and makes 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 Commission finds the Ordinance increases the residential development opportunity at the project site.
2. The Commission finds the Ordinance promotes housing affordability by increasing the housing supply.
3. The Commission finds the Ordinance provides housing on-site at levels significantly higher than the requirements of Section 415.
4. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

## HOUSING ELEMENT

### OBJECTIVE 1

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

#### Policy 1.1

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

#### Policy 1.10

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

*The proposed Ordinance identifies the developable potential of the project site. By establishing the Cayuga/Alemany SUD, the Ordinance maximizes the opportunity for residential development. Further, the SUD requires 50% affordable units substantially increasing the affordable housing supply. Additionally, the project provides 70% of the total units as family-friendly housing with units with two bedrooms or more. Also, the project site is located within proximity to the Balboa Park BART Station, as well as a few MUNI bus lines.*

### OBJECTIVE 4:

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

#### Policy 4.1

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

#### Policy 4.4

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.

*The proposed Ordinance maximizes the opportunity for residential development. Currently with the dual zoning, residential development is limited due to the low-density constraints of RH-1 (Residential – House, One-Family) Zoning. This has likely been a primary reason why the lot has yet to provide residential development. The rezoning allows increased housing, and by extension increased housing supply. Additionally, the project exceeds the inclusionary housing requirements of Planning Code Section 415. The*



*proposal also provides more middle-income housing than would normally required by the optional HOME-SF program, further adding to the affordable housing supply at all income levels.*

**OBJECTIVE 11:**

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

**Policy 11.1**

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

**Policy 11.2**

Ensure implementation of accepted design standards in project approvals.

**Policy 11.4:**

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

**Policy 11.6**

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

*The proposed Ordinance increases the developable nature of the project site, which is currently limited due to the dual zoning. Further, the rezoning will provide a more cohesive context for the project site, which is constrained by the low-density constraints of RH-1 (Residential – House, One-Family) Zoning along the Alemany Boulevard frontage.*

**OBJECTIVE 12:**

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

**Policy 12.2**

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

*The proposed Ordinance is located within proximity to the Balboa Park BART Station. Additionally, the property to the north proposes a child care facility, which will be convenient for future residents at the project site.*

5. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

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

*The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.*

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

*The proposed Ordinance would not have a negative effect on housing or neighborhood character.*

3. That the City's supply of affordable housing be preserved and enhanced;

*The proposed Ordinance would not have an adverse effect on the City's existing supply of affordable housing. The Ordinance will substantially increase the supply of affordable housing.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

*The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

5. 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 proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.*

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

*The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.*

7. That the landmarks and historic buildings be preserved;

*The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.*

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

*The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.*



6. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

~~AND NOW THEREFORE~~ BE IT FURTHER RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on April 11, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: April 11, 2019



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Draft Resolution

HEARING DATE APRIL 11, 2019

*Project Name:* 915 CAYUGA AVE  
*Case Number:* 2016-013850DVA [Board File No. 190249]  
*Initiated by:* Supervisor Safai / Introduced March 5, 2019  
*Staff Contact:* Veronica Flores, Legislative Affairs  
Veronica.Flores@sfgov.org, 415-575-9173  
*Reviewed by:* Aaron D. Starr, Manager of Legislative Affairs  
aaron.starr@sfgov.org, 415-558-6362

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**RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD APPROVE A DEVELOPMENT AGREEMENT BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND SYTS INVESTMENTS, LLC, FOR THE DEVELOPMENT PROJECT AT 915 CAYUGA AVENUE, ASSESSOR'S BLOCK 6954, LOT NO. 039, WITH VARIOUS PUBLIC BENEFITS INCLUDING SIGNIFICANTLY MORE BELOW MARKET RATE UNITS THAN OTHERWISE REQUIRED; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.**

WHEREAS, Chapter 56 of the San Francisco Administrative Code sets forth the procedure by which a request for a Development Agreement will be processed and approved in the City and County of San Francisco; and

WHEREAS, the Development Agreement would enable the 915 Cayuga Avenue Project ("Project"). The Project would demolish the existing commercial building and new construction of a five-over-two-basement residential building with 116 units, 50% of which are affordable below market rate units. The Project includes a dwelling unit mix consisting of 16 studios (14%), 18 one-bedrooms (16%), 70 two-bedrooms (60%), and 12 three-bedroom units (10%). The proposal includes 66 parking space, three car-share parking spaces, and 116 Class 1 bicycle parking spaces; and

WHEREAS, in furtherance of the Project and the City's role in subsequent approval actions relating to the Project, the City and County of San Francisco and SYTS Investments, LLC ("Project Sponsor") negotiated a Development Agreement for development of the Project Site, a copy of which is attached as Exhibit A (the "Development Agreement"); and

WHEREAS, the City has determined that as a result of the development of the Project Site in accordance with the Development Agreement, clear benefits to the public will accrue that could not be obtained through application of existing City ordinances, regulations, and policies, as more particularly described in the Development Agreement; and



WHEREAS, the Development Agreement shall be executed by the Director of Planning and City Attorney, subject to prior approval by the Board of Supervisors; and

WHEREAS, the Planning Department published a Preliminary Mitigated Negative Declaration (MND) for the project, which was available for public comment until February 12, 2019. The Final MND was published on March 19, 2019, and;

WHEREAS, on April 11, 2019, the Planning Commission ("Commission") reviewed and considered the Final Mitigated Negative Declaration (MND) for the Project finding that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"); and

~~WHEREAS, on April 11, 2019, the Commission by Motion No. XXXXX approved California Environmental Quality Act (CEQA) Findings, including adoption of a statement of overriding considerations, under Case No. 2016-013850ENV, for approval of the Project, which findings are incorporated by reference as though fully set forth herein.~~

WHEREAS, in Resolution XXXX, the Planning Commission adopted the CEQA Findings included adoption of a Mitigation Monitoring and Reporting Program (MMRP), which MMRP is hereby incorporated by reference as though fully set forth herein and which requirements are made conditions of this approval; and

WHEREAS, on April 11, 2019, by ~~Motion~~ Resolution Nos. XXXXX, XXXX, and XXXXX, concurrently considered herewith, the Commission adopted findings in connection with its approval Project, including Planning Code Text and Map Amendments, which findings are hereby incorporated herein by this reference as if fully set forth.

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

NOW THEREFORE BE IT RESOLVED that the Commission recommends approval of the Development Agreement, in substantially the form attached hereto as Exhibit A.

AND BE IT FURTHER RESOLVED, that the Commission finds that the application, public notice, Planning Commission hearing, and Planning Director reporting requirements regarding the Development Agreement negotiations contained in Administrative Code Chapter 56 required of the Planning Commission and the Planning Director have been substantially satisfied.

AND BE IT FURTHER RESOLVED, that the Commission authorizes the Planning Director to take such actions and make such changes as deemed necessary and appropriate to implement this Commission's recommendation of approval and to incorporate recommendations or changes from other City agencies and/or the Board, provided that such changes do not materially increase any obligations of the City or

materially decrease any benefits to the City contained in the Development Agreement attached as Exhibit A.

~~MOVED~~ AND BE IT FURTHER RESOLVED, that the Planning Commission hereby **approves** the proposed ordinance.

## 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. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

### HOUSING ELEMENT

#### OBJECTIVE 1

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2. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

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

*The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.*

7. That the landmarks and historic buildings be preserved;

*The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.*

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3. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on April 11, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: April 11, 2019





# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Draft Motion

HEARING DATE: APRIL 11, 2019

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Planning  
Information:  
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*Record No.:* 2018-013850CUA  
*Project Address:* 915 CAYUGA AVENUE  
*Zoning:* Excelsior Outer Mission Neighborhood Commercial District (NCD) Zoning  
Cayuga/Alemaný Special Use District  
40-X Height and Bulk District  
*Block/Lot:* 6954/039  
*Project Sponsor:* Reza Khoshnevisan  
SIA Consulting Corporation  
1256 Howard Street  
San Francisco, CA 94103  
*Property Owner:* SYTS Investments, LLC  
1256 Howard Street  
San Francisco, CA 94103  
*Staff Contact:* Veronica Flores – (415) 575-9173  
[veronica.flores@sfgov.org](mailto:veronica.flores@sfgov.org)

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 249.63, TO ALLOW DEMOLITION OF THE EXISTING COMMERCIAL BUILDINGS AND NEW CONSTRUCTION OF A FIVE-STORY-OVER-TWO-BASEMENT RESIDENTIAL BUILDING (APPROXIMATELY 115,495 SQUARE FEET AND 50 FEET TALL AS MEASURED FROM ALEMANY BOULEVARD) WITH 116 DWELLING UNITS (CONSISTING OF 16 STUDIOS (14%), 18 ONE-BEDROOM UNITS (16%), 70 TWO-BEDROOM UNITS (60%), AND 12 THREE-BEDROOM UNITS (10%)) WITH 50% AFFORDABLE BELOW MARKET RATE UNITS, 66 OFF-STREET PARKING SPACES, THREE CAR-SHARE PARKING SPACES, 116 CLASS 1 BICYCLE PARKING SPACES, AND 18 CLASS 2 BICYCLE PARKING SPACES, LOCATED AT 915 CAYUGA AVENUE, LOT 039 IN ASSESSOR'S BLOCK 6954, WITHIN THE EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL ZONING DISTRICT, CAYUGA/ALEMANY SPECIAL USE DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

### PREAMBLE

On January 10, 2018, Reza Khoshnevisan of SIA Consulting Corporation (hereinafter "Project Sponsor") filed Application No. 2016-013850CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct a new five-story-over-two-basement, 50-foot tall, residential building with 116 dwelling units (hereinafter "Project") at 915 Cayuga Avenue, Block 6954 Lot 039 (hereinafter "Project Site").

On January 23, 2019 the Planning Department published the Preliminary Mitigated Negative Declaration (MND) for the project, which was available for public comment until February 12, 2019. The Final MND

was published on March 19, 2019. The Planning Commission reviewed the MND and, on April 11, 2019, adopted the MND, finding that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"); and

The Planning Commission found the Final MND was adequate, accurate and objective, reflected the independent analysis and judgment of the Department of City Planning and the Planning Commission, and that the summary of comments and responses contained no significant revisions to the Draft MND, and approved the FMND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Commission has reviewed and considered the Final MND and finds that the Final MND is adequate for its use for the actions taken herein, and incorporates the CEQA findings contained in Resolution No. XXXXX, by this reference.

The Planning Department, Jonas Ionin, is the custodian of records, located in the File for Case No. 2016-013850ENV at 1650 Mission Street, Fourth Floor, San Francisco, California.

On April 11, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2016-013850CUA.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2016-013850CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes demolition of the existing commercial buildings and new construction of a five-over-two-basement residential building (approximately 115,495 square feet and 50-foot tall as measured from Alemany Boulevard). The Project includes 116 dwelling units, 50% of which are affordable below market rate units. The Project's dwelling unit mix consists of 16 studios (14%), 18 one-bedrooms (16%), 70 two-bedrooms (60%), and 12 three-bedroom units



(10%). The proposal includes 66 off-street parking spaces, three car-share parking spaces, and 116 Class 1 bicycle parking spaces.

3. **Site Description and Present Use.** The Project Site is approximately 32,182 square feet in size, with approximately 160 feet of frontage along Alemany Boulevard and 20 feet of frontage along Cayuga Avenue. The Project Site contains an existing commercial space (measuring approximately 12,555 square feet) including a performance studio, dance/yoga movement studio, and an automotive and metalworking shop.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Excelsior Outer Mission Neighborhood Commercial District and the Cayuga/Alemany Special Use District. The immediate context is mixed in character with residential and commercial uses. The immediate neighborhood includes one-to-two-story commercial uses to the north, primarily two-to-three-story residential development to the east, and two-story single-family residences to the west and south of the Project Site. Other zoning districts near the Project Site include: Excelsior Outer Mission Neighborhood Commercial District, RH-1 (Residential – House, One-Family), RH-2 (Residential – House, Two-Family), and P (Public).
5. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use and Density.** Planning Code Section 720 states that residential uses are permitted within the Excelsior Outer Mission Use District. Planning Code Section 249.63 states there is no limit to the number of dwelling units.

*The Project proposes 116 dwelling units consisting of 16 studios (14%), 18 one-bedrooms (10%), 70 two-bedrooms (60%), and 12 three-bedroom units (10%).*

- B. **Rear Yard.** Pursuant to Planning Code Section 249.63, Planning Commission may modify the Planning Code Section 134 rear yard requirements to be reduced to 25% of lot area at the lowest story containing a dwelling unit and at each succeeding story.

*The Project Site has rear yard of 8,182 square feet, exceeding the required 25% of the lot area.*

- C. **Residential Open Space.** Planning Code Section 720 requires 80 square feet per unit if private, or 100 square feet per unit if common within the Excelsior Outer Mission Neighborhood Commercial Zoning District. Pursuant to Planning Code Section 249.63, Planning Commission may eliminate the minimum required dimensions for private open space in inner courtyards, modify the required dimensions for any other space credited to private open space to have a minimum horizontal dimension of six feet and a minimum area of 36 feet and modify the minimum required dimensions for common usable open space to have a minimum horizontal dimension of ten feet and a minimum area of 100 feet

*The Project has common usable open space on the roof top, the inner courtyard on Basement -1, and an open area on Basement -2. The Project also provides private open space through decks and balconies. All said spaces meet the minimum required dimensions as prescribed in the SUD.*

- D. **Dwelling Unit Exposure.** Pursuant to Planning Code Section 249.63, Planning Commission may modify the Planning Code Section 140 exposure requirements to be reduced for up to 60% of dwelling units, or 75 units, whichever is more, may be satisfied through qualifying windows facing an unobstructed open area that is no less than nine feet in every horizontal dimension, and such open area is not required to expand in every horizontal dimension at each subsequent floor.

*Of the proposed 116 dwelling units, 67 units face onto a qualifying open space that is a minimum of nine feet in every horizontal dimension and open to the sky as prescribed by the SUD. This represents approximately 58% of the proposed dwelling units and satisfies the dwelling unit exposure requirements.*

- E. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

*The subject commercial space has approximately 160 feet of frontage on Alemany Boulevard with almost 100% dedicated to the secondary lobby entrance or residential unit entrances or windows.*

- F. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date of the Environmental Evaluation Application. An Environmental Evaluation Application was accepted on January 31, 2017; therefore, pursuant to Planning



Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 19% of the proposed dwelling units as affordable.

*The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be rental units and will remain as rental units for the life of the project. The Project Sponsor submitted such Affidavit on March 11, 2019. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date of the accepted Environmental Evaluation Application. An Environmental Evaluation Application was accepted on January 31, 2017; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 19% of the total proposed dwelling units as affordable. The Project Sponsor has entered into a Development Agreement with the City and will provide 50% of the total proposed dwelling units as affordable, with a minimum of 10% of the units affordable to low-income households, 10% of the units affordable to moderate-income households, and the remaining 30% of the units affordable to middle-income households, as defined by the Planning Code and Procedures Manual. 58 units (12 studios, 14 one-bedroom, 30 two-bedroom, and 2 three-bedroom units) of the total 116 units provided will be affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable.*

- G. 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 18 points.

*The Project's Environmental Evaluation Application was deemed complete on January 31, 2017 and must meet the required target of 18 points in its entirety. As currently proposed, the Project will achieve its required 18 points through the following TDM measures:*

- Improve Walking Conditions (Option A)
- Bicycle Parking (Option C)
- Bicycle Repair Station
- Car-share Parking (Option B)
- Delivery Supportive Amenities
- Multimodal Wayfinding Signage
- Tailored Transportation Marketing Services (Option C)
- On-Site Affordable Housing

- Unbundled Parking
- Parking Supply (Option A)

6. **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 Project will add 116 new residential units to the District. The building has been designed to serve as a transition between the residential uses to commercial uses along the corridor. The Project Site is within proximity to the Balboa Park BART Station and several MUNI bus routes.*

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

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

*The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope, yet the inclusion of outside seating will alter the use of the property.*

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

*The Planning Code does not require parking for the proposed Project. The Project provides 66 off-street vehicular parking spaces and 116 Class 1 bicycle parking spaces for residents and their guests. Additionally, the Project Site is served by nearby public transportation options including BART and several MUNI bus routes.*

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

*The proposal is residential and will not yield noxious or offensive emissions.*

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



*The proposed project is residential and includes appropriate landscaping, open spaces, and parking.*

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

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

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

*The proposed project is consistent with the stated purpose of Excelsior Outer Mission NCD as it provides a new residential development in the District.*

7. **Cayuga/Alemany Special Use District.** Planning Code Section 249.63 establishes criteria for the Planning Commission to consider when reviewing applications within the SUD. On balance, the project complies with said criteria in that:

- A. The proposed project promotes housing affordability by increasing the housing supply.

*The Project includes 116 new residential units on a site that currently does not include any residential uses. This provides a substantial amount of new housing with 50% of the total units as affordable. Additionally, the Project includes 70% of the total units as family-sized units which is lacking in the District.*

- B. The proposed project provides housing on-site at levels significantly higher than the requirements of Section 415.

*The Project is required to provide 19% on-site affordable units pursuant to Planning Code Section 415. The Project provides 50% on-site affordable units far exceeding the requirements.*

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

## **HOUSING ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 1:**

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

**Policy 1.1**

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

**Policy 1.10**

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

**OBJECTIVE 4:**

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

**Policy 4.1**

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

**Policy 4.4**

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.

**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 11.4:**

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



**Policy 11.6**

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

**OBJECTIVE 12:**

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

**Policy 12.2**

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

**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 1.7**

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

*The Project is a high-density residential development, providing 116 new dwelling units. The Project includes 58 on-site affordable housing units for rent, which assist in meeting the City's affordable housing goals. Additionally, the proposal includes 82 family-sized units (70%) with at least two bedrooms or more. The Project is also in proximity to ample public transportation. The Project has provided voluntarily relocation assistance to the existing commercial tenants to be able to stay within the District. Overall, the Project features an appropriate use encouraged by the Special Use District for this location. The Project introduces a contemporary architectural vocabulary that is sensitive to the prevailing scale and neighborhood fabric. On balance, the Project is consistent with the Objectives and Policies of the General Plan.*

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:
  - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*The Project has provided voluntarily relocation assistance to the existing commercial tenants to be able to stay within the District. The Project provides 116 new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patronize and/or own these 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 does not contain any existing housing. The Project would provide 116 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. In addition, the Project provides 50% affordable units and at least 70% family-sized units. 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 Site does not currently contain any existing affordable housing. The Project will exceed the City's Inclusionary Housing Program by providing 58 below-market rate dwelling units for rent. Therefore, the Project will increase the stock of affordable housing units in the City.*

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

*The Project Site is served by nearby public transportation options. The Project is within walking distance of the Balboa Park BART Station. In addition, the Project is within one block of 14-Mission, 29-Sunset, 49-Van Ness/Mission bus routes. Future residents would be afforded proximity to a bus line. The Project also provides off-street parking and sufficient bicycle parking for residents and their guests.*

- 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.

*Although the Project removes the existing commercial uses, the Project does provide new housing, which is a top priority for the City. The Project Sponsor voluntarily worked with the existing commercial tenants to relocate them to another one of their buildings within the District.*

- 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.

*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 would not cast shadows on any nearby public parks or open space.*

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

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

11. 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.
12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.
13. The Commission hereby adopts the MMRP, attached hereto as Exhibit C and incorporated herein, and commits to all required mitigation measures identified in the Final MND and contained in the MMRP, and incorporates them as conditions of approval.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2016-013850CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 21, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

On January 23, 2019 the Planning Department published the Preliminary Mitigated Negative Declaration (MND) for the project, which was available for public comment until February 12, 2019. The Final MND was published on March 19, 2019. The Planning Commission reviewed the MND and, on April 11, 2019, adopted the MND, finding that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

The Planning Commission found the Final MND was adequate, accurate and objective, reflected the independent analysis and judgment of the Department of City Planning and the Planning Commission, and that the summary of comments and responses contained no significant revisions to the Draft MND, and approved the FMND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department, Jonas Ionin, is the custodian of records, located in the File for Case No. 2016-013850ENV at 1650 Mission Street, Fourth Floor, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting program (MMRP), which material was made available to the public and this Commission for this Commission's review, consideration and action, and adopted the MMRP, attached as Exhibit C, as a condition 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 April 11, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 11, 2019

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a new five-story-over-two-basement, 116 residential unit development with 50% affordable units located at 915 Cayuga Avenue, Block 6954, and Lot 039 pursuant to Planning Code Sections 303 and 249.63 within the Excelsior Outer Mission Neighborhood Commercial District, Cayuga/Alemaný Special Use District, and a 40-X Height and Bulk District; in general conformance with plans, dated March 21, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2016-013850CUA and subject to conditions of approval reviewed and approved by the Commission on April 11, 2019 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 11, 2019 under Motion No XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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



## Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

6. **Priority Processing.** This Project was enrolled into the Priority Processing Program, as a Type 1A Project, pursuant to Director's Bulletin No. 2.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

7. **Mitigation Measures.** Mitigation measures described in the Mitigation Monitoring Reporting Program (MMRP) are necessary to avoid potential significant effects of the proposed project and have been agreed to by the Project Sponsor. Their implementation is a condition of project approval.

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

## DESIGN – COMPLIANCE AT PLAN STAGE

8. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

11. **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](http://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:

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

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

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

13. **Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

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

## PARKING AND TRAFFIC

14. **Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all

successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

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

*For information about compliance, contact the TDM Performance Manager at [tdm@sfgov.org](mailto:tdm@sfgov.org) or 415-558-6377, [www.sf-planning.org](http://www.sf-planning.org).*

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

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

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

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

17. **Bicycle Parking.** The Project shall provide no fewer than **116** Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

18. **Parking Maximum.** Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than **116** off-street parking spaces. Any increases in the number of parking spaces in the



attached Exhibit B Plans shall not require a new Conditional Use Authorization as long as the off-street parking does not exceed a ratio of one parking space for each dwelling unit.

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

## PROVISIONS

20. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

21. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

*For information about compliance, contact the First Source Hiring Manager at 415-581-2335, [www.onestopSF.org](http://www.onestopSF.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

23. **Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

24. **Affordable Units.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. Except as provided in the Development Agreement, the Conditions of Approval set forth in Exhibit A of Motion No. XXXXX apply to this approval, and are incorporated herein after.

25. **Number of Required Units.** Pursuant to Planning Code Section 415.3 and the Development Agreement, the Project is required to provide 50% of the proposed dwelling units as affordable to qualifying households. The Project contains 116 units; therefore, 58 affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the 58 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").  
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).
26. **Unit Mix.** The Project contains 16 studios, 18 one-bedroom, 70 two-bedroom, and 12 three-bedroom units; therefore, the required affordable unit mix is 12 studios, 14 one-bedroom, 30 two-bedroom, and 2 three-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.  
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).
27. **Mixed Income Levels for Affordable Units.** Pursuant to Planning Code Section 415.3 and the Development Agreement, the Project is required to provide 50% of the proposed dwelling units as affordable to qualifying households. At least 10% must be affordable to low-income households, at least 10% must be affordable to moderate income households, and at least 30% must be affordable to middle income households. Rental Units for low-income households shall have an affordable rent set at 55% of Area Median Income or less, with households earning up to 65% of Area Median Income eligible to apply for low-income units. Rental Units for moderate-income households shall have an affordable rent set at 80% of Area Median Income or less, with households earning from 65% to 90% of Area Median Income eligible to apply for moderate-income units. Rental Units for middle-income households shall have an affordable rent set at 100% of Area Median Income or less, with households earning from 90% to 130% of Area Median Income eligible to apply for middle-income units. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").  
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).
28. **Minimum Unit Sizes.** The affordable units shall meet the minimum unit sizes standards established by the California Tax Credit Allocation Committee (TCAC) as of May 16, 2017. One-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet,



and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square feet pursuant to Planning Code Section 415.6(f)(2). The total residential floor area devoted to the affordable units shall not be less than the applicable percentage applied to the total residential floor area of the principal project, provided that a 10% variation in floor area is permitted.

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

29. **Conversion of Rental Units.** In the event one or more of the Rental Units are converted to Ownership units, the Project Sponsor shall either (A) reimburse the City the proportional amount of the inclusionary affordable housing fee, which would be equivalent to the then-current inclusionary affordable fee requirement for Owned Units, or (B) provide additional on-site or off-site affordable units equivalent to the difference between the on-site rate for rental units approved at the time of entitlement and the then-current inclusionary requirements for Owned Units. The additional units shall be apportioned among the required number of units at various income levels in compliance with the requirements in effect at the time of conversion.

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

30. **Notice of Special Restrictions.** The 58 affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to architectural addenda. The designation for all 58 units shall comply with the designation standards published by the Planning Department and updated periodically.

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

31. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than 50 percent (50%), or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units.

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

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

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

33. **Reduction of On-Site Units after Project Approval.** Pursuant to Planning Code Section 415.5(g)(3), any changes by the Project Sponsor which result in the reduction of the number of on-site affordable units shall require public notice for hearing and approval from the Planning Commission.

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

34. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>. As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale. For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).

- A. The 58 affordable units shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The 58 affordable units shall (1) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building; and (3) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- B. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, with a minimum of 10% of the units affordable to low-income households, 10% to moderate-income households, and the remaining 30% of the units affordable to middle-income households such as defined in the Planning Code and Procedures Manual. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.



- C. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- D. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- E. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- F. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law, including penalties and interest, if applicable.

#### **MONITORING - AFTER ENTITLEMENT**

- 35. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
- 36. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
- 37. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning

Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

## OPERATION

38. **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>*

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

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



4/11/19

V. Flores

# San Francisco Planning Department 915 Cayuga Avenue



SAN FRANCISCO  
**PLANNING DEPARTMENT**

Planning Commission

April 11, 2019

## 915 Cayuga Avenue

- General Project Overview
- Development Agreement
- Family History
- Project Design



# General Project Overview



## Project Description

- Demolition of existing commercial building
- New construction of five-over-two-basement building
- 116 residential units
  - 16 studios, 18 1-bedrooms, 70 2-bedrooms, and 12 3-bedrooms
  - 50% units of the total units are affordable
- 66 residential parking spaces
- 134 Class 1 bicycle parking spaces



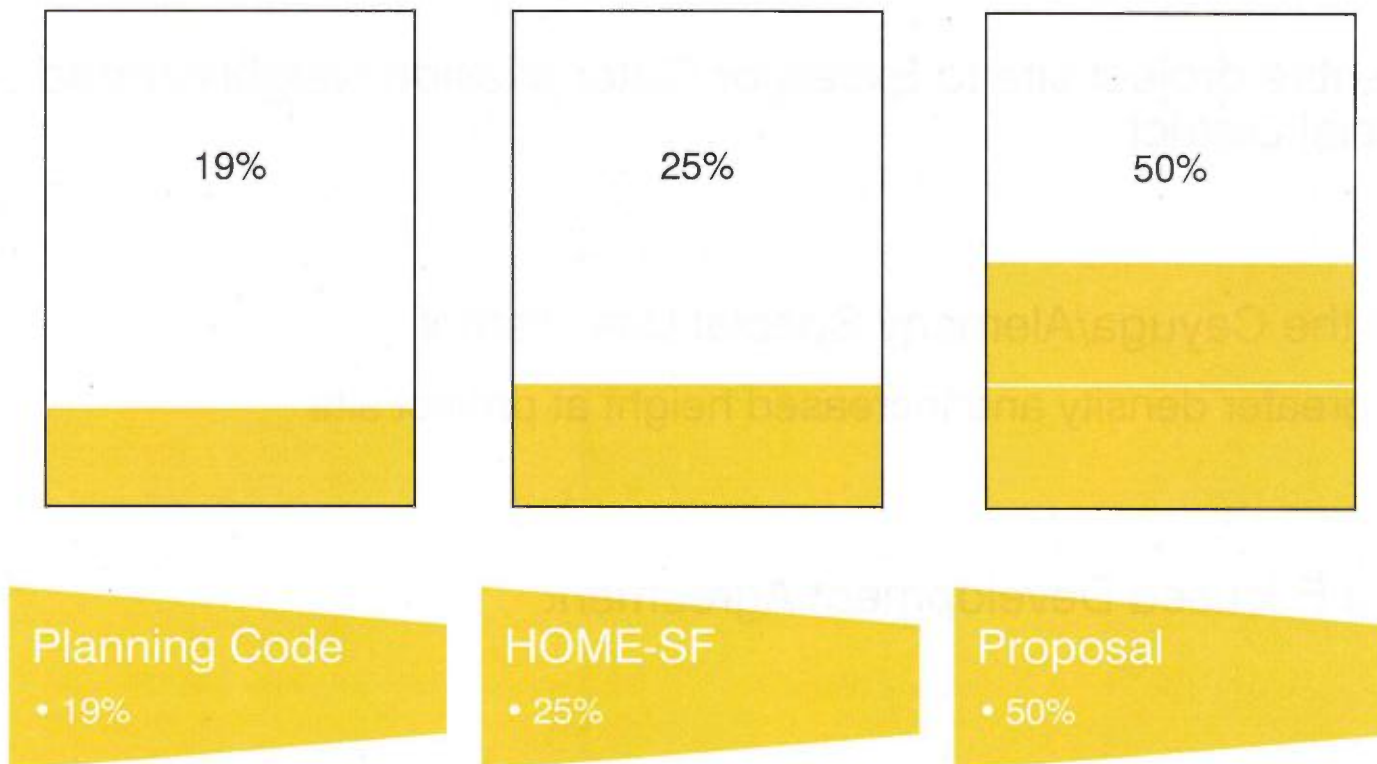


## Legislative Amendments

- Rezone entire project site to Excelsior Outer Mission Neighborhood Commercial District
- Establish the Cayuga/Alemany Special Use District
  - Allows greater density and increased height at project site
- Approve a Focused Development Agreement



## Affordability





## Project Approvals

- Rezone entire project site to Excelsior Outer Mission Neighborhood Commercial District
- Establish the Cayuga/Alemaný Special Use District
- Approve a Focused Development Agreement
- Conditional Use Authorization for the proposed new construction residential building at the project site



An aerial photograph of the San Francisco skyline, showing a dense cluster of skyscrapers and buildings. The Golden Gate Bridge is visible in the distance on the left. The sky is overcast with grey clouds.

# 915 Cayuga Focused Development Agreement



**Planning Commission**  
**April 11, 2019**  
**Crezia Tano**

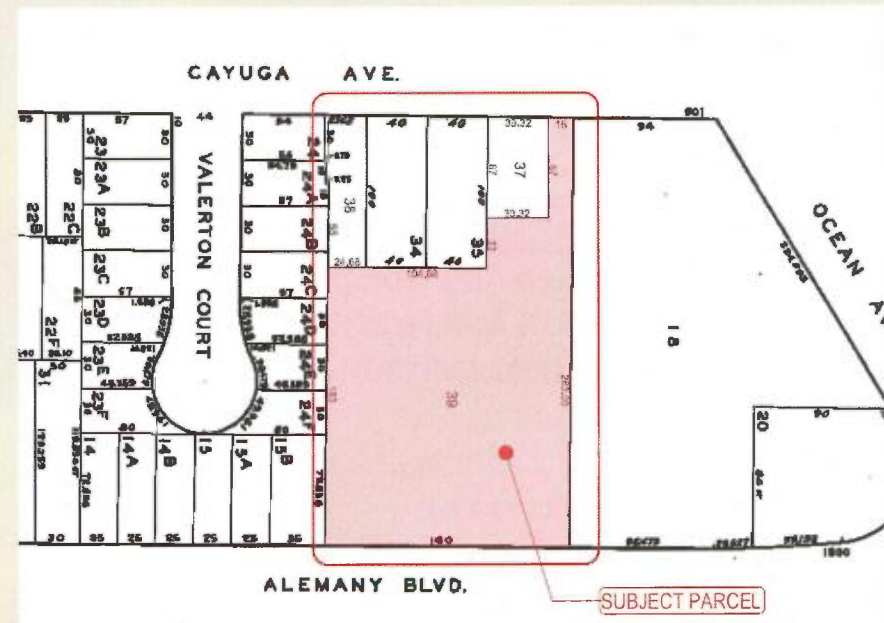




## FOCUSED DEVELOPMENT AGREEMENT

50% AFFORDABILITY VS. 19%  
AFFORDABILITY THROUGH SECTION 415  
AND 25% AFFORDABILITY THROUGH  
HOME-SF

SINGLE PHASE DEVELOPMENT





## DEVELOPMENT AGREEMENT BENEFITS

### AFFORDABILITY AND FAMILY HOUSING

- 116 Total Units
  - **58 BMR Units (50% Affordability)**
    - 11 Units @ 55% AMI (10%)
    - 12 Units @ 80% AMI (10%)
    - 35 Units @ 100% AMI (30%)
  - Bedroom Mix
    - 16 Studio Units (14%)
    - 18 One Bedroom Units (16%)
    - 70 Two Bedroom Units (60%)
    - 12 Three Bedroom Units (10%)
- 70%**

### STREAMLINED BMR DELIVERY

- Predetermined review and response periods
- Clearly identified roles and responsibilities
- Project Sponsor commitment to increase staffing during lottery and lease up
- 7 month review and approval process





## NEIGHBORHOOD CONTEXT

### AFFORDABLE HOUSING IN THE EXCELSIOR – OUTER MISSION

- 18,270 housing units within the Excelsior-Outer Mission Area
  - Only 34 of those units are BMR units
    - Only 11 units were built in the last decade
- The 915 Cayuga project will increase the number of BMR units from 34 units to 92 units, nearly tripling the number of BMR units
- Because the units are privately funded, neighborhood preference will be allowed

### SMALL BUSINESS RETENTION

- The Invest in Neighborhoods Point Person, in coordination with the project sponsor, has conducted outreach to the commercial tenants to assist in relocation efforts
- Three tenants are being connected to OEWD's non-profit partner, the Excelsior Action Group, to explore commercial opportunities along the Mission Street Commercial Corridor

# Family History & Project Design















PROJECT NAME

**915 Cayuga Ave.**  
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO, CA 94133  
T: (415) 741-1290  
F: (415) 548-1252  
WWW.SIACONSULT.COM

SHEET TITLE

**Rear Perspective**

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**REVISIONS**

NO.	DATE	DESCRIPTION

DRAWN: JHR

CHECKED: RJK

DATE: 10/06/18

REVISED DATE: 04/03/2019

JOB NO.: 16-1725

SHEET NO.: **A-0.5**

PROJECT NAME

915 Cayuga Ave.  
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION  
108 HOWARD STREET  
SAN FRANCISCO, CA 94102  
P: 415.348.1200  
F: 415.348.1202  
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SHEET TITLE

Street View



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ISSUER / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN	SHR
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CHECKED	RJK
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DATE	10/20/2016
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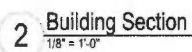
REVISED DATE	04/10/2019
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JOB NO.	16-1725
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SHEET NO.	A-0.5
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A-4.2