



KBCW | KPIX CBS TELEVISION STATIONS GROUP

Received at CPC Hearing

A. Lindsay

7/18/19

May 24, 2019

Lisa Gibson
Director of Environmental Planning and
Environmental Review Officer
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: City of San Francisco Department of Building Inspection ("DBI")
Application Number 2017.09.22.9393, Planning Department Application
Number 2017-013308 DRM and Environmental Review Application Number
2007-0206 ENV-04 (collectively, the "Applications")

Dear Lisa Gibson,

CBS Broadcasting Inc. is the owner of KPIX and KBCW currently broadcasting from Sutro Tower. Our viewership from our digital broadcasts emanating from the tower covers 263,200 television households who do not access television via cable or satellite. This station has been serving San Francisco's population and providing free access to viewers for over 70 years. KPIX was the first northern California station to start broadcasting on December 22, 1948 and proudly continues serving our community with news, sports and entertainment content seven days a week.

The above referenced Applications were respectively filed with DBI on September 22, 2017, and with the City's Planning Department on July 13, 2018, to initiate the approval process for the reconfiguring of broadcast antennas on Sutro Tower to accommodate the federally mandated frequency band modification requirement (the "Repacking"), including the replacement of the mast atop Leg B of the tower, as well as structural strengthening and related modifications required by such reconfiguration. We, and other broadcasters, must repack our signals into a narrower portion of the frequency spectrum on a very strict timeline; this requires new antennas.

The Repacking on Sutro Tower requires the installation of new and replaced television antennas on Sutro Tower so Bay Area broadcasters can comply with the nationwide repacking requirements of the Federal Communication Commission ("FCC"), which repurposes 30% of the current television frequencies for use by wireless companies starting in 2020. When the repack project is complete, wireless companies will have the bandwidth to deliver 5G service nationwide. This project, authorized by Congress in 2012, was developed and executed by both the Obama and Trump administrations.

11/17/18
11/17/18

The Applications for the permit for these new antennas must be expedited so the new antennas are installed on Sutro Tower this summer to meet the FCC's compulsory nationwide repack rollout schedule. In an effort to expedite these Applications after a delay in evaluating if Sutro Tower is a historic resource despite not meeting age eligibility requirements, the City has agreed to temporarily separate from the Project the structural enhancements which have the potential to impact Sutro Tower's value as a historic resource (the "Cladding Removal") conditioned upon evaluation of such Cladding Removal separately in a future environmental impact report on yet-to-be-determined timeline. As such, environmental review of the Project sans the Cladding Removal is proceeding by preparation of an addendum to the 2008 Final Environmental Impact Report for the Sutro Tower Digital Television Project (the "Addendum") on the following schedule:

City consultant submits Administrative Draft of Addendum to City for review	May 22, 2019
Deadline for City review of Administrative Draft Addendum and submittal of comments to City consultant	June 11, 2019
City consultant responds to City comments on Administrative Draft Addendum and submits Administrative Draft Addendum to City	June 18, 2019
Deadline for City review of screencheck Addendum and submittal of comments to City consultant	June 26, 2019
City consultant responds to City comments on screencheck Addendum and publishes Final Addendum	June 28, 2019
City Planning Commission Hearing for approval of Applications	July 18, 2019

Absent approval of the Applications at the above referenced Planning Commission Hearing on July 18, 2019, the Project's completion by the FCC's deadlines cannot be accomplished (and we are skeptical the construction and testing can be timely completed even with this hearing date). Therefore, keeping the environmental review phase of the Applications on the timetable set forth above is critical.

The City and County of San Francisco has designated Sutro Tower as an "essential service provider" because of the critical role of television broadcasting and other transmissions for public information, public safety, and overall civic well-being. We, and other television broadcasters, face the mandated federal deadline to install these new antennas or will be forced to go off the air leading to the loss of [station's] broadcasting to San Francisco residents.

We urge the City to provide prompt and speedy approval of the building permits necessary for Sutro Tower to timely meet its deadlines so our station is not required to forfeit its license. Thank you for your consideration, and please do not hesitate to call if you have any questions.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Kevin Walsh". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Kevin Walsh
President/General Manager

cc: Eric P. Dausman

May 20, 2019

Via E-Mail and U.S. Mail

Lisa Gibson
Director of Environmental Planning and
Environmental Review Officer
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: **City of San Francisco Department of Building Inspection ("DBI")**
Application Number 2017.09.22.9393, Planning Department Application
Number 2017-013308 DRM and Environmental Review Application Number
2007-0206 ENV-04 (collectively, the "Applications")

Dear Lisa:

FOX Television Stations, LLC is the owner of KTVU currently broadcasting from Sutro Tower. Our viewership from our digital broadcasts emanating from the tower covers approximately 75,000 San Francisco residents who do not access television via cable or satellite. This station has been serving San Francisco's population and providing free access to viewers since 1958. KTVU has been the news leader in the market reaching the most viewers of the broadcast television stations.

The above referenced Applications were respectively filed with DBI on September 22, 2017, and with the City's Planning Department on July 13, 2018, to initiate the approval process for the reconfiguring of broadcast antennas on Sutro Tower to accommodate the federally mandated frequency band modification requirement (the "Repacking"), including the replacement of the mast atop Leg B of the tower, as well as structural strengthening and related modifications required by such reconfiguration. We, and other broadcasters, must repack our signals into a narrower portion of the frequency spectrum on a very strict timeline; this requires new antennas.

The Repacking on Sutro Tower requires the installation of new and replaced television antennas on Sutro Tower so Bay Area broadcasters can comply with the nationwide repacking requirements of the Federal Communication Commission ("FCC"), which repurposes 30% of the current television frequencies for use by wireless companies starting in 2020. When the repack project is complete, wireless companies will have the bandwidth to deliver 5G service nationwide. This project, authorized by Congress in 2012, was developed and executed by both the Obama and Trump administrations.

The Applications for the permit for these new antennas must be expedited so the new antennas are installed on Sutro Tower this summer to meet the FCC's compulsory nationwide repack rollout schedule. In an effort to expedite these Applications after a delay in evaluating if Sutro Tower is a historic resource despite not meeting age eligibility requirements, the City has

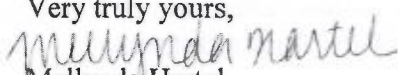
agreed to temporarily separate from the Project the structural enhancements which have the potential to impact Sutro Tower's value as a historic resource (the "Cladding Removal") conditioned upon evaluation of such Cladding Removal separately in a future environmental impact report on yet-to-be-determined timeline. As such, environmental review of the Project sans the Cladding Removal is proceeding by preparation of an addendum to the 2008 Final Environmental Impact Report for the Sutro Tower Digital Television Project (the "Addendum") on the following schedule:

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Very truly yours,

Mellynda Hartel
Vice President General Manager
KTVU Fox Television

cc: Eric P. Dausman



KGO-TV

May 17, 2019

RECEIVED

MAY 20 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING

Via E-Mail and Overnight Delivery

Lisa Gibson
Director of Environmental Planning and
Environmental Review Officer,
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, California 94103

Re: **City of San Francisco Department of Building Inspection ("DBI")**
Application Number 2017.09.22.9393, Planning Department Application
Number 2017-013308 DRM and Environmental Review Application Number
2007-0206 ENV-04 (collectively, the "Applications")

Dear Ms. Gibson:

The Walt Disney Company is the owner of KGO-TV / ABC 7 currently broadcasting from Sutro Tower. Our viewership from our digital broadcasts emanating from the tower covers 500,000 San Francisco residents per week who do not access television via cable or satellite. This station has been serving San Francisco's population and providing free access to viewers for 70 years. We are grateful to Mayor Breed for recently recognizing our history and connection to the city ever since our very first broadcast from Mt. Sutro on May 5th, 1949. We continue to provide essential information and news to all of our viewers every single day.

The above referenced Applications were respectively filed with DBI on September 22, 2017, and with the City's Planning Department on July 13, 2018, to initiate the approval process for the reconfiguring of broadcast antennas on Sutro Tower to accommodate the federally mandated frequency band modification requirement (the "Repacking"), including the replacement of the mast atop Leg B of the tower, as well as structural strengthening and related modifications required by such reconfiguration. We, and other broadcasters, must repack our signals into a narrower portion of the frequency spectrum on a very strict timeline; this requires new antennas.

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Sutro Tower is a historic resource despite not meeting age eligibility requirements, the City has agreed to temporarily separate from the Project the structural enhancements which have the potential to impact Sutro Tower's value as a historic resource (the "Cladding Removal") conditioned upon evaluation of such Cladding Removal separately in a future environmental impact report on yet-to-be-determined timeline. As such, environmental review of the Project sans the Cladding Removal is proceeding by preparation of an addendum to the 2008 Final Environmental Impact Report for the Sutro Tower Digital Television Project (the "Addendum") on the following schedule:

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The City and County of San Francisco has designated Sutro Tower as an "essential service provider" because of the critical role of television broadcasting and other transmissions for public information, public safety, and overall civic well-being. We, and other television broadcasters, face the mandated federal deadline to install these new antennas or will be forced to go off the air leading to the loss of [station's] broadcasting to San Francisco residents.

We urge the City to provide prompt and speedy approval of the building permits necessary for Sutro Tower to timely meet its deadlines so our station is not required to forfeit its license. Thank you for your consideration, and please do not hesitate to call if you have any questions.

Very truly yours,



Thomas M. Cibrowski
President / General Manager
KGO-TV / ABC 7

Horn, Jeffrey (CPC)

Received at CPC Hearing

7/18/19

J. Horn

From: Kevin Cheng <kevinwucheng@hotmail.com>
Sent: Saturday, July 13, 2019 12:15 PM
To: Horn, Jeffrey (CPC)
Subject: Re: 3847-3849 Eighteenth Street

Hi Jeff:

I appreciate your response. I have a few follow-up questions / requests / clarifications:

1. So there was no NOPDR from Code Enforcement or RDAT to the submitted plans in response to the original NOV? What about all other informal communications?
 1. Please provide those and your supplement comments to the original NOV and your updated NOV, presumably since variance application requirements were added.
2. What about the additional areas identified at our 05/01/2019 meeting: elevator shaft; light well at Level 1; rear porch at Level 1-2; rear area of Basement Level; south elevation retaining wall; roof wall, doors and chimney on east elevation; front stairs on north elevation; base walls on entire length of west elevation. For accuracy, please have the demolition calculations updated.
3. Project has an approved / inspected permit for Fire Prevention Systems.
 1. Glass screen wall in west property line light-well is not fire-rated and is not removed.
 2. Fire Inspection Notes / Plan Check Comments had to be provided. Please provide.
 3. Are the skylights fire-rated, given distance to property line?
4. Satellite photos indicate roof elements (skylight, ridge lines, parapet wall) that were not accurately portrayed in 311 Notification drawings. Commissioner Moore pointed out these elements at the 05/09/2019 hearing. It appears your 06/13/2019 inspection identified these and other inaccuracies. For accuracy, please have drawings corrected and include updated dimensions.
5. Request Project Sponsor to identify clearly and separately all non-permitted / beyond permit work (all other work as opposed to just excavation) on elevations and floor plans. Your 06/13/2019 site visit confirm many more non-permitted / beyond permit work not identified in plans.
6. Your 12/06/2018 and NOPDR #2 (Item 3) continue to identify inaccuracies with how neighboring structural elements and grades (particularly in the rear) are portrayed. Are these structural elements and grades now correctly depicted? Has Planning and Building verified such?
7. Your 07/10/2019 email indicated "The Sponsor has provided me with no additional plans or materials at this time." Yet, your email today indicates there are 07/03/2019 plans. Please explain.
8. Please provide the geo-technical report.
9. Please provide the review of the Permit History from both Planning and Building.

Please make available on Monday the entire case file, including communications from code enforcement (especially drawings / documents with Permit 9613646 which were in the code enforcement file originally), RDAT, ZA, and other reviewers).

1. As originally requested: "Concerning case file, please prepare the current / historic case file and all email / electronic files (printed) for the property for review, whether specific to the Planning Commission hearing or not."

Thank you again.

From: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Sent: Saturday, July 13, 2019 9:41 AM
To: Kevin Cheng
Subject: RE: 3847-3849 Eighteenth Street

Hi Kevin,

1. I think my calling of the comment letter NOPDR#2 may have been incorrect. There was no actual NODPR #1, that was just an email (10/11/2019) I sent prior to the Section 311 notification period, which I have attached. An additional comment email on the project was sent on 12/6/2018.
2. The Department has found the quantified demolition analysis submitted by the sponsor to be satisfactory and found the amount of structural elements that were removed on this project does not exceed the thresholds of Section 317.
3. The Site Permit is not yet through the Planning Department's review, so the Fire Department has not reviewed the current Building Permit in regards the design's compliance with local and state Fire Codes. Planning is always the first Agency/Department to review Building Permits, and Planning does not review a Project for compliance with Fire code. However, it is in the interest of a Project Sponsor to do the due diligence of proposing a project that meets Fire codes, to avoid potential design changes later in the BPA review.
 1. The plans Dated 7/3/2019 states the unpermitted glass railing will be removed (i.e. it is not seeking legalization).
4. The Department of Building Inspection would be the agency responsible with the verification of height.
5. The Department finds that the Sponsor's exhibits, Sheets A2.01, A2.02, and A4.01, are a full-faith effort to represent the extent of the permitted and unpermitted excavation that occurred at this site.

The docket for the DR will be available for review at Planning on Monday.

Jeff Horn, Senior Planner

Southwest Team, Current Planning Division

San Francisco Planning Department

1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-6925 | **Email:** jeffrey.horn@sfgov.org

www.sfplanning.org | [San Francisco Property Information Map](#)

Illegal Conversion of Rear Yard Storage Room into Family Room: Cannot Legalize Through Variance



5 Years of Misrepresentations of As-Built Conditions: OTC Permits in 2014 to 311 Notification in 2019

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS		CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION	
FORM 3 <input type="checkbox"/> OTHER AGENCIES REVIEW REQUIRED		APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR THE PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.	
FORM 8 <input checked="" type="checkbox"/> OVER-THE-COUNTER ISSUANCE \$771		<div style="border: 2px solid black; padding: 5px; text-align: center;"> ORIGINAL </div>	
2 NUMBER OF PLAN SETS		SE	
DO NOT WRITE ABOVE THIS LINE			
DATE FILED 7-26-96	PLUMBING PERMIT NO. 7-26-96	1) STREET ADDRESS OF JOB 3847 18th STREET	2) MAP & LOT
PERMIT NO. 799665	AMOUNT 43000.00	3) ESTIMATED COST OF JOB 	4) PERMIT FEE
INFORMATION TO BE FURNISHED BY ALL APPLICANTS			
LEGAL DESCRIPTION OF EXISTING BUILDING			
USE TYPE OF EXISTING 5	NUMBER OF EXISTING UNITS 3	1) EXISTING USE 2 LIVING UNITS	2) OCCUP CLASS R-3
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
USE TYPE OF EXISTING 5	NUMBER OF EXISTING UNITS 3	1) PROPOSED USE (SEE LEGAL JOB) 2 UNITS	2) OCCUP CLASS R-3
3) IS EXISTING BUILDING TO BE DEMOLISHED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	4) IS WALL STREET SPACE OR USED OUTLINE CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	5) IS ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	6) IS PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
7) IS GENERAL CONTRACTOR? GAIL SOLOS	ADDRESS P.O. BOX 1617 BURLINGAME CA 94010	PHONE 531344	8) IS CORPORATION? 5915969
9) IS GENERAL CONTRACTOR? JIM COLE	ADDRESS 2402 MONSIEUR BELMONT CA	PHONE 5915969	10) IS CORPORATION?

Time Line of Missed Code Enforcement Opportunities: Who is Inspecting the Inspectors?



September 2014

Building Inspections

- 12/2014 – Start of Work Inspection
- 02/2015 – Reinforcing Steel Inspection
- 06/2015 – Pre-Final Inspection of Excavation to Create Storage
- 06/2015 – Pre-Final Inspection of Conversion of Storage to Garage



December 2014



October 2015

- 10/2015 – Concrete Walls Inspection
- 10/2015 – Reinforcing Steel Inspection



May 2016

- 05/2016 – Okay to Cover Inspection
- 04/2017 – Okay to Cover Inspection
- 06/2017 – Voluntary Seismic Upgrade Inspection
- 10/2017 – Final CFCO Inspection

Planning Actions

- 01/2016 – OTC Planning Department Permit Issuance

Complaints

"Looks like I should have caught this one at the counter. I'm sure you're probably on this, but we can add this case to the City Attorney's list for Pollard / SF Garage sites." 02/2018

- 05/2018 – Planning Department NOV Issued
- 07/2016 – Serial Permitting Complaint
- 05/2017 – Building Beyond Original Envelop Complaint
- 12/2017 – Illegal Unit Merger Complaint
- 07/2018 – Work Beyond Scope of Permits Complaint
- 11/2018 – Vacant Property Complaint

Building Department NOV Issued in May 2019

J. Horn

2018-009551DRP

Update on Discretionary Review of 3847-3849
18th Street

Planning Commission July 18, 2019



Agenda

- History of Planning Permit History
- Site Visit
- Variance Requests
- Plan Changes Since hearing



201409226974

- Correct N.O.V. #201310261.
- Remove illegal dwelling unit at basement.
- The First Submitted to DBI on this project.
- Approved by Planning on 9/22/2014.
- Consistent with Department policy in 2014



201412304758

- Proposal to convert an “existing” storage (7’-0” ceiling) to a garage.
- Project was approved over-the-counter by a Preservation Planner on 12/30/2014. Project was a considered a “B” “unknown resource” but age-eligible.
- Project proposed the demolition of property’s front retaining wall to add a opening for a garage door, and to rebuilding the front entrance stair in-kind. No other façade changes were proposed.
- The “existing storage” did not exist, project disclosed no excavation. CEQA review of excavation was therefore not required.



201512245908

- Relocation of lower unit from 1st level to basement level. Interior remodel, In-kind replacement windows and door on north elevation, addition of 3 roof dormers.
- Project was approved the Enforcement team's Preservation Planner on 1/8/2016. Façade alterations limited to replacement 1st floor windows to a double entrance door (for the relocated 1st floor). The front dormer setback 10 feet from front wall (per Preservation standards).
- Relocation of the unit occurred prior to the adoption of the Commission's flat removal policy.
- Relocated unit met Section 317 requirements, increasing from 1,226 SF to 1,260 SF



201512245908 – Out of scope work

- Existing condition misrepresented an infill at the rear of the structure (seeking legalization and a variance)
- Two of the dormers were merged, no longer being exempt from section 311 (seeking legalization)
- Double hung wood windows were replaced with wood-clad aluminum. (proposed to return to original design)
- The two-door entrance was replaced with a single entry door. (proposed to add solidity)
- The garage does was extruded forward to the front property line (seeking legalization)
- Front retaining wall raised in height



201512245908 – Out of scope work

- East side property line wall (11'-4" at max) was constructed (seeking legalization and a variance)
- A east side property line wind/privacy screen was constructed but is currently proposed to be removed.
- A west side lightwell relocated, and “enclosed” with a vertical glass screening at 1st and 2nd floors. (Department recommends removal)
- A wood fence was constructed at the top of the rear retaining wall (seeking legalization)



201702038618

- To comply with nov 201650414, replace existing property line fence in rear yard with new stucco wall, 9'-6" height
- Planning Approved on 2/6/2018, plans misrepresent the height of existing grade so that the wall was never more than 10 feet above grade.





Summary Report #1

April 23, 2015

Job No: 4165

Job Name: 3847-3849 18th Street

San Francisco

Application #: 2014-12-30-4758/2014-12-12-3665/2014-11-25-2493/2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson and Clinton

Date of Inspection

April 12, 2015

Ian Schiell reported to Alan with SF Garage at jobsite. Observed placement of concrete for footings and walls, mix #1413063, 28 day strength, 4,000 psi, specified 4 slump inches, 45 total cubic yards placed. Monitored loads for mix no., slump, temp, and time limit. Prepared cylinder test specimens sampled from truck mixer.

Set 1

Slump: 3.5
Mix Temp: 71
Air Temp: 62
Truck #: 3142
Location: Footings and walls

4/5 per set, 2 set(s), 9 total.

Also observed placing of rebar and anchor bolts for footings and wall at rear entry and backwalls.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.

04-23-15

Examined by Harold Howell

Date

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. – City of San Francisco



Inspection Services

Summary Report #5

May 20, 2016

Job No: 4165

Job Name: 3847 18th Street

San Francisco

Application #: 2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson & Clinton

Date of Inspection

April 6, 2016

Gaetano Basso reported to Miquel with Dawson and Clinton at the jobsite. Observed shear wall nailing and placement as per plans and shear wall schedule.

Work observed was to the best of Gaetano's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.

05-20-16

Examined by Harold Howell

Date

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. — City of San Francisco



Summary Report #4

December 18, 2015

Job No: 4165

Job Name: 3847 18th Street

San Francisco

Application #: 2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson & Clinton

Date of Inspection

August 14, 2015

Steve Ormando reported to Derek with Kevin Berry Weld at shop. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E70T-6 wire. Weldments observed consisted of the following: Complete penetration welds and single pass fillet welds joining continuity plates to WF column.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

August 15, 2015

Steve Ormando reported to Derek with Kevin Berry Weld at shop. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E70T-6 wire. Weldments observed consisted of the following: Checked fit up, complete penetration welds and single pass fillet welds joining continuity plate to WF column.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

August 17, 2015

Steve Ormando reported to Derek with Kevin Berry Weld at shop. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E70T-6 wire. Weldments observed consisted of the following: complete penetration welds and single pass fillet welds joining continuity plate to WF column.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

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12-18-15

Examined by Harold Howell

Date

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. - City of San Francisco

P.O. Box 460785

San Francisco, CA 94146

Phone: 415-621-8001

Fax: 415-358-4409

info@a1inspectionsservices.com

www.a1inspectionsservices.com



Inspection Services

P.O. Box 460785
San Francisco, CA 94146
Phone: 415-621-8001
Fax: 415-358-4409
info@a1inspectionsservices.com
www.a1inspectionsservices.com



A1 Inspection Services

June 9, 2017

City of San Francisco
Department of Building Inspection
San Francisco, CA 94103

A1 Project No. 4165
Application No. 2016-06-30-1316
2015-12-24-5908
2015-07-24-2364

Subject: **FINAL AFFIDAVIT**

Project: 3847-3849 18th Street
San Francisco, CA

To Whom It May Concern;

In accordance with Sec. 1701; 1703; 1704 (201* SFBC), Special Inspection and/or testing is required for the following work

1. Concrete (placement and sampling)
2. Bolts installed in concrete
4. Reinforcing steel
- 5a1. Single pass fillet welds < 5/16"
- 5b1. All other welding (NDT Exception: Fillet Weld)
6. High strength bolting
- 18a. Bolts installed in existing concrete
19. Shear walls
20. Holdowns

These inspections were performed by personnel under the general supervision of a Registered Civil Engineer in the State of California. Based upon our inspections performed and our substantiating reports, the inspected work requiring special inspection was, to the best of our knowledge, in conformance with the approved plans and specifications, the applicable workmanship provisions of this Code, shop drawings and any changes by the Engineer of Record.

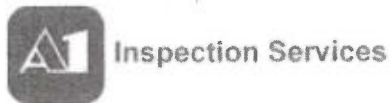
Details of our work on this project are contained in our testing and inspection reports that were submitted during the progress of construction.

A1 Inspection Service

Harold Howell
C 17591, Exp 06-30-2017



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San Francisco, CA 94146
Phone: 415-621-8001
info@a1inspectionsservices.com
www.a1inspectionsservices.com



Summary Report #1

August 13, 2015

Job No: 4165

Job Name: 3847 18th Street

San Francisco

Application #: 2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson & Clinton

Date of Inspection

August 10, 2015

Steve Ormando reported to Derek with Kevin Barry Iron Works at shop. Reviewed welder qualification papers for Francisco Ramirez (#9081) and observed welding in progress by #1 welder using FCAW process with E70T-6 wire. Weldments observed consisted of the following: Check fit ups and mill certs. Complete penetration welds and single pass fillet welds joining Continuity plates to WF column at moment frame. Single pass fillet welds joining stiff plates to WF beams. Single pass fillet welds joining connection plates to WF beams.

Also performed UT testing on complete penetration welds top and bottom flange connection with no rejectable indicators.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

August 11, 2015

Steve Ormando reported to Derek with Kevin Barry Iron Works at shop. Reviewed welder qualification papers for Francisco Ramirez (#9081) and observed welding in progress by #1 welder using FCAW process with E70T-6 wire. Weldments observed consisted of the following: Check fit ups and root openings. Complete penetration welds and single pass fillet welds joining continuity plates to WF column at moment frame. Single pass fillet welds joining stiff plates to WF beams.

Also performed UT testing on complete penetration welds top and bottom flange connection with no rejectable indicators.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

August 12, 2015

Steve Ormando reported to Derek with Kevin Barry Iron Works at shop. Reviewed welder qualification papers for Francisco Ramirez (#9081) and observed welding in progress by #1 welder using FCAW process with E70T-6 wire. Weldments observed consisted of the following: Complete penetration and single pass fillet welds joining continuity plates to WF column for moment frame.

Also performed Ut testing on complete penetration welds top and bottom flange connection with no rejectable indicators.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.



Inspection Services

A handwritten signature in black ink, appearing to read 'Harold Howell'.

08-13-15

Examined by Harold Howell

Date

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. – City of San Francisco



Summary Report #2

October 22, 2015

Job No: 4165

Job Name: 3847 18th Street

San Francisco

Application #: 2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson & Clinton

Date of Inspection

October 21, 2015

Steve Ormando reported to Josh with Dawson and Clinton. Observed placement of hold down hardware. All hold downs as per plans and hold down schedule through floors 1-5.

OK to cover.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.

Examined by Harold Howell

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. — City of San Francisco

10-22-15

Date



Summary Report #2

January 26, 2015

Job No: 4165

Job Name: 3847-3849 18th Street

San Francisco

Application #: 2014-12-30-4758/2014-12-12-3665/2014-11-25-2493/2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson and Clinton

Date of Inspection

January 2, 2015

Ian Schiell reported to John with SF Garage at jobsite. Observed placement of shotcrete for walls and footings, mix #1413063, 28 day strength, 4,000 psi, specified 2 slump inches, 9 total cubic yards placed. Monitored loads for mix no., slump, temp, and time limit. Prepared cylinder test specimens sampled from truck mixer.

Set 1

Slump: 2
Mix Temp: 66
Air Temp: 51
Truck #: 5977
Location: Footings and walls

4/5 per set, 2 set(s), 9 total.

Also observed placing of rebar and anchor bolts for footing.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

January 9, 2015

Ian Schiell reported to John with SF Garage at jobsite. Observed placement of shotcrete for walls and footings, mix #1413063, 28 day strength, 4,000 psi, specified 2 slump inches, 21 total cubic yards placed. Monitored loads for mix no., slump, temp, and time limit. Prepared cylinder test specimens sampled from truck mixer.

Set 1

Slump: 2
Mix Temp: 71
Air Temp: 64
Truck #: 6362
Location: Footings and walls

5 per set, 1 set(s), 5 total.

Also observed placing of rebar and anchor bolts for footing.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

January 15, 2015

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Inspection Services

Ian Schiell reported to John with SF Garage at jobsite. Observed placement of shotcrete for walls and footings, mix #1413063, 28 day strength, 4,000 psi, specified 2 slump inches, 22 total cubic yards placed. Monitored loads for mix no., slump, temp, and time limit. Prepared cylinder test specimens sampled from truck mixer.

Set 1

Slump: 2
Mix Temp: 71
Air Temp: 64
Truck #: 6362
Location: Footings and walls

5 per set, 1 set(s), 5 total.

Also observed placing of rebar and anchor bolts for footing.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

January 22, 2015

Ian Schiell reported to John with SF Garage at jobsite. Observed placement of shotcrete for walls and footings, mix #1413063, 28 day strength, 4,000 psi, specified 2 slump inches, 22 total cubic yards placed. Monitored loads for mix no., slump, temp, and time limit. Prepared cylinder test specimens sampled from truck mixer.

Set 1

Slump: 2
Mix Temp: 71
Air Temp: 52
Truck #: 5970
Location: Footings and walls

5 per set, 1 set(s), 5 total.

Also observed placing of rebar and anchor bolts for footing.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.

Examined by Harold Howell

Engineer

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01-26-15

Date



Technical Contact: Harold Howell, P.E.

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Summary Report #3

December 5, 2015

Job No: 4165

Job Name: 3847 18th Street

San Francisco

Application #: 2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson & Clinton

Date of Inspection

August 13, 2015

Steve Ormando reported to Derek with Kevin Berry Weld at shop. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E70T-6 wire. Weldments observed consisted of the following: Complete penetration welds and single pass fillet welds joining continuity plates to WF column at moment frame.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

December 4, 2015

Steve Ormando reported to Derek with Kevin Berry Weld at jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Single pass fillet welds and A325 HS bolts joining WF beam to WF beam. Single pass fillet welds joining WF beam to Wall plate. At the following location(s): Media and open room.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.

Examined by Harold Howell

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. – City of San Francisco

12-05-15

Date



Summary Report #3

February 24, 2015

Job No: 4165

Job Name: 3847-3849 18th Street

San Francisco

Application #: 2014-12-30-4758/2014-12-12-3665/2014-11-25-2493/2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson and Clinton

Date of Inspection

February 9, 2015

Ian Schiell reported to John with SF Garage at jobsite. Observed placement of shotcrete for walls and footings, mix #1413063, 28 day strength, 4,000 psi, specified 2 slump inches, 10 total cubic yards placed. Monitored loads for mix no., slump, temp, and time limit. Prepared cylinder test specimens sampled from truck mixer.

Set 1

Slump: 2
Mix Temp: 67
Air Temp: 71
Truck #: 3522
Location: line 3

5 per set, 1 set(s), 5 total.

Also observed placing of rebar and anchor bolts for footing.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

February 12, 2015

Ian Schiell reported to John with SF Garage at jobsite. Reviewed welder qualification papers for Cleuber Carniero, #1046 and observed welding in progress and completed by 1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: complete penetration, multipass, and single pass fillet welds joining continuity plate to base and moment frame column to beam. Located at 2nd floor moment frames lines 2 and 2A at line A and B. Also observed tightening of A325 high strength bolts.

Also performed UT testing on complete penetration welds, top and bottom flange connection. No rejectable indicators.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

February 17, 2015

Ian Schiell reported to John with SF Garage at jobsite. Observed placement of shotcrete for walls and footings, mix #1413063, 28 day strength, 4,000 psi, specified 2 slump inches, 21 total cubic yards placed. Monitored loads for mix no., slump, temp, and time limit. Prepared cylinder test specimens sampled from truck mixer.

Set 1

Slump: 2
Mix Temp: 67



Inspection Services

Air Temp: 71
Truck #: 3515
Location: Footings and walls

5 per set, 1 set(s), 5 total.

Also observed placing of rebar and anchor bolts for footing.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.

02-24-15

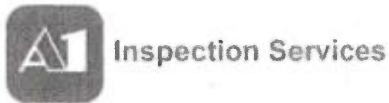
Examined by Harold Howell

Date

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. – City of San Francisco



Summary Report #6

December 12, 2016

Job No: 4165

Job Name: 3847 18th Street

San Francisco

Application #: 2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson & Clinton

Date of Inspection

August 22, 2016

Steve Ormando reported to Derek with Kevin Berry Weld at Jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Complete penetration and single pass fillet welds joining wide flange column to wide flange beam at moment connection. Location: moment frame; 1, 2, 3rd floor.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

August 23, 2016

Steve Ormando reported to Derek with Kevin Berry Weld at Jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Single pass fillet welds joining wide flange column to base plate at foundation for moment frame #1. Complete penetration and single pass fillet welds joining wide flange beam to wide flange column at moment connection. Complete penetration and single pass fillet welds joining wide flange beam to beam at A frame connection. (4th floor). Locations: moment frame #1 3rd and 4th floor.

August 25, 2016

Steve Ormando reported to Derek with Kevin Berry Weld at jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Single pass fillet welds joining wide flange column to base plate at foundation moment frame #2. Complete penetration and single pass fillet welds joining wide flange beam to wide flange column at 2nd floor. Location: Moment frame #2.

August 26, 2016

Steve Ormando reported to Derek with Kevin Berry Weld at jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Single pass fillet welds joining wide flange column to base plate at foundation moment frame #2. Complete penetration and single pass fillet welds joining wide flange beam to wide flange column at 2nd floor. Location: Moment frame #2.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.



Inspection Services

A handwritten signature in black ink, appearing to read 'Harold Howell'.

12-12-16

Examined by Harold Howell

Date

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. — City of San Francisco



Inspection Services

2016 0630 1316
2015 1224 5908

Laboratory Compression Test Data 2015 0724 2364

Job Name: 3847 18th

DSA/Permit #:

Job#	Mix # 1413043	Supplier: Cemex	Contractor: SF Garage
Date: 1-2-15	Technician: F.S	Truck #:	Design Strength (psi): 4000

Sample Material/Shape

Flexural Beams

Grout Cubes

Concrete Cylinder

Masonry Prism

Masonry Grout

Masonry Mortar

Shotcrete Panel

Type of Structure

SOG

Footing

Grade Beam

Deck

Column

Tilt Up Panel

PT Deck

Piles

Piers

Pile-Caps

Stairs

Location in Structure

Line:

Row:

Floor/Bldg:

for overall pour

Line 1 Bldg 10 C

Location in structure when sampled: Line:

Row:

Floor/Bldg:

Concrete Quality

Mix Temperature(F): 66

Slump(in): 2 1/2

Unit Weight(pcf):

Air Temperature(F): 51

Air content(%):

Time Sampled:

Aggregate Size (in): 3/8

Time Batched:

Time in Truck:

Information to be supplied by Laboratory Technician

Date Received: 1/5

Technician that received:

Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	1/9	✓	4	8	12.56	40694	3240	
B	28	1/30	✓				64330	5520	
C	28	1/30	✓				73224	5830	
D	28								
E									

Reviewed by:

Date:

28 Day Avg. 5675

ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

Fracture Key 1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
2. Well-formed cone on one end	5. Side fractures at top or bottom
3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



Inspection Services

2016 06301316
2015 12245908
2015 07242364

Laboratory Compression Test Data

Job Name: 3847 18th

DSA/Permit #:

Job#	Mix # 206	Supplier: Cement	Contractor: SF Garage
Date: 1-9-15	Technician: F.S	Truck #:	Design Strength (psi): 4000

<u>Sample Material/Shape</u>	Flexural Beams	Grout Cubes
Concrete Cylinder	Masonry Prism	Masonry Grout
	Masonry Mortar	Shotcrete Panel
<u>Type of Structure</u>	SOG	Footing
	Grade Beam	Deck
	Column	Wall
	Tilt Up Panel	PT Deck
	Piles	Piers
	Pile-Caps	Stairs

Location in Structure	Line:	Row:	Floor/Bldg:
for overall pour	Walls @ Line 2		
Location in structure when sampled:	Line:	Row:	Floor/Bldg:

<u>Concrete Quality</u>		
Mix Temperature(F): 71	Slump(in): 2"	Unit Weight(pcf):
Air Temperature(F): 64	Air content(%):	Time Sampled: 3:30
Aggregate Size (in): 3/8	Time Batched: 2:30	Time in Truck:

<u>Information to be supplied by Laboratory Technician</u>									
Date Received: 1/12		Technician that received:							
Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	1/16	X	3	6	7.07	25734	3690	
B	28	2/6	X				43550	6160	
C	28		X	1	1	1	42490	6010	
D	28		X				43127	6100	
E	4								

Reviewed by: Date: 28 Day Avg. 6090

ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

<u>Fracture Key</u>	1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
	2. Well-formed cone on one end	5. Side fractures at top or bottom
	3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



Inspection Services

2016 06 30 1316
2015 12 24 5908
201507242364

Laboratory Compression Test Data

Job Name: 3847 18th

DSA/Permit #:

Job#	Mix # 206	Supplier: Cement	Contractor: SF Garage
Date: 1-15-15	Technician: F.S	Truck #: 3525	Design Strength (psi): 4000

<u>Sample Material/Shape</u>	Flexural Beams	Grout Cubes		
Concrete Cylinder	Masonry Prism	Masonry Grout	Masonry Mortar	Shotcrete Panel
<u>Type of Structure</u>	SOG	Footing	Grade Beam	Deck
	Tilt Up Panel	PT Deck	Piles	Piers
				Column
				Pile-Caps
				Stairs

Location in Structure	Line:	Row:	Floor/Bldg:
for overall pour	Line 1 Blwn A & B		
Location in structure when sampled:	Line:	Row:	Floor/Bldg:

<u>Concrete Quality</u>			
Mix Temperature(F):	67	Slump(in):	2"
Air Temperature(F):	52	Air content(%):	✓
Aggregate Size (in):	3/8	Time Batched:	4:00
		Time in Truck:	

<u>Information to be supplied by Laboratory Technician</u>	
Date Received:	1/16
Technician that received:	W

Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	1/22	X	3	6	7.07	25027	3540	
B	28	2/12	✓	1	1	1	41854	5920	
C	28			1	1	1	43551	6160	
D	28			1	1	1	44046	6230	
E	4								

Reviewed by: Date: 28 Day Avg. 60100

ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

<u>Fracture Key</u>	1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
	2. Well-formed cone on one end	5. Side fractures at top or bottom
	3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



Inspection Services

2016 06 30 13 16
2015 12 24 59 08

Laboratory Compression Test Data 2015 07 29 2364

Job Name: 3847 18th DSA/Permit #:

Job#	Mix #	Supplier:	Contractor:
	1413063	Cemex	SF Garage
Date:	Technician:	Truck #:	Design Strength (psi):
1-22-15	F.S.	5920	4000

Sample Material/Shape		Flexural Beams	Grout Cubes
Concrete Cylinder	Masonry Prism	Masonry Grout	Masonry Mortar
Type of Structure		SOG	Footing
Tilt Up Panel	PT Deck	Piles	Piers
		Grade Beam	Deck
		Column	File-Caps
		Shotcrete Panel	Stairs

Location in Structure	Line:	Row:	Floor/Bldg:
for overall pour	Ferns 3	WAV	Line 3
Location in structure when sampled:	Line:	Row:	Floor/Bldg:

Concrete Quality			
Mix Temperature(F):	71	Slump(in):	2"
Air Temperature(F):	52	Air content(%):	Time Sampled: 2:45
Aggregate Size (in):	3/8	Time Batched:	2:00
		Time in Truck:	

Information to be supplied by Laboratory Technician			
Date Received:	1/23	Technician that received:	

Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia. Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	1/29	X	3	6	7.07	23260	3290	
B	26	2/19	X				41600	5870	
C	28		X	1	1	1	43050	6090	
D	29						41925	5930	
E	14								

Reviewed by: Date: 28 Day Avg. 3963

ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

Fracture Key	1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
	2. Well-formed cone on one end	5. Side fractures at top or bottom
	3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



A1 Inspection Services

201606301316
201512245908

Laboratory Compression Test Data

2015 07 24 2364

Job Name: 3847 18th St DSA/Permit #:

Job#	Mix # 1413063	Supplier: Cemex	Contractor: SF Garage
Date: 02/09/15	Technician: J. Schen	Truck #: 5979	Design Strength (psi): 4000
Sample Material/Shape			
Concrete Cylinder	Flexural Beams	Grout Cubes	
Masonry Prism	Masonry Grout	Masonry Mortar	Shotcrete Panel
Type of Structure			
SOG	Footing	Grade Beam	Deck
Tilt Up Panel	PT Deck	Piles	Piers
			Column
			Pile-Caps
			Stairs
Location in Structure			
Line:	Row:	Floor/Bldg:	
for overall pour			
Location in structure when sampled: Line: Row: Floor/Bldg:			

Concrete Quality			
Mix Temperature(F):	67	Slump(in):	24
Air Temperature(F):	71	Air content(%):	
Aggregate Size (in):	3/8"	Time Batched:	1:28
		Time in Truck:	

Information to be supplied by Laboratory Technician

Date Received: 2/10 Technician that received: [Signature]

Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia. Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	2/16	[Signature]	3	6	7.07	20785	2940	
B	28		[Signature]				40511	5730	
C	28	2/9	[Signature]				42349	5990	
D	28						41355	5850	
E	28								

Reviewed by: Date: 28 Day Avg. 5856

ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

Fracture Key	1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
	2. Well-formed cone on one end	5. Side fractures at top or bottom
	3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



Inspection Services

2016 06 30 1316
2015 12 24 5908
2015 07 24 2364

Laboratory Compression Test Data

Job Name: 3847 18th		DSA/Permit #:							
Job#	Mix # 1413043	Supplier: Cement	Contractor: SF Garage						
Date: 2-12-15	Technician: F.S.	Truck #:	Design Strength (psi): 4000						
Sample Material/Shape Flexural Beams Grout Cubes Concrete Cylinder Masonry Prism Masonry Grout Masonry Mortar Shotcrete Panel									
Type of Structure SOG Footing Grade Beam Deck Column Wall Tilt Up Panel PT Deck Piles Piers Pile-Caps Stairs									
Location in Structure		Line:	Row:						
for overall pour		Footings & Wall							
Location in structure when sampled:		Line:	Row:						
			Floor/Bldg:						
Concrete Quality									
Mix Temperature(F): 67	Slump(in): 2"	Unit Weight(pcf):							
Air Temperature(F): 71	Air content(%):	Time Sampled: 1:50							
Aggregate Size (in): 3/8	Time Batched: 1:30	Time in Truck:							
Information to be supplied by Laboratory Technician									
Date Received: 2/13		Technician that received: A							
Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia. Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	2/14	A	3	6	7.07	22705	3220	
B	28						44046	6230	
C	28	3/12	A				42700	6090	
D	28						43621	6170	
E	A								

Reviewed by: Date: 28 Day Avg. 6146

ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

Fracture Key 1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
2. Well-formed cone on one end	5. Side fractures at top or bottom
3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



A1 Inspection Services

September 22, 2017

City of San Francisco
Department of Building Inspection
San Francisco, CA 94103

A1 Project No. 4165
Application No. 2015-07-24-2364
2015-12-24-5908

Subject: **FINAL AFFIDAVIT**

Project: 3847-3849 18th Street
San Francisco, CA

To Whom It May Concern;

In accordance with Sec. 1701; 1703; 1704 (201* SFBC), Special Inspection and/or testing is required for the following work

5b5. Moment resisting frames

These inspections were performed by personnel under the general supervision of a Registered Civil Engineer in the State of California. Based upon our inspections performed and our substantiating reports, the inspected work requiring special inspection was, to the best of our knowledge, in conformance with the approved plans and specifications, the applicable workmanship provisions of this Code, shop drawings and any changes by the Engineer of Record.

Details of our work on this project are contained in our testing and inspection reports that were submitted during the progress of construction.

A1 Inspection Service

Harold Howell
C 17591, Exp 06-30-2019





Summary Report #7

December 12, 2016

Job No: 4165

Job Name: 3847 18th Street

San Francisco

Application #: 2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson & Clinton

Date of Inspection

September 01, 2016

Steve Ormando reported to Derek with Kevin Berry Weld at Jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Single pass fillet welds joining wide flange column to base plate at foundation moment frame #3. Complete penetration and single pass fillet welds joining wide flange column to wide flange beam at moment connection. Location: Moment frame #3 at 2nd and 3rd floor.

September 02, 2016

Steve Ormando reported to Derek with Kevin Berry Weld at Jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Single pass fillet welds joining wide flange column to base plate at foundation moment frame #3. Complete penetration and single pass fillet welds joining wide flange column to wide flange beam at moment connection on 4th floor. Complete penetration welds joining wide flange beam to beam A frame connection. Location: Moment frame #3 at 4th floor.

September 08, 2016

Steve Ormando reported to Derek with Kevin Berry Weld at Jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Single pass fillet welds joining wide flange column to base plate at foundation moment frame #3. Single pass fillet welds joining wide flange column to base plate at foundation. Complete penetration and single pass fillet welds joining wide flange column to wide flange beam at 2nd floor. Location: moment frame #4.

September 09, 2016

Steve Ormando reported to Derek with Kevin Berry Weld at Jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: complete penetration and single pass fillet welds joining wide flange beam to wide flange column at 3rd floor. Wide flange beam to beam joining by complete penetration and single pass fillet welds "A" frame at 4th. Single pass fillet welds joining wide flange beam to beam 2, 3rd, and 4th floor. Location: Moment frame #4.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.



Inspection Services

A handwritten signature in black ink, appearing to read 'H. Howell'.

Examined by Harold Howell

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. – City of San Francisco

12-12-16

Date



Inspection Services

ULTRASONIC DAILY FIELD REPORT

Job#: 4165		Job Name: 3847 18 th		Date: 12-12-16	
Equipment/Brand: GE		Model #: USM 35		Serial #: 6471-A	
Transducer/Brand: CAS Tech	Size: .625"X 0.750"	Frequency: 2.25 MHZ	Angle: 70	Scan Level:	
Shop Location:		Inspector: Schiell		Reference Level:	

Date	Welder	Level	Grid	Connection Type	T-B-W	UT-VIS	Pass	Repaired
09-01-16	1	2 nd 3 rd	#3	Moment	T-B	UT	X	
09-02-16	1	4 th	#3	Moment	T-B	UT	X	
09-08-16	1	2 nd	#4	Moment	T-B	UT	X	
09-09-16	1	2 nd -4 th	#4	Moment	T-B	UT	X	

T=Top Flange

B=Bottom Flange

W=Web

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June 9, 2017

Special Inspection Coordinator
Department of Building Inspection
City and County of San Francisco
San Francisco, CA 94103-2414

Application No: 2016-06-30-1316
2015-12-24-5908
2015-07-24-2364

Address: 3847-3849 18th Street
San Francisco, CA

This is to certify that in accordance with Section 1701 of the 201 San Francisco Building Code, I have provided special inspection of the following:

- 24a. Foundations
- 24b. Steel framing
- 24c. Concrete Construction
- 24e. Wood framing

This inspection was performed by the undersigned registered civil engineer in the state of California. Based upon the inspection performed, it is my professional judgment that the work requiring special inspection was substantially in conformance with the approved plans and specifications and the applicable workmanship provisions of this code.

Sincerely,

Harold Howell
C 17591, Exp 06-30-2017





Summary Report #3

February 24, 2015

Job No: 4165

Job Name: 3847-3849 18th Street

San Francisco

Application #: 2014-12-30-4758/2014-12-12-3665/2014-11-25-2493/2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson and Clinton

Date of Inspection

February 9, 2015

Ian Schiell reported to John with SF Garage at jobsite. Observed placement of shotcrete for walls and footings, mix #1413063, 28 day strength, 4,000 psi, specified 2 slump inches, 10 total cubic yards placed. Monitored loads for mix no., slump, temp, and time limit. Prepared cylinder test specimens sampled from truck mixer.

Set 1

Slump: 2
Mix Temp: 67
Air Temp: 71
Truck #: 3522
Location: line 3

5 per set, 1 set(s), 5 total

Also observed placing of rebar and anchor bolts for footings.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

February 12, 2015

Ian Schiell reported to John with SF Garage at jobsite. Reviewed welder qualification papers for Cleuber Carniero, #1046 and observed welding in progress and completed by 1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: complete penetration, multipass, and single pass fillet welds joining continuity plate to base and moment frame column to beam. Located at 2nd floor moment frames lines 2 and 2A at line A and B. Also observed tightening of A325 high strength bolts.

Also performed UT testing on complete penetration welds, top and bottom flange connection. No rejectable indicators.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

February 17, 2015

Ian Schiell reported to John with SF Garage at jobsite. Observed placement of shotcrete for walls and footings, mix #1413063, 28 day strength, 4,000 psi, specified 2 slump inches, 21 total cubic yards placed. Monitored loads for mix no., slump, temp, and time limit. Prepared cylinder test specimens sampled from truck mixer.

Set 1

Slump: 2
Mix Temp: 67

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Inspection Services

Air Temp: 71
Truck #: 3515
Location: Footings and walls

5 per set, 1 set(s), 5 total.

Also observed placing of rebar and anchor bolts for footing.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.

Examined by Harold Howell

02-24-15

Date

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. - City of San Francisco



Summary Report #3

December 5, 2015

Job No: 4165

Job Name: 3847 18th Street

San Francisco

Application #: 2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson & Clinton

Date of Inspection

August 13, 2015

Steve Ormando reported to Derek with Kevin Berry Weld at shop. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E70T-6 wire. Weldments observed consisted of the following: Complete penetration welds and single pass fillet welds joining continuity plates to WF column at moment frame.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

December 4, 2015

Steve Ormando reported to Derek with Kevin Berry Weld at jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Single pass fillet welds and A325 HS bolts joining WF beam to WF beam. Single pass fillet welds joining WF beam to Wall plate. At the following location(s): Media and open room.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.

Examined by Harold Howell

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. - City of San Francisco

12-05-15

Date



Summary Report #2

January 26, 2015

Job No: 4165

Job Name: 3847-3849 18th Street

San Francisco

Application #: 2014-12-30-4758/2014-12-12-3665/2014-11-25-2493/2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson and Clinton

Date of Inspection

January 2, 2015

Ian Schiell reported to John with SF Garage at jobsite. Observed placement of shotcrete for walls and footings, mix #1413063, 28 day strength, 4,000 psi, specified 2 slump inches, 9 total cubic yards placed. Monitored loads for mix no., slump, temp, and time limit. Prepared cylinder test specimens sampled from truck mixer.

Set 1

Slump: 2
Mix Temp: 66
Air Temp: 51
Truck #: 5977
Location: Footings and walls

4/5 per set, 2 set(s), 9 total

Also observed placing of rebar and anchor bolts for footing.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

January 9, 2015

Ian Schiell reported to John with SF Garage at jobsite. Observed placement of shotcrete for walls and footings, mix #1413063, 28 day strength, 4,000 psi, specified 2 slump inches, 21 total cubic yards placed. Monitored loads for mix no., slump, temp, and time limit. Prepared cylinder test specimens sampled from truck mixer.

Set 1

Slump: 2
Mix Temp: 71
Air Temp: 64
Truck #: 6362
Location: Footings and walls

5 per set, 1 set(s), 5 total.

Also observed placing of rebar and anchor bolts for footing.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

January 15, 2015

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Inspection Services

Ian Schiell reported to John with SF Garage at jobsite. Observed placement of shotcrete for walls and footings, mix #1413063, 28 day strength, 4,000 psi, specified 2 slump inches, 22 total cubic yards placed. Monitored loads for mix no., slump, temp, and time limit. Prepared cylinder test specimens sampled from truck mixer.

Set 1

Slump: 2
Mix Temp: 71
Air Temp: 64
Truck #: 6362
Location: Footings and walls

5 per set, 1 set(s), 5 total.

Also observed placing of rebar and anchor bolts for footing.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

January 22, 2015

Ian Schiell reported to John with SF Garage at jobsite. Observed placement of shotcrete for walls and footings, mix #1413063, 28 day strength, 4,000 psi, specified 2 slump inches, 22 total cubic yards placed. Monitored loads for mix no., slump, temp, and time limit. Prepared cylinder test specimens sampled from truck mixer.

Set 1

Slump: 2
Mix Temp: 71
Air Temp: 52
Truck #: 5970
Location: Footings and walls

5 per set, 1 set(s), 5 total.

Also observed placing of rebar and anchor bolts for footing.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.

Examined by Harold Howell

Engineer

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01-26-15

Date



Inspection Services

Technical Contact: Harold Howell, P.E.

CC: Building Dept. – City of San Francisco

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Summary Report #4

December 18, 2015

Job No: 4165

Job Name: 3847 18th Street

San Francisco

Application #: 2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson & Clinton

Date of Inspection

August 14, 2015

Steve Ormando reported to Derek with Kevin Berry Weld at shop. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E70T-6 wire. Weldments observed consisted of the following: Complete penetration welds and single pass fillet welds joining continuity plates to WF column.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

August 15, 2015

Steve Ormando reported to Derek with Kevin Berry Weld at shop. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E70T-6 wire. Weldments observed consisted of the following: Checked fit up, complete penetration welds and single pass fillet welds joining continuity plate to WF column.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

August 17, 2015

Steve Ormando reported to Derek with Kevin Berry Weld at shop. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E70T-6 wire. Weldments observed consisted of the following: complete penetration welds and single pass fillet welds joining continuity plate to WF column.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.

Examined by Harold Howell

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. - City of San Francisco

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12-18-15

Date



Inspection Services

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Inspection Services

Summary Report #5

May 20, 2016

Job No: 4165

Job Name: 3847 18th Street

San Francisco

Application #: 2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson & Clinton

Date of Inspection

April 6, 2016

Gaetano Basso reported to Miquel with Dawson and Clinton at the jobsite. Observed shear wall nailing and placement as per plans and shear wall schedule.

Work observed was to the best of Gaetano's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.

A handwritten signature in dark ink, appearing to read 'H. Howell'.

05-20-16

Examined by Harold Howell

Date

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. – City of San Francisco



Summary Report #6

December 12, 2016

Job No: 4165

Job Name: 3847 18th Street

San Francisco

Application #: 2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson & Clinton

Date of Inspection

August 22, 2016

Steve Ormando reported to Derek with Kevin Berry Weld at Jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Complete penetration and single pass fillet welds joining wide flange column to wide flange beam at moment connection. Location: moment frame; 1, 2, 3rd floor.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

August 23, 2016

Steve Ormando reported to Derek with Kevin Berry Weld at Jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Single pass fillet welds joining wide flange column to base plate at foundation for moment frame #1. Complete penetration and single pass fillet welds joining wide flange beam to wide flange column at moment connection. Complete penetration and single pass fillet welds joining wide flange beam to beam at A frame connection. (4th floor). Locations: moment frame #1 3rd and 4th floor.

August 25, 2016

Steve Ormando reported to Derek with Kevin Berry Weld at jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Single pass fillet welds joining wide flange column to base plate at foundation moment frame #2. Complete penetration and single pass fillet welds joining wide flange beam to wide flange column at 2nd floor. Location: Moment frame #2.

August 26, 2016

Steve Ormando reported to Derek with Kevin Berry Weld at jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Single pass fillet welds joining wide flange column to base plate at foundation moment frame #2. Complete penetration and single pass fillet welds joining wide flange beam to wide flange column at 2nd floor. Location: Moment frame #2.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.



Inspection Services

A handwritten signature in black ink, appearing to read 'H. Howell'.

12-12-16

Date

Examined by Harold Howell

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. – City of San Francisco

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Summary Report #7

December 12, 2016

Job No: 4165

Job Name: 3847 18th Street

San Francisco

Application #: 2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson & Clinton

Date of Inspection

September 01, 2016

Steve Orlando reported to Derek with Kevin Berry Weld at Jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Single pass fillet welds joining wide flange column to base plate at foundation moment frame #3. Complete penetration and single pass fillet welds joining wide flange column to wide flange beam at moment connection. Location: Moment frame #3 at 2nd and 3rd floor.

September 02, 2016

Steve Orlando reported to Derek with Kevin Berry Weld at Jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Single pass fillet welds joining wide flange column to base plate at foundation moment frame #3. Complete penetration and single pass fillet welds joining wide flange column to wide flange beam at moment connection on 4th floor. Complete penetration welds joining wide flange beam to beam A frame connection. Location: Moment frame #3 at 4th floor.

September 08, 2016

Steve Orlando reported to Derek with Kevin Berry Weld at Jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Single pass fillet welds joining wide flange column to base plate at foundation moment frame #3. Single pass fillet welds joining wide flange column to base plate at foundation. Complete penetration and single pass fillet welds joining wide flange column to wide flange beam at 2nd floor. Location: moment frame #4.

September 09, 2016

Steve Orlando reported to Derek with Kevin Berry Weld at Jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: complete penetration and single pass fillet welds joining wide flange beam to wide flange column at 3rd floor. Wide flange beam to beam joining by complete penetration and single pass fillet welds "A" frame at 4th. Single pass fillet welds joining wide flange beam to beam 2, 3rd, and 4th floor. Location: Moment frame #4.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.



Inspection Services

A handwritten signature in dark ink, appearing to read 'H. Howell'.

12-12-16

Examined by Harold Howell

Date

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. – City of San Francisco



A1 Inspection Services

ULTRASONIC DAILY FIELD REPORT

Job#: 4165		Job Name: 3847 18 th		Date: 02-24-15	
Equipment/Brand: GE		Model #: USM 35		Serial #: 6471-A	
Transducer/Brand: CAS Tech	Size: .625" X 0.750"	Frequency: 2.25 MHZ	Angle: 70	Scan Level:	
Shop Location:		Inspector: Schiell		Reference Level:	

Date	Welder	Level	Grid	Connection Type	T-B-W	UT-VIS	Pass	Repaired
02-12-15	1	2 nd	Line 2 A and B	Moment	T-B	UT	X	

T=Top Flange

B=Bottom Flange

W=Web

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Inspection Services

2016 06301316
2015 12245908
2015 07242364

Laboratory Compression Test Data

Job Name: 3847 18th

DSA/Permit #:

Job#	Mix #	Supplier:	Contractor:
	206	Cement	SF Garage
Date:	Technician:	Truck #:	Design Strength (psi):
1-9-15	F.S.		4000

Sample Material/Shape

Flexural Beams

Grout Cubes

Concrete Cylinder

Masonry Prism

Masonry Grout

Masonry Mortar

Shotcrete Panel

Type of Structure

SOG

Footing

Grade Beam

Deck

Column

Wall

Tilt Up Panel

PT Deck

Piles

Piers

Pile-Caps

Stairs

Location in Structure

Line:

Row:

Floor/Bldg:

for overall pour

Walls @ Line 2

Location in structure when sampled: Line:

Row:

Floor/Bldg:

Concrete Quality

Mix Temperature(F):

71

Slump(in):

2"

Unit Weight(pcf):

✓

Air Temperature(F):

64

Air content(%):

✓

Time Sampled:

3:30

Aggregate Size (in):

3/8

Time Batched:

2:30

Time in Truck:

Information to be supplied by Laboratory Technician

Date Received:

1/12

Technician that received:

Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	1/16	X	3	6	7.07	25734	3690	
B	28	2/6	X				43550	6160	
C	28	2/6	X	1	1	1	42490	6010	
D	28		X				43127	6100	
E	4								

Reviewed by:

Date:

28 Day Avg. 60290

ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

Fracture Key 1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
2. Well-formed cone on one end	5. Side fractures at top or bottom
3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



Inspection Services

2016 0630 1316
2015 1224 5908

Laboratory Compression Test Data 201507242364

Job Name: 3847 18th DSA/Permit #:

Job#	Mix #	Supplier:	Contractor:
	1413043	Cement	SF Garage
Date:	Technician:	Truck #:	Design Strength (psi):
1-2-15	F.S		4000

Sample Material/Shape	Flexural Beams	Grout Cubes	
Concrete Cylinder	Masonry Prism	Masonry Grout	Masonry Mortar
Type of Structure	SOG	Footing	Grade Beam
	Tilt Up Panel	PT Deck	Piles
			Deck
			Piers
			Column
			Pile-Caps
			Stairs

Location in Structure	Line:	Row:	Floor/Bldg:
for overall pour	Line 1	Row B	Floor 18
Location in structure when sampled:	Line:	Row:	Floor/Bldg:

Concrete Quality			
Mix Temperature(F):	66	Slump(in):	2"
Air Temperature(F):	51	Air content(%):	
Aggregate Size (in):	3/8	Time Batched:	Time in Truck:

Information to be supplied by Laboratory Technician									
Date Received:		Technician that received:							
1/5									
Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia. Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	1/9	✓	4	8	12.56	40694	3240	
B	28	1/30	✓				64330	5520	
C	28	1/30	✓				73224	5830	
D	28	1/30	✓						
E	28	1/30	✓						

Reviewed by: Date: 28 Day Avg. 5675

ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

Fracture Key	1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
	2. Well-formed cone on one end	5. Side fractures at top or bottom
	3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



Inspection Services

2016 06 30 1316
2015 12 24 5908

Laboratory Compression Test Data

201507242364

Job Name: 3847 18th

DSA/Permit #:

Job#	Mix # 206	Supplier: Cement	Contractor: SF Garage
Date: 1-15-15	Technician: F.S	Truck #: 3525	Design Strength (psi): 4000

<u>Sample Material/Shape</u>	Flexural Beams	Grout Cubes
Concrete Cylinder	Masonry Prism	Masonry Grout
	Masonry Mortar	Shotcrete Panel
<u>Type of Structure</u>	SOG	Footing
	Tilt Up Panel	PT Deck
	Piles	Deck
	Piers	Column
	Pile-Caps	Walls
	Stairs	

Location in Structure	Line:	Row:	Floor/Bldg:
for overall pour	Line 1 Blwn A & B		
Location in structure when sampled:	Line:	Row:	Floor/Bldg:

<u>Concrete Quality</u>			
Mix Temperature(F):	67	Slump(in):	2" Unit Weight(pcf):
Air Temperature(F):	52	Air content(%):	Time Sampled: 5:00
Aggregate Size (in):	3/8	Time Batched:	4:00 Time in Truck:

<u>Information to be supplied by Laboratory Technician</u>									
Date Received:		1/16 Technician that received: [Signature]							
Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	1/22	X	3	6	7.07	25027	3540	
B	28	2/12	X	1	1	1	41854	5920	
C	28			1	1	1	43551	6160	
D	28			1	1	1	44046	6230	
E	14								

Reviewed by: Date: 28 Day Avg. 6100

ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

<u>Fracture Key</u> 1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
2. Well-formed cone on one end	5. Side fractures at top or bottom
3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



Inspection Services

2016 06 30 13 16
2015 12 24 59 08

Laboratory Compression Test Data 2015 07 24 23 64

Job Name: 3847 18th DSA/Permit #:

Job#	Mix #	Supplier:	Contractor:
	1413063	Cemex	SF Garage
Date:	Technician:	Truck #:	Design Strength (psi):
1-22-15	I.S	5920	4000

Sample Material/Shape	Flexural Beams	Grout Cubes
Concrete Cylinder	Masonry Prism	Masonry Grout
	Masonry Mortar	Shotcrete Panel
Type of Structure	SOG	Footing
	Tilt Up Panel	PT Deck
		Piles
		Deck
		Piers
		Column
		File-Caps
		Stairs

Location in Structure	Line:	Row:	Floor/Bldg:
for overall pour	Forming	3 way	Line 3
Location in structure when sampled:	Line:	Row:	Floor/Bldg:

Concrete Quality
Mix Temperature(F): 71 Slump(in): 2" Unit Weight(pcf):
Air Temperature(F): 52 Air content(%): Time Sampled: 2:45
Aggregate Size (in): 3/8 Time Batched: 2:00 Time in Truck:

Information to be supplied by Laboratory Technician
Date Received: 1/23 Technician that received: B

Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	1/29	X	3	6	7.07	23260	3290	
B	28	2/19	X				41500	5870	
C	28		X	1	1	1	43056	6090	
D	28						41925	5930	
E	4								

Reviewed by: Date: 28 Day Avg. 3963

ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

Fracture Key	1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
	2. Well-formed cone on one end	5. Side fractures at top or bottom
	3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



Inspection Services

201606301316
201512245908

Laboratory Compression Test Data 2015 07 24 2364

Job Name: 3847 18th St DSA/Permit #:

Job#	Mix #	Supplier:	Contractor:
	1413063	Cemex	SF Garage
Date:	Technician:	Truck #:	Design Strength (psi):
02/09	J. Schum	5929	4000

<u>Sample Material/Shape</u>	Flexural Beams	Grout Cubes		
Concrete Cylinder	Masonry Prism	Masonry Grout	Masonry Mortar	Shotcrete Panel
<u>Type of Structure</u>	SOG	Footing	Grade Beam	Deck
	Tilt Up Panel	PT Deck	Piles	Piers
				Column
				Pile-Caps
				Stairs

Location in Structure	Line:	Row:	Floor/Bldg:
for overall pour	WOM	Line 1	
Location in structure when sampled:	Line:	Row:	Floor/Bldg:

<u>Concrete Quality</u>			
Mix Temperature(F):	67	Slump(in):	24
Air Temperature(F):	71	Air content(%):	
Aggregate Size (in):	3/8"	Time Batched:	1:28
		Time in Truck:	

<u>Information to be supplied by Laboratory Technician</u>									
Date Received:		2/10							
Technician that received:		A							
Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	2/16	A	3	6	7.07	20785	2940	
B	28						40511	5730	
C	28	2/9	A				42349	5990	
D	28						41355	5850	
E	28								

Reviewed by: Date: 28 Day Avg. 5856
ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

<u>Fracture Key</u>	1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
	2. Well-formed cone on one end	5. Side fractures at top or bottom
	3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



Inspection Services

2016 06 30 1316
2015 12 24 5908
2015 07 24 2364

Laboratory Compression Test Data

Job Name: 3847 18th DSA/Permit #:

Job#	Mix #	Supplier:	Contractor:
Date:	Technician:	Truck #:	Design Strength (psi):
2-12-15	F.S	Cement	SF Garage 4000

Sample Material/Shape Flexural Beams Grout Cubes
Concrete Cylinder Masonry Prism Masonry Grout Masonry Mortar Shotcrete Panel

Type of Structure SOG Footing Grade Beam Deck Column Wall
Tilt Up Panel PT Deck Piles Piers Pile-Caps Stairs

Location in Structure Line: Row: Floor/Bldg:

for overall pour Footings & Wall

Location in structure when sampled: Line: Row: Floor/Bldg:

Concrete Quality

Mix Temperature(F): 67 Slump(in): 2" Unit Weight(pcf):

Air Temperature(F): 71 Air content(%): Time Sampled: 1:50

Aggregate Size (in): 3/8 Time Batched: 1:30 Time in Truck:

Information to be supplied by Laboratory Technician

Date Received: 2/13 Technician that received: A

Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia. Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	2/14	A	3	6	7.07	22705	3220	
B	28						44046	6230	
C	28	3/12	A				42700	6040	
D	28						43621	6170	
E	A								

Reviewed by: Date: 28 Day Avg. 6146

ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

<u>Fracture Key</u> 1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
2. Well-formed cone on one end	5. Side fractures at top or bottom
3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



NOTICE

SPECIAL INSPECTION REQUIREMENTS

Please note that the Special Inspections shown on the approved plans and checked on the Special Inspections form issued with the permit are required for this project. The employment of special inspectors is the direct responsibility of the owner or the engineer/architect of record acting as the owner's representative.

These special inspections are required *in addition to* the called inspections performed by the Department of Building Inspection. The name of the special inspector shall be furnished to the district building inspector prior to start of work for which special inspection is required.

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or 415-558-6132. If there are any field problems regarding special inspection, please call your District Building Inspector or 415-558-6570.

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by the Special Inspection Services staff. To avoid delays in this process, the project owner should request final compliance reports from the architect or engineer of record and/or special inspection agency soon after the conclusion of work requiring special inspection. *The permit will not be finalized without compliance with the special inspection requirements.*

STRUCTURAL OBSERVATION REQUIREMENTS

Structural observation shall be provided as required per Section 1704.5. The building permit will not be finalized without compliance with the structural observation requirements.

Special Inspection Services Contact Information

1. Telephone: (415) 558-6132
2. Fax: (415) 558-6474
3. Email: dbi.specialinspections@sfgov.org
4. In person: 3rd floor at 1660 Mission Street

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Special Inspection Services
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6132 - FAX (415) 558-6474 - www.sfdbi.org

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS 3847 3849 18th APPLICATION NO. 2016-0630-1316 ADDENDUM NO. _____

OWNER NAME _____ OWNER PHONE NO. (____) _____

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special Inspector shall be one of those as prescribed in Sec. 1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.5. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and highrise projects, and for projects utilizing new processes or materials.

In accordance with Sec. 1701;1703;1704; 1705 (2013 SFBC), Special Inspection and/or testing is required for the following work:

- | | | |
|--|---|--|
| 1. <input checked="" type="checkbox"/> Concrete Placement & sampling | 6. <input checked="" type="checkbox"/> High-strength bolting | 18. Bolts installed in existing concrete masonry: |
| 2. <input checked="" type="checkbox"/> Bolts installed in concrete | 7. <input checked="" type="checkbox"/> Structural masonry | <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Masonry |
| 3. <input type="checkbox"/> Special moment-resisting concrete frame | 8. <input type="checkbox"/> Reinforced gypsum concrete | 19. <input type="checkbox"/> Pull/torque tests per SFBC Sec. 1607C & 1616C |
| 4. <input checked="" type="checkbox"/> Reinforcing steel and prestressing tendons | 9. <input type="checkbox"/> Insulating concrete fill | 20. <input type="checkbox"/> Shear walls and floor systems used as shear diaphragms |
| 5. Structural welding: | 10. <input type="checkbox"/> Sprayed-on fireproofing | 21. <input type="checkbox"/> Holdowns |
| A. Periodic visual inspection | 11. <input type="checkbox"/> Piling, drilled piers and caissons | 22. <input type="checkbox"/> Special cast-in-place concrete |
| B. Single pass fillet welds 5/16" or smaller | 12. <input type="checkbox"/> Shotcrete | <input type="checkbox"/> Shoring |
| <input type="checkbox"/> Steel deck | 13. <input type="checkbox"/> Special grouting, excavation and filling (Geo. Engineer) | <input type="checkbox"/> Underpinning: <input type="checkbox"/> Not affecting adjacent property |
| <input type="checkbox"/> Welded studs | 14. <input type="checkbox"/> Smoke-control system | <input type="checkbox"/> Affecting adjacent property: PA _____ |
| <input type="checkbox"/> Cold formed studs and joists | 15. <input type="checkbox"/> Demolition | <input type="checkbox"/> Others _____ |
| <input type="checkbox"/> Stair and railing systems | 16. <input type="checkbox"/> Exterior Facing | 23. <input type="checkbox"/> Crane safety (Apply to the operation of Tower cranes on highrise building) (Section 1705.2.1) |
| 6. Reinforcing steel | 17. Retrofit of unreinforced masonry buildings: | 24. <input type="checkbox"/> Others: "As recommended by professional of record" |
| B. Continuous visual inspection and NDT (Section 1704) | <input type="checkbox"/> Testing of mortar quality and shear tests | |
| <input type="checkbox"/> All other welding (NDT exception: Fillet weld) | <input type="checkbox"/> Inspection of repointing operations | |
| <input type="checkbox"/> Reinforcing steel and <input type="checkbox"/> NDT required | <input type="checkbox"/> Installation inspection of new shear bolts | |
| <input type="checkbox"/> Moment-resisting frames | <input type="checkbox"/> Pre-installation inspection for embedded bolts | |
| <input type="checkbox"/> Others _____ | <input type="checkbox"/> Pull/torque tests per SFBC Sec. 1607C & 1616C | |

24. Structural observation per Sec. 1704.5 (2013 SFBC) for the following: ☒ Foundations ☒ Steel framing
☒ Concrete construction ☐ Masonry construction ☒ Wood framing
☐ Other: _____

25. Certification is required for: ☐ Glulam components

Prepared by: HAROLD HOWEL Phone: (415) 992-3383
Engineer/Architect of Record

Required Information:
FAX: (____) _____ Email: _____

Review by: _____ Phone: (415) 558- 6360
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports.)

DATE _____ DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO:
Special Inspection Services (415) 558-6132; or dbi.specialinspections@sfgov.org; or FAX (415) 558-6474

Cyril Yu, DBI

JUL 20 2016



A1 Inspection Services

June 9, 2017

City of San Francisco
Department of Building Inspection
San Francisco, CA 94103

A1 Project No. 4165
Application No. 2016-06-30-1316
2015-12-24-5908
2015-07-24-2364

Subject: FINAL AFFIDAVIT

Project: 3847-3849 18th Street
San Francisco, CA

To Whom It May Concern;

In accordance with Sec. 1701; 1703; 1704 (201* SFBC), Special Inspection and/or testing is required for the following work

1. Concrete (placement and sampling)
2. Bolts installed in concrete
4. Reinforcing steel
- 5a1. Single pass fillet welds < 5/16"
- 5b1. All other welding (NDT Exception: Fillet Weld)
6. High strength bolting
- 18a. Bolts installed in existing concrete
19. Shear walls
20. Holdowns

These inspections were performed by personnel under the general supervision of a Registered Civil Engineer in the State of California. Based upon our inspections performed and our substantiating reports, the inspected work requiring special inspection was, to the best of our knowledge, in conformance with the approved plans and specifications, the applicable workmanship provisions of this Code, shop drawings and any changes by the Engineer of Record.

Details of our work on this project are contained in our testing and inspection reports that were submitted during the progress of construction.

A1 Inspection Service

Harold Howell
C 17591, Exp 06-30-2017



P.O. Box 467085
San Francisco, CA 94146
Phone: 415-621-8001
info@a1inspectionsservices.com
www.a1inspectionsservices.com



June 9, 2017

Special Inspection Coordinator
Department of Building Inspection
City and County of San Francisco
San Francisco, CA 94103-2414

Application No: 2016-06-30-1316
2015-12-24-5908
2015-07-24-2364

Address: 3847-3849 18th Street
San Francisco, CA

This is to certify that in accordance with Section 1701 of the 201 San Francisco Building Code, I have provided special inspection of the following:

- 24a. Foundations
- 24b. Steel framing
- 24c. Concrete Construction
- 24e. Wood framing

This inspection was performed by the undersigned registered civil engineer in the state of California. Based upon the inspection performed, it is my professional judgment that the work requiring special inspection was substantially in conformance with the approved plans and specifications and the applicable workmanship provisions of this code.

Sincerely,

Harold Howell
C 17591, Exp 06-30-2017



Mercury Engineering Group, Inc.

1754 Mission Street • San Francisco, CA 94103 • PH (415) 826-0606 • FAX (415) 276-4515



Summary Report #1

August 13, 2015

Job No: 4165

Job Name: 3847 18th Street

San Francisco

Application #: 2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson & Clinton

Date of Inspection

August 10, 2015

Steve Ormando reported to Derek with Kevin Barry Iron Works at shop. Reviewed welder qualification papers for Francisco Ramirez (#9081) and observed welding in progress by #1 welder using FCAW process with E70T-6 wire. Weldments observed consisted of the following: Check fit ups and mill certs. Complete penetration welds and single pass fillet welds joining Continuity plates to WF column at moment frame. Single pass fillet welds joining stiff plates to WF beams. Single pass fillet welds joining connection plates to WF beams.

Also performed UT testing on complete penetration welds top and bottom flange connection with no rejectable indicators.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

August 11, 2015

Steve Ormando reported to Derek with Kevin Barry Iron Works at shop. Reviewed welder qualification papers for Francisco Ramirez (#9081) and observed welding in progress by #1 welder using FCAW process with E70T-6 wire. Weldments observed consisted of the following: Check fit ups and root openings. Complete penetration welds and single pass fillet welds joining continuity plates to WF column at moment frame. Single pass fillet welds joining stiff plates to WF beams.

Also performed UT testing on complete penetration welds top and bottom flange connection with no rejectable indicators.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

August 12, 2015

Steve Ormando reported to Derek with Kevin Barry Iron Works at shop. Reviewed welder qualification papers for Francisco Ramirez (#9081) and observed welding in progress by #1 welder using FCAW process with E70T-6 wire. Weldments observed consisted of the following: Complete penetration and single pass fillet welds joining continuity plates to WF column for moment frame.

Also performed Ut testing on complete penetration welds top and bottom flange connection with no rejectable indicators.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.



Inspection Services

A handwritten signature in black ink, appearing to read 'Harold Howell'.

08-13-15

Examined by Harold Howell

Date

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. – City of San Francisco

P.O. Box 460785
San Francisco, CA 94146
Phone: 415-621-8001
Fax: 415-358-4409
info@a1inspectionsservices.com
www.a1inspectionsservices.com



Summary Report #1

April 23, 2015

Job No: 4165

Job Name: 3847-3849 18th Street
San Francisco

Application #: 2014-12-30-4758/2014-12-12-3665/2014-11-25-2493/2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson and Clinton

Date of Inspection

April 12, 2015

Ian Schiell reported to Alan with SF Garage at jobsite. Observed placement of concrete for footings and walls, mix #1413063, 28 day strength, 4,000 psi, specified 4 slump inches, 45 total cubic yards placed. Monitored loads for mix no., slump, temp, and time limit. Prepared cylinder test specimens sampled from truck mixer.

Set 1

Slump: 3.5
Mix Temp: 71
Air Temp: 62
Truck #: 3142
Location: Footings and walls

4/5 per set, 2 set(s), 9 total.

Also observed placing of rebar and anchor bolts for footings and wall at rear entry and backwalls.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.

04-23-15

Examined by Harold Howell

Date

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. - City of San Francisco

P.O. Box 460785
San Francisco, CA 94146
Phone: 415-621-8001
Fax: 415-358-4409
info@a1inspectionsservices.com
www.a1inspectionsservices.com



A1 Inspection Services

Summary Report #2

October 22, 2015

Job No: 4165

Job Name: 3847 18th Street
San Francisco

Application #: 2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson & Clinton

Date of Inspection

October 21, 2015

Steve Ormando reported to Josh with Dawson and Clinton. Observed placement of hold down hardware. All hold downs as per plans and hold down schedule through floors 1-5.

OK to cover.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.

Examined by Harold Howell
Engineer

10-22-15

Date

Technical Contact: Harold Howell, P.E.
CC: Building Dept. — City of San Francisco

201507242364



Inspection Services

Laboratory Compression Test Data

Job Name: 3847 18th

DSA/Permit #:

Job#	Mix # 1413043	Supplier: Cement	Contractor: SF Garage
Date: 1-2-15	Technician: F.S	Truck #:	Design Strength (psi): 4000

Sample Material/Shape

Flexural Beams

Grout Cubes

Concrete Cylinder

Masonry Prism

Masonry Grout

Masonry Mortar

Shotcrete Panel

Type of Structure

SOG

Footing

Grade Beam

Deck

Column

Tilt Up Panel

PT Deck

Piles

Piers

Pile-Caps

Stairs

Location in Structure

Line:

Row:

Floor/Bldg:

for overall pour

Line 1 Bldg D3C

Location in structure when sampled: Line:

Row:

Floor/Bldg:

Concrete Quality

Mix Temperature(F): 66

Slump(in): 24

Unit Weight(pcf):

Air Temperature(F): 51

Air content(%):

Time Sampled:

Aggregate Size (in): 3/8

Time Batched:

Time in Truck:

Information to be supplied by Laboratory Technician

Date Received:

1/5

Technician that received:

Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	1/9	✓	4	8	12.56	40694	3240	
B	28	1/30	✓				64330	5520	
C	28	1/30	✓				73224	5830	
D	28/14								
E									

Reviewed by:

Date:

28 Day Avg. 5675

ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

Fracture Key 1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
2. Well-formed cone on one end	5. Side fractures at top or bottom
3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



Inspection Services

Laboratory Compression Test Data

Job Name: 3847 18th

DSA/Permit #:

Job#	Mix # 206	Supplier: Cement	Contractor: SF Garage
Date: 1-9-15	Technician: F.S	Truck #:	Design Strength (psi): 4000

<u>Sample Material/Shape</u>	Flexural Beams	Grout Cubes	
Concrete Cylinder	Masonry Prism	Masonry Grout	Masonry Mortar
<u>Type of Structure</u>	SOG	Footing	Grade Beam
Tilt Up Panel	PT Deck	Piles	Piers

Location in Structure	Line:	Row:	Floor/Bldg:
for overall pour	Walls @	Line 2	
Location in structure when sampled:	Line:	Row:	Floor/Bldg:

<u>Concrete Quality</u>			
Mix Temperature(F):	71	Slump(in):	2" Unit Weight(pcf):
Air Temperature(F):	64	Air content(%):	Time Sampled: 3:30
Aggregate Size (in):	3/8	Time Batched:	Time in Truck:
		2:30	

<u>Information to be supplied by Laboratory Technician</u>									
Date Received:		1/12 Technician that received:							
Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	1/16	X	3	6	7.07	25734	3640	
B	26	2/6	X				43550	6160	
C	20		X				42490	6010	
D	28						43127	6100	
E	4								

Reviewed by: Date: 28 Day Avg. 6090

ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

<u>Fracture Key</u> 1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
2. Well-formed cone on one end	5. Side fractures at top or bottom
3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



Inspection Services

Laboratory Compression Test Data

Job Name: 3847 18th

DSA/Permit #:

Job#	Mix #	Supplier:	Contractor:
	206	Cement	SF Garage
Date:	Technician:	Truck #:	Design Strength (psi):
1-15-15	F.S	3525	4000

Sample Material/Shape

Flexural Beams

Grout Cubes

Concrete Cylinder

Masonry Prism

Masonry Grout

Masonry Mortar

Shotcrete Panel

Type of Structure

SOG

Footing

Grade Beam

Deck

Column

Wall

Tilt Up Panel

PT Deck

Piles

Piers

Pile-Caps

Stairs

Location in Structure

Line:

Row:

Floor/Bldg:

for overall pour

Line 1 Blwn A & B

Location in structure when sampled: Line:

Row:

Floor/Bldg:

Concrete Quality

Mix Temperature(F):

67

Slump(in):

2"

Unit Weight(pcf):

✓

Air Temperature(F):

52

Air content(%):

✓

Time Sampled:

5:00

Aggregate Size (in):

3/8

Time Batched:

4:00

Time in Truck:

Information to be supplied by Laboratory Technician

Date Received:

1/16

Technician that received:

✓

Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	1/20	X	3	6	7.07	25027	3540	
B	28	2/12	✓	1	1	1	41854	5920	
C	20			1	1	1	43551	6160	
D	29			1	1	1	44046	6230	
E	14								

Reviewed by:

Date:

28 Day Avg. 6100

ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

Fracture Key 1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
2. Well-formed cone on one end	5. Side fractures at top or bottom
3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



Inspection Services

Laboratory Compression Test Data

Job Name: 3847 18th

DSA/Permit #:

Job#	Mix #	Supplier:	Contractor:
	1413063	Cemex	SF Garage
Date:	Technician:	Truck #:	Design Strength (psi):
1-22-15	F.S	5920	4000

<u>Sample Material/Shape</u>		Flexural Beams	Grout Cubes	
Concrete Cylinder	Masonry Prism	Masonry Grout	Masonry Mortar	Shotcrete Panel
<u>Type of Structure</u>		SOG	Footing	Grade Beam
		Tilt Up Panel	PT Deck	Piers
				Deck
				Column
				Pile-Caps
				Stairs

Location in Structure	Line:	Row:	Floor/Bldg:
for overall pour	Footings	3 wall	Line 3
Location in structure when sampled:	Line:	Row:	Floor/Bldg:

<u>Concrete Quality</u>			
Mix Temperature(F):	71	Slump(in):	2" Unit Weight(pcf):
Air Temperature(F):	52	Air content(%):	Time Sampled: 2:45
Aggregate Size (in):	3/8	Time Batched:	2:00 Time in Truck:

<u>Information to be supplied by Laboratory Technician</u>									
Date Received:		1/23 Technician that received: A							
Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	1/29	X	3	6	7.07	23260	3290	
B	28	2/19	X				41500	5870	
C	28		X	1	1	1	43056	6090	
D	28						41925	5930	
E	14								

Reviewed by: Date: 28 Day Avg. 3963

ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

<u>Fracture Key</u> 1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
2. Well-formed cone on one end	5. Side fractures at top or bottom
3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



Inspection Services

Laboratory Compression Test Data

Job Name: 3847 18th St DSA/Permit #:

Job#	Mix # 1413063	Supplier: Cemex	Contractor: SF Garage
Date: 02/09	Technician: J. Schen	Truck #: 5929	Design Strength (psi): 4000

Sample Material/Shape Flexural Beams Grout Cubes
Concrete Cylinder Masonry Prism Masonry Grout Masonry Mortar Shotcrete Panel

Type of Structure SOG Footing Grade Beam Deck Column Wall
Tilt Up Panel PT Deck Piles Piers Pile-Caps Stairs

Location in Structure Line: Row: Floor/Bldg:

for overall pour

WPM Line 1

Location in structure when sampled: Line: Row: Floor/Bldg:

Concrete Quality

Mix Temperature(F): 67 Slump(in): 24 Unit Weight(pcf):

Air Temperature(F): 71 Air content(%): Time Sampled: 2:40

Aggregate Size (in): 3/8" Time Batched: 1:28 Time in Truck:

Information to be supplied by Laboratory Technician

Date Received: 2/10 Technician that received: A

Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	2/16	X	3	6	7.07	20785	2940	
B	28		X				40511	5730	
C	28	2/9	X	1	1	1	42349	5990	
D	28			1	1		41355	5850	
E	28								

Reviewed by:

Date:

28 Day Avg. 5850

ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

Fracture Key 1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
2. Well-formed cone on one end	5. Side fractures at top or bottom
3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



Inspection Services

Laboratory Compression Test Data

Job Name: 3847 18th

DSA/Permit #:

Job#	Mix #	Supplier:	Contractor:
	1413043	Cement	SF Garage
Date:	Technician:	Truck #:	Design Strength (psi):
2-12-15	F.S		4000

Sample Material/Shape

Flexural Beams

Grout Cubes

Concrete Cylinder

Masonry Prism

Masonry Grout

Masonry Mortar

Shotcrete Panel

Type of Structure

SOG

Footing

Grade Beam

Deck

Column

Wall

Tilt Up Panel

PT Deck

Piles

Piers

Pile-Caps

Stairs

Location in Structure

Line:

Row:

Floor/Bldg:

for overall pour

Footings & Wall

Location in structure when sampled: Line:

Row:

Floor/Bldg:

Concrete Quality

Mix Temperature(F):

67

Slump(in):

2"

Unit Weight(pcf):

✓

Air Temperature(F):

71

Air content(%):

✓

Time Sampled:

1:50

Aggregate Size (in):

3/8

Time Batched:

1:30

Time in Truck:

Information to be supplied by Laboratory Technician

Date Received:

2/13

Technician that received:

✓

Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia. Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	2/14	✓	3	6	7.07	22768	3220	
B	28						44046	6230	
C	28	3/12	✓		1	1	42700	6040	
D	28						43621	6170	
E	✓								

Reviewed by:

Date:

28 Day Avg. 6146

ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

Fracture Key	1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
	2. Well-formed cone on one end	5. Side fractures at top or bottom
	3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



Inspection Services

2016 0630 1316
2015 1224 5908

Laboratory Compression Test Data 201507242364

Job Name: 3847 18th

DSA/Permit #:

Job#	Mix #	Supplier:	Contractor:
	1413043	Cement	SF Garage
Date:	Technician:	Truck #:	Design Strength (psi):
1-2-15	J.S		4000

Sample Material/Shape		Flexural Beams	Grout Cubes
Concrete Cylinder	Masonry Prism	Masonry Grout	Masonry Mortar
Type of Structure	SOG	Footings	Grade Beam
	Tilt Up Panel	PT Deck	Piers
			Pile-Caps
			Stairs

Location in Structure	Line:	Row:	Floor/Bldg:
for overall pour	Line 1	Row 1	Floor 1
Location in structure when sampled:	Line:	Row:	Floor/Bldg:

Concrete Quality		
Mix Temperature(F):	Slump(in):	Unit Weight(pcf):
66	24	✓
Air Temperature(F):	Air content(%):	Time Sampled:
51	✓	
Aggregate Size (in):	Time Batched:	Time in Truck:
3/8		

Information to be supplied by Laboratory Technician									
Date Received:		Technician that received:							
1/5									
Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	1/9	✓	4	8	12.56	40694	3240	
B	28	1/30	✓				69330	5520	
C	28	1/30	✓				73224	5830	
D	28	1/30	✓						
E	✓								

Reviewed by: Date: 28 Day Avg. 5675

ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

Fracture Key	1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
	2. Well-formed cone on one end	5. Side fractures at top or bottom
	3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



Inspection Services

2016 06301316
2015 12245908
2015 07242364

Laboratory Compression Test Data

Job Name: 3847 18th

DSA/Permit #:

Job#	Mix # 206	Supplier: Cement	Contractor: SF Garage
Date: 1-9-15	Technician: F.S	Truck #:	Design Strength (psi): 4000

Sample Material/Shape	Flexural Beams	Grout Cubes
Concrete Cylinder	Masonry Prism	Masonry Grout
	Masonry Mortar	Shotcrete Panel
Type of Structure	SOG	Footing
	Grade Beam	Deck
	Column	Wall
	Tilt Up Panel	PT Deck
	Piles	Piers
	Pile-Caps	Stairs

Location in Structure	Line:	Row:	Floor/Bldg:
for overall pour	WALLS @ LINE 2		
Location in structure when sampled:	Line:	Row:	Floor/Bldg:

Concrete Quality		
Mix Temperature(F): 71	Slump(in): 2"	Unit Weight(pcf):
Air Temperature(F): 64	Air content(%):	Time Sampled: 3:30
Aggregate Size (in): 3/8	Time Batched: 2:30	Time in Truck:

Information to be supplied by Laboratory Technician									
Date Received: 1/12		Technician that received:							
Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	1/16	X	3	6	7.07	25734	3640	
B	28	2/6	X				43550	6160	
C	28		X				42490	6010	
D	28		X				43127	6100	
E	4								

Reviewed by: Date: 28 Day Avg. 6090

ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

Fracture Key	1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
	2. Well-formed cone on one end	5. Side fractures at top or bottom
	3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



Inspection Services

2016 06 30 13 16
2015 12 24 5908
2015 07 24 2364

Laboratory Compression Test Data

Job Name: 3847 18th

DSA/Permit #:

Job#	Mix #	Supplier:	Contractor:
	206	Cemex	SF Garage
Date:	Technician:	Truck #:	Design Strength (psi):
1-15-15	F.S	3525	4000

Sample Material/Shape

Flexural Beams

Grout Cubes

Concrete Cylinder

Masonry Prism

Masonry Grout

Masonry Mortar

Shotcrete Panel

Type of Structure

SOG

Footing

Grade Beam

Deck

Column

Wall

Tilt Up Panel

PT Deck

Piles

Piers

Pile-Caps

Stairs

Location in Structure

Line:

Row:

Floor/Bldg:

for overall pour

Line 1 Blwn A & B

Location in structure when sampled: Line:

Row:

Floor/Bldg:

Concrete Quality

Mix Temperature(F):

67

Slump(in):

2"

Unit Weight(pcf):

✓

Air Temperature(F):

52

Air content(%):

✓

Time Sampled:

5:00

Aggregate Size (in):

3/8

Time Batched:

4:00

Time in Truck:

Information to be supplied by Laboratory Technician

Date Received:

1/16

Technician that received:

✓

Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	1/20	X	3	6	7.07	25027	3540	
B	28	2/12	✓	1	1	1	41854	5920	
C	28	2/12	✓	1	1	1	43551	6160	
D	28			1	1	1	44046	6230	
E	4								

Reviewed by:

Date:

28 Day Avg. 60100

ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

Fracture Key 1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
2. Well-formed cone on one end	5. Side fractures at top or bottom
3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



Inspection Services

2016 06 30 1316
2015 12 24 5908

Laboratory Compression Test Data 20150724 2364

Job Name: 3847 18th

DSA/Permit #:

Job#	Mix #	Supplier:	Contractor:
	1413063	Cemex	SF Garage
Date:	Technician:	Truck #:	Design Strength (psi):
1-22-15	I.S.	5920	4000

<u>Sample Material/Shape</u>		Flexural Beams	Grout Cubes
Concrete Cylinder	Masonry Prism	Masonry Grout	Masonry Mortar
		Shotcrete Panel	
<u>Type of Structure</u>		SOG	Footing
		Grade Beam	Deck
		Column	Wall
		Piers	Stairs
		Pile-Caps	

Location in Structure Line: Row: Floor/Bldg:
for overall pour Forming 3 wall Line 3

Location in structure when sampled: Line: Row: Floor/Bldg:

Concrete Quality

Mix Temperature(F):	71	Slump(in):	2"	Unit Weight(pcf):	✓
Air Temperature(F):	52	Air content(%):	✓	Time Sampled:	2:45
Aggregate Size (in):	3/8	Time Batched:	2:00	Time in Truck:	

Information to be supplied by Laboratory Technician

Date Received: 1/25 Technician that received: B

Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	1/29	✓	3	6	7.07	23260	3290	
B	28	2/19	✓				41500	5870	
C	28		✓				43050	6090	
D	28		✓				41925	5930	
E	✓								

Reviewed by: Date: 28 Day Avg. 3963

ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

<u>Fracture Key</u>	1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
	2. Well-formed cone on one end	5. Side fractures at top or bottom
	3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



Inspection Services

201606301316
201512245908

Laboratory Compression Test Data 2015 07 24 2364

Job Name: 3847 18th St DSA/Permit #:

Job#	Mix #	Supplier:	Contractor:
	1413063	Cemex	SF Garage
Date:	Technician:	Truck #:	Design Strength (psi):
02/09	J. Schen	5929	4000

<u>Sample Material/Shape</u>	Flexural Beams	Grout Cubes	
Concrete Cylinder	Masonry Prism	Masonry Grout	Masonry Mortar
			Shotcrete Panel
<u>Type of Structure</u>	SOG	Footing	Grade Beam
	Tilt Up Panel	PT Deck	Piles
			Deck
			Piers
			Column
			Pile-Caps
			Stairs

Location in Structure	Line:	Row:	Floor/Bldg:
for overall pour	WAM	Line 1	
Location in structure when sampled:	Line:	Row:	Floor/Bldg:

<u>Concrete Quality</u>			
Mix Temperature(F):	67	Slump(in):	24
Air Temperature(F):	71	Air content(%):	
Aggregate Size (in):	3/8"	Time Batched:	1:28
		Time in Truck:	

<u>Information to be supplied by Laboratory Technician</u>									
Date Received:		2/10							
		Technician that received: A							
Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	2/16	A	3	6	7.07	20785	2940	
B	28		A				40511	5730	
C	28	2/9	A				42349	5990	
D	28						41355	5850	
E	28								

Reviewed by: Date: 28 Day Avg. 5850

ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

Fracture Key	1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
	2. Well-formed cone on one end	5. Side fractures at top or bottom
	3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



Inspection Services

2016 06 30 1316
2015 12 24 5908
2015 07 24 2364

Laboratory Compression Test Data

Job Name: 3847 18th DSA/Permit #:

Job#	Mix #	Supplier:	Contractor:
	1413043	Cement	SF Garage
Date:	Technician:	Truck #:	Design Strength (psi):
2-12-15	F.S		4000

<u>Sample Material/Shape</u>	Flexural Beams	Grout Cubes
Concrete Cylinder	Masonry Prism	Masonry Grout
	Masonry Mortar	Shotcrete Panel
<u>Type of Structure</u>	SOG	Footings
	Tilt Up Panel	PT Deck
	Piles	Piers
	Column	Pile-Caps
	Walls	Stairs

Location in Structure	Line:	Row:	Floor/Bldg:
for overall pour	Footings & walls		
Location in structure when sampled:	Line:	Row:	Floor/Bldg:

<u>Concrete Quality</u>			
Mix Temperature(F):	67	Slump(in):	2"
Air Temperature(F):	71	Air content(%):	✓
Aggregate Size (in):	3/8	Time Batched:	1:30
		Time in Truck:	

<u>Information to be supplied by Laboratory Technician</u>									
Date Received:		2/13 Technician that received: W							
Test #	Age of Test (Days)	Date	Tech	Dia. Width	Dia. Length	X-Section Area(in 2)	Ult. Load(lb.)	Comp. Strength	Type of Fracture
A	7	2/14	W	3	6	7.07	22705	3220	
B	26						44046	6230	
C	20	3/12	W				42700	6040	
D	29						43621	6170	
E	14								

Reviewed by: Date: 28 Day Avg. 6196

ASTM Standards Used: C31, C39, C42, C78, C109, C174, C511, C617, C1019, C1077, C1231, E4 & E447

<u>Fracture Key</u>	1. Well-formed cones on both ends	4. Diagonal fracture with no cracking through ends
	2. Well-formed cone on one end	5. Side fractures at top or bottom
	3. Columnar vertical cracking through both ends	6. Similar to Type 5 but end of cylinder is pointed



NOTICE

SPECIAL INSPECTION REQUIREMENTS

Please note that the Special Inspections shown on the approved plans and checked on the Special Inspections form issued with the permit are required for this project. The employment of special inspectors is the direct responsibility of the owner or the engineer/architect of record acting as the owner's representative.

These special inspections are required *in addition to* the called inspections performed by the Department of Building Inspection. The name of the special inspector shall be furnished to the district building inspector prior to start of work for which special inspection is required.

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or 415-558-6132. If there are any field problems regarding special inspection, please call your District Building Inspector or 415-558-6570.

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by the Special Inspection Services staff. To avoid delays in this process, the project owner should request final compliance reports from the architect or engineer of record and/or special inspection agency soon after the conclusion of work requiring special inspection. *The permit will not be finalized without compliance with the special inspection requirements.*

STRUCTURAL OBSERVATION REQUIREMENTS

Structural observation shall be provided as required per Section 1704.5. The building permit will not be finalized without compliance with the structural observation requirements.

Special Inspection Services Contact Information

1. Telephone: (415) 558-6132
2. Fax: (415) 558-6474
3. Email: dbi.specialinspections@sfgov.org
4. In person: 3rd floor at 1660 Mission Street

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Special Inspection Services
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6132 -- FAX (415) 558-6474 -- www.sfdbi.org

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS 3847-49 18th ST APPLICATION NO. 2015-0724-2364 ADDENDUM NO. _____
OWNER NAME _____ OWNER PHONE NO. (____) _____

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special Inspector shall be one of those as prescribed in Sec. 1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.5. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and highrise projects, and for projects utilizing new processes or materials.

JUL 27 2015

In accordance with Sec. 1701;1703;1704; 1705 (2013 SFBC), Special Inspection and/or testing is required for the following work:

- | | | |
|---|--|---|
| 1. <input checked="" type="checkbox"/> Concrete (Placement & sampling) | 6. <input checked="" type="checkbox"/> High-strength bolting | 18. Bolts installed in existing concrete masonry: |
| 2. <input checked="" type="checkbox"/> Bolts installed in concrete | 7. <input type="checkbox"/> Structural masonry | <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Masonry |
| 3. <input type="checkbox"/> Special moment-resisting concrete frame | 8. <input type="checkbox"/> Reinforced gypsum concrete | <input type="checkbox"/> Pull/Torque tests per SFBC Sec. 1607C & 1615C |
| 4. <input checked="" type="checkbox"/> Reinforcing steel and prestressing tendons | 9. <input type="checkbox"/> Insulating concrete fill | 19. <input type="checkbox"/> Shear walls and floor systems used as shear diaphragms |
| 5. <input checked="" type="checkbox"/> Structural welding: | 10. <input type="checkbox"/> Sprayed-on fireproofing | 20. <input checked="" type="checkbox"/> Hold-downs |
| A. Periodic visual inspection | 11. <input type="checkbox"/> Piling, drilled piers and caissons | 21. <input type="checkbox"/> Special cases: |
| <input checked="" type="checkbox"/> Single pass fillet welds 5/16" or smaller | 12. <input type="checkbox"/> Shotcrete | <input type="checkbox"/> Shoring |
| <input checked="" type="checkbox"/> Steel deck | 13. <input type="checkbox"/> Special grading, excavation and filling (Geo. Engineered) | <input type="checkbox"/> Underpinning: <input type="checkbox"/> Not affecting adjacent property |
| <input type="checkbox"/> Welded studs | 14. <input type="checkbox"/> Smoke-control system | <input type="checkbox"/> Affecting adjacent property: PA |
| <input type="checkbox"/> Cold formed studs and joists | 15. <input type="checkbox"/> Demolition | <input type="checkbox"/> Others |
| <input type="checkbox"/> Stair and railing systems | 16. <input type="checkbox"/> Exterior Facing | 22. <input type="checkbox"/> Crane safety (Apply to the operation of Tower cranes on highrise building) (Section 1705.21) |
| <input type="checkbox"/> Reinforcing steel | 17. <input type="checkbox"/> Retrofit of unreinforced masonry buildings: | 23. <input type="checkbox"/> Others: "As recommended by professional of record" |
| B. Continuous visual inspection and NDT (Section 1704) | <input type="checkbox"/> Testing of mortar quality and shear tests | |
| <input type="checkbox"/> All other welding (NDT exception: Fillet weld) | <input type="checkbox"/> Inspection of repointing operations | |
| <input type="checkbox"/> Reinforcing steel; and <input type="checkbox"/> NDT required | <input type="checkbox"/> Installation inspection of new shear bolts | |
| <input checked="" type="checkbox"/> Moment-resisting frames | <input type="checkbox"/> Pre-installation inspection for embedded bolts | |
| <input type="checkbox"/> Others | <input type="checkbox"/> Pull/Torque tests per SFBC Sec. 1607C & 1615C | |

24. Structural observation per Sec. 1704.5 (2013 SFBC) for the following: ☐ Foundations ☒ Steel framing
☒ Concrete construction ☐ Masonry construction ☒ Wood framing
☐ Other: _____

25. Certification is required for: ☐ Glu-lam components

Prepared by: HAROLD HOWELL Phone: 415, 692-0496
Engineer/Architect of Record

Required information:
FAX: (____) _____

Review by: [Signature] Phone: (415) 558- 6360
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports.)

DATE _____ DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO:
Special Inspection Services (415) 558-6132; or dbi.specialinspections@sfgov.org; or FAX (415) 558-6474

Cyril Yu, DBI

JUL 24 2015



September 22, 2017

City of San Francisco
Department of Building Inspection
San Francisco, CA 94103

A1 Project No. 4165
Application No. 2015-07-24-2364
2015-12-24-5908

Subject: **FINAL AFFIDAVIT**

Project: 3847-3849 18th Street
San Francisco, CA

To Whom It May Concern;

In accordance with Sec. 1701; 1703; 1704 (201* SFBC), Special Inspection and/or testing is required for the following work

5b5. Moment resisting frames

These inspections were performed by personnel under the general supervision of a Registered Civil Engineer in the State of California. Based upon our inspections performed and our substantiating reports, the inspected work requiring special inspection was, to the best of our knowledge, in conformance with the approved plans and specifications, the applicable workmanship provisions of this Code, shop drawings and any changes by the Engineer of Record.

Details of our work on this project are contained in our testing and inspection reports that were submitted during the progress of construction.

A1 Inspection Service

Harold Howell
C 17591, Exp 06-30-2019



P.O. Box 467085
San Francisco, CA 94146
Phone: 415-621-8001
info@a1inspectionsservices.com
www.a1inspectionsservices.com



Summary Report #1

August 13, 2015

Job No: 4165

Job Name: 3847 18th Street

San Francisco

Application #: 2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson & Clinton

Date of Inspection

August 10, 2015

Steve Ormando reported to Derek with Kevin Barry Iron Works at shop. Reviewed welder qualification papers for Francisco Ramirez (#9081) and observed welding in progress by #1 welder using FCAW process with E70T-6 wire. Weldments observed consisted of the following: Check fit ups and mill certs. Complete penetration welds and single pass fillet welds joining Continuity plates to WF column at moment frame. Single pass fillet welds joining stiff plates to WF beams. Single pass fillet welds joining connection plates to WF beams.

Also performed UT testing on complete penetration welds top and bottom flange connection with no rejectable indicators.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

August 11, 2015

Steve Ormando reported to Derek with Kevin Barry Iron Works at shop. Reviewed welder qualification papers for Francisco Ramirez (#9081) and observed welding in progress by #1 welder using FCAW process with E70T-6 wire. Weldments observed consisted of the following: Check fit ups and root openings. Complete penetration welds and single pass fillet welds joining continuity plates to WF column at moment frame. Single pass fillet welds joining stiff plates to WF beams.

Also performed UT testing on complete penetration welds top and bottom flange connection with no rejectable indicators.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

August 12, 2015

Steve Ormando reported to Derek with Kevin Barry Iron Works at shop. Reviewed welder qualification papers for Francisco Ramirez (#9081) and observed welding in progress by #1 welder using FCAW process with E70T-6 wire. Weldments observed consisted of the following: Complete penetration and single pass fillet welds joining continuity plates to WF column for moment frame.

Also performed Ut testing on complete penetration welds top and bottom flange connection with no rejectable indicators.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.



Inspection Services

A handwritten signature in black ink, appearing to read 'Harold Howell'.

Examined by Harold Howell

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. — City of San Francisco

08-13-15

Date

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June 9, 2017

Special Inspection Coordinator
Department of Building Inspection
City and County of San Francisco
San Francisco, CA 94103-2414

Application No: 2016-06-30-1316
2015-12-24-5908
2015-07-24-2364

Address: 3847-3849 18th Street
San Francisco, CA

This is to certify that in accordance with Section 1701 of the 201 San Francisco Building Code, I have provided special inspection of the following:

- 24a. Foundations
- 24b. Steel framing
- 24c. Concrete Construction
- 24e. Wood framing

This inspection was performed by the undersigned registered civil engineer in the state of California. Based upon the inspection performed, it is my professional judgment that the work requiring special inspection was substantially in conformance with the approved plans and specifications and the applicable workmanship provisions of this code.

Sincerely,

Harold Howell
C 17591, Exp 06-30-2017





Summary Report #1

April 23, 2015

Job No: 4165

Job Name: 3847-3849 18th Street

San Francisco

Application #: 2014-12-30-4758/2014-12-12-3665/2014-11-25-2493/2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson and Clinton

Date of Inspection

April 12, 2015

Ian Schiell reported to Alan with SF Garage at jobsite. Observed placement of concrete for footings and walls, mix #1413063, 28 day strength, 4,000 psi, specified 4 slump inches, 45 total cubic yards placed. Monitored loads for mix no., slump, temp, and time limit. Prepared cylinder test specimens sampled from truck mixer.

Set 1

Slump: 3.5
Mix Temp: 71
Air Temp: 62
Truck #: 3142
Location: Footings and walls

4/5 per set, 2 set(s), 9 total.

Also observed placing of rebar and anchor bolts for footings and wall at rear entry and backwalls.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.

04-23-15

Examined by Harold Howell

Date

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. – City of San Francisco



Summary Report #2

October 22, 2015

Job No: 4165

Job Name: 3847 18th Street

San Francisco

Application #: 2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson & Clinton

Date of Inspection

October 21, 2015

Steve Ormando reported to Josh with Dawson and Clinton. Observed placement of hold down hardware. All hold downs as per plans and hold down schedule through floors 1-5.

OK to cover.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.

Examined by Harold Howell

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. – City of San Francisco

10-22-15

Date



Summary Report #2

January 26, 2015

Job No: 4165

Job Name: 3847-3849 18th Street

San Francisco

Application #: 2014-12-30-4758/2014-12-12-3665/2014-11-25-2493/2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson and Clinton

Date of Inspection

January 2, 2015

Ian Schiell reported to John with SF Garage at jobsite. Observed placement of shotcrete for walls and footings, mix #1413063, 28 day strength, 4,000 psi, specified 2 slump inches, 9 total cubic yards placed. Monitored loads for mix no., slump, temp, and time limit. Prepared cylinder test specimens sampled from truck mixer.

Set 1

Slump: 2
Mix Temp: 66
Air Temp: 51
Truck #: 5977
Location: Footings and walls

4/5 per set, 2 set(s), 9 total.

Also observed placing of rebar and anchor bolts for footing.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

January 9, 2015

Ian Schiell reported to John with SF Garage at jobsite. Observed placement of shotcrete for walls and footings, mix #1413063, 28 day strength, 4,000 psi, specified 2 slump inches, 21 total cubic yards placed. Monitored loads for mix no., slump, temp, and time limit. Prepared cylinder test specimens sampled from truck mixer.

Set 1

Slump: 2
Mix Temp: 71
Air Temp: 64
Truck #: 6362
Location: Footings and walls

5 per set, 1 set(s), 5 total.

Also observed placing of rebar and anchor bolts for footing.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

January 15, 2015

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San Francisco, CA 94146

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Fax: 415-358-4409

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www.a1inspectionsservices.com



Inspection Services

Ian Schiell reported to John with SF Garage at jobsite. Observed placement of shotcrete for walls and footings, mix #1413063, 28 day strength, 4,000 psi, specified 2 slump inches, 22 total cubic yards placed. Monitored loads for mix no., slump, temp, and time limit. Prepared cylinder test specimens sampled from truck mixer.

Set 1

Slump: 2
Mix Temp: 71
Air Temp: 64
Truck #: 6362
Location: Footings and walls

5 per set, 1 set(s), 5 total.

Also observed placing of rebar and anchor bolts for footing.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

January 22, 2015

Ian Schiell reported to John with SF Garage at jobsite. Observed placement of shotcrete for walls and footings, mix #1413063, 28 day strength, 4,000 psi, specified 2 slump inches, 22 total cubic yards placed. Monitored loads for mix no., slump, temp, and time limit. Prepared cylinder test specimens sampled from truck mixer.

Set 1

Slump: 2
Mix Temp: 71
Air Temp: 52
Truck #: 5970
Location: Footings and walls

5 per set, 1 set(s), 5 total.

Also observed placing of rebar and anchor bolts for footing.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.

Examined by Harold Howell

Engineer

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01-26-15

Date



Inspection Services

Technical Contact: Harold Howell, P.E.

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www.a1inspectionsservices.com



Summary Report #3

December 5, 2015

Job No: 4165

Job Name: 3847 18th Street

San Francisco

Application #: 2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson & Clinton

Date of Inspection

August 13, 2015

Steve Ormando reported to Derek with Kevin Berry Weld at shop. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E70T-6 wire. Weldments observed consisted of the following: Complete penetration welds and single pass fillet welds joining continuity plates to WF column at moment frame.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

December 4, 2015

Steve Ormando reported to Derek with Kevin Berry Weld at jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Single pass fillet welds and A325 HS bolts joining WF beam to WF beam. Single pass fillet welds joining WF beam to Wall plate. At the following location(s): Media and open room.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.

Examined by Harold Howell

12-05-15

Date

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. – City of San Francisco



Summary Report #3

February 24, 2015

Job No: 4165

Job Name: 3847-3849 18th Street

San Francisco

Application #: 2014-12-30-4758/2014-12-12-3665/2014-11-25-2493/2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson and Clinton

Date of Inspection

February 9, 2015

Ian Schiell reported to John with SF Garage at jobsite. Observed placement of shotcrete for walls and footings, mix #1413063, 28 day strength, 4,000 psi, specified 2 slump inches, 10 total cubic yards placed. Monitored loads for mix no., slump, temp, and time limit. Prepared cylinder test specimens sampled from truck mixer.

Set 1

Slump: 2
Mix Temp: 67
Air Temp: 71
Truck #: 3522
Location: line 3

5 per set, 1 set(s), 5 total.

Also observed placing of rebar and anchor bolts for footing.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

February 12, 2015

Ian Schiell reported to John with SF Garage at jobsite. Reviewed welder qualification papers for Cleuber Carniero, #1046 and observed welding in progress and completed by 1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: complete penetration, multipass, and single pass fillet welds joining continuity plate to base and moment frame column to beam. Located at 2nd floor moment frames lines 2 and 2A at line A and B. Also observed tightening of A325 high strength bolts.

Also performed UT testing on complete penetration welds, top and bottom flange connection. No rejectable indicators.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

February 17, 2015

Ian Schiell reported to John with SF Garage at jobsite. Observed placement of shotcrete for walls and footings, mix #1413063, 28 day strength, 4,000 psi, specified 2 slump inches, 21 total cubic yards placed. Monitored loads for mix no., slump, temp, and time limit. Prepared cylinder test specimens sampled from truck mixer.

Set 1

Slump: 2
Mix Temp: 67

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Inspection Services

Air Temp: 71
Truck #: 3515
Location: Footings and walls

5 per set, 1 set(s), 5 total.

Also observed placing of rebar and anchor bolts for footing.

Work observed was to the best of Ian's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.

A handwritten signature in black ink, appearing to read 'H. Howell'.

02-24-15

Examined by Harold Howell

Date

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. – City of San Francisco



Summary Report #4

December 18, 2015

Job No: 4165

Job Name: 3847 18th Street

San Francisco

Application #: 2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson & Clinton

Date of Inspection

August 14, 2015

Steve Ormando reported to Derek with Kevin Berry Weld at shop. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E70T-6 wire. Weldments observed consisted of the following: Complete penetration welds and single pass fillet welds joining continuity plates to WF column.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

August 15, 2015

Steve Ormando reported to Derek with Kevin Berry Weld at shop. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E70T-6 wire. Weldments observed consisted of the following: Checked fit up, complete penetration welds and single pass fillet welds joining continuity plate to WF column.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

August 17, 2015

Steve Ormando reported to Derek with Kevin Berry Weld at shop. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E70T-6 wire. Weldments observed consisted of the following: complete penetration welds and single pass fillet welds joining continuity plate to WF column.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.

12-18-15

Examined by Harold Howell

Date

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. — City of San Francisco

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Inspection Services

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www.a1inspectionsservices.com



Summary Report #6

December 12, 2016

Job No: 4165

Job Name: 3847 18th Street

San Francisco

Application #: 2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson & Clinton

Date of Inspection

August 22, 2016

Steve Ormando reported to Derek with Kevin Berry Weld at Jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Complete penetration and single pass fillet welds joining wide flange column to wide flange beam at moment connection. Location: moment frame; 1, 2, 3rd floor.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

August 23, 2016

Steve Ormando reported to Derek with Kevin Berry Weld at Jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Single pass fillet welds joining wide flange column to base plate at foundation for moment frame #1. Complete penetration and single pass fillet welds joining wide flange beam to wide flange column at moment connection. Complete penetration and single pass fillet welds joining wide flange beam to beam at A frame connection. (4th floor). Locations: moment frame #1 3rd and 4th floor.

August 25, 2016

Steve Ormando reported to Derek with Kevin Berry Weld at jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Single pass fillet welds joining wide flange column to base plate at foundation moment frame #2. Complete penetration and single pass fillet welds joining wide flange beam to wide flange column at 2nd floor. Location: Moment frame #2.

August 26, 2016

Steve Ormando reported to Derek with Kevin Berry Weld at jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Single pass fillet welds joining wide flange column to base plate at foundation moment frame #2. Complete penetration and single pass fillet welds joining wide flange beam to wide flange column at 2nd floor. Location: Moment frame #2.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.



Inspection Services

A handwritten signature in dark ink, appearing to read 'Harold Howell'.

12-12-16

Date

Examined by Harold Howell

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. – City of San Francisco

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Summary Report #7

December 12, 2016

Job No: 4165

Job Name: 3847 18th Street

San Francisco

Application #: 2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson & Clinton

Date of Inspection

September 01, 2016

Steve Ormando reported to Derek with Kevin Berry Weld at Jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Single pass fillet welds joining wide flange column to base plate at foundation moment frame #3. Complete penetration and single pass fillet welds joining wide flange column to wide flange beam at moment connection. Location: Moment frame #3 at 2nd and 3rd floor.

September 02, 2016

Steve Ormando reported to Derek with Kevin Berry Weld at Jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Single pass fillet welds joining wide flange column to base plate at foundation moment frame #3. Complete penetration and single pass fillet welds joining wide flange column to wide flange beam at moment connection on 4th floor. Complete penetration welds joining wide flange beam to beam A frame connection. Location: Moment frame #3 at 4th floor.

September 08, 2016

Steve Ormando reported to Derek with Kevin Berry Weld at Jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: Single pass fillet welds joining wide flange column to base plate at foundation moment frame #3. Single pass fillet welds joining wide flange column to base plate at foundation. Complete penetration and single pass fillet welds joining wide flange column to wide flange beam at 2nd floor. Location: moment frame #4.

September 09, 2016

Steve Ormando reported to Derek with Kevin Berry Weld at Jobsite. Reviewed welder qualification papers for Francisco Ramirez (9081) and observed welding in progress performed by #1 welder using FCAW process with E71T-8 wire. Weldments observed consisted of the following: complete penetration and single pass fillet welds joining wide flange beam to wide flange column at 3rd floor. Wide flange beam to beam joining by complete penetration and single pass fillet welds "A" frame at 4th. Single pass fillet welds joining wide flange beam to beam 2, 3rd, and 4th floor. Location: Moment frame #4.

Work observed was to the best of Steve's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.



A handwritten signature in black ink, appearing to read 'Harold Howell'.

Examined by Harold Howell

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. – City of San Francisco

12-12-16

Date



A1 Inspection Services

ULTRASONIC DAILY FIELD REPORT

Job#: 4165		Job Name: 3847 18 th		Date: 12-12-16	
Equipment/Brand: GE		Model #: USM 35		Serial #: 6471-A	
Transducer/Brand: CAS Tech	Size: .625"X 0.750"	Frequency: 2.25 MHZ	Angle: 70	Scan Level:	
Shop Location:		Inspector: Schiell		Reference Level:	

Date	Welder	Level	Grid	Connection Type	T-B-W	UT-VIS	Pass	Repaired
09-01-16	1	2 nd 3 rd	#3	Moment	T-B	UT	X	
09-02-16	1	4th	#3	Moment	T-B	UT	X	
09-08-16	1	2 nd	#4	Moment	T-B	UT	X	
09-09-16	1	2 nd -4th	#4	Moment	T-B	UT	X	

T=Top Flange

B=Bottom Flange

W=Web

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Inspection Services

Summary Report #5

May 20, 2016

Job No: 4165

Job Name: 3847 18th Street

San Francisco

Application #: 2015.07.24.2364, 2015-12-24-5908, 2016-06-30-1316

Dawson & Clinton

Date of Inspection

April 6, 2016

Gaetano Basso reported to Miquel with Dawson and Clinton at the jobsite. Observed shear wall nailing and placement as per plans and shear wall schedule.

Work observed was to the best of Gaetano's knowledge in conformance with approved plans, specification and applicable standards of workmanship.

Laboratory tests results are attached if above referenced testing was performed during the time frame covered by this report.

Limitations: This inspection was executed in agreement with requirements; however please note that this report should not be relied upon by others, as acceptance or assurance of the inspection. The contractor is solely liable for any deficiencies or failure to follow code.

A handwritten signature in dark ink, appearing to read 'H. Howell'.

05-20-16

Examined by Harold Howell

Date

Engineer

Technical Contact: Harold Howell, P.E.

CC: Building Dept. - City of San Francisco



June 9, 2017

City of San Francisco
Department of Building Inspection
San Francisco, CA 94103

A1 Project No. 4165
Application No. 2016-06-30-1316
2015-12-24-5908
2015-07-24-2364

Subject: **FINAL AFFIDAVIT**

Project: 3847-3849 18th Street
San Francisco, CA

To Whom It May Concern;

In accordance with Sec. 1701; 1703; 1704 (201* SFBC), Special Inspection and/or testing is required for the following work

1. Concrete (placement and sampling)
2. Bolts installed in concrete
4. Reinforcing steel
- 5a1. Single pass fillet welds < 5/16"
- 5b1. All other welding (NDT Exception: Fillet Weld)
6. High strength bolting
- 18a. Bolts installed in existing concrete
19. Shear walls
20. Holdowns

These inspections were performed by personnel under the general supervision of a Registered Civil Engineer in the State of California. Based upon our inspections performed and our substantiating reports, the inspected work requiring special inspection was, to the best of our knowledge, in conformance with the approved plans and specifications, the applicable workmanship provisions of this Code, shop drawings and any changes by the Engineer of Record.

Details of our work on this project are contained in our testing and inspection reports that were submitted during the progress of construction.

A1 Inspection Service

Harold Howell
C 17591, Exp 06-30-2017



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www.a1inspectionsservices.com

7/18/19

S. Adina

Richard Linder
Jennifer Linder MD
46 Culebra Terrace
San Francisco, CA 94109

July 17, 2019

Commissioner Myrna Melgar
Myrna.melgar@sfgov.org

Commissioner Joel Koppel
Joel.koppel@sfgov.org

Commissioner Frank Fung
Frank.fung@sfgov.org

Commissioner Rich Hillis
Richhillissf@gmail.com

Commissioner Millicent Johnson
Millicent.johnson@sfgov.org

Commissioner Kathryn Moore
Kathryn.moore@sfgov.org

Commissioner Dennis Richards
Dennis.richards@sfgov.org

Secretary Jonas P. Ionian
Jonas.ionin@sfgov.org
Commissions.secretary@sfgov.org

Re: Planning Commission Hearing July 18, 2019

Agenda Item 13(a) and 13(b)

BPA no: 201807033669 & 201807033665: to demolish the existing 2-story, single family home and erect a 4-story, 2 unit building

Dear Commissioners

My husband Richard and I own 46 and 50 Culebra Terrace and it has been our family home since 2006. We have three little girls, Kate 8 years old, Alex 5 years old and Bea who is 3 years old. Like many San Francisco families we are a two career couple so my parents live with us part time as well as our au pair Kim. One of the things we love about Culebra is its unique and special sense of community. Many of the residents have lived there for more than

two decades and we work together to maintain this private special narrow street and community. Our daughters are able to play and ride their bikes on the street because of it's unusual configuration that ends on steps that lead to Lombard and Chestnut streets. My husband and I are dedicated members of the larger community as well. I am a physician and a volunteer facility member at UCSF and my husband is an entrepreneur and on the boards of our daughters' nearby school and preschool.

We are writing to you to express our concerns about the proposed project at 45 Culebra Terrace. We feel the project is extremely out of character with the street and impinges upon our families ability to enjoy our home. The owners of 45 Culebra originally told us that they planned to renovate 45 Culebra as a single family unit to accommodate their own family. We did not expect this large Developer driven 2 unit building that is out of character. Lucas Eastwood is a developer who is not part of Culebra community and is naturally trying to maximize his profits by creating the largest home possible. My home is directly across from the project on what is an unusually narrow street. I have the following concerns regarding this project.

1.Character: The current building is a street level 4 bedroom home that includes a lower level that opens to the back yard. The new building does not increase the number of bedrooms but does increase its size by two stories plus a roof deck.

The developer is decreasing the economic diversity of the street. They are replacing a more affordable 4 bedroom unit with two luxury units without increasing the number of bedrooms. It will still only be 4 bedrooms in total. This project does not improve our housing issues in San Francisco and serves to further eliminate the diversity we enjoy. Changing the number of bedrooms will not change the fact that more affordable housing is being lost.

2:Privacy: The primary living floor of the development will be looking directly into my bedroom and the bedroom of my daughters. The bedroom floor and roof deck will be looking directly into my living room across the narrow private street we cooperatively own.

3.Light: Like many homes in San Francisco we gain light from one primary wall. This development would block our access to sunlight. We currently are bathed in western light during the afternoon and evening when my children are home from school. I ask that the commision have empathy for how this project will affect the daily experience of our family's life in the home that we have owned for 13 years.

4.Parking. Due to the narrow nature of the street, the addition of a garage at 45 Culebra Terrace could hinder the use of spots 7 and 9 directly across the street from our home. Most cars would need to maneuver onto our property and into our garage space to then enter into the proposed garage. Currently when anyone is parked in spot 8 it is essentially impossible to get a car into our garage. As a result we are forced to park on the street and our garage for bicycle storage.

5. We seek reassurance that no elevator shaft would go on the proposed roof and roof deck. It is our opinion that the roof deck greatly impedes upon the privacy of our home. Unfortunately, the second unit requires a rooftop to meet the outdoor space requirement.

6. Their proposal states that they are preserving mid block open space but in reality they are completely blocking the central part of the street as they replace a street level building with a 4 story building plus a roof deck which will essentially block light from the street which we all own and use on a daily basis.

7. The developer states that he is compatible with adjacent neighbors but they are proposing more than double the mass of the current building. This building is simply too large for the lot it sits on. To fit a second unit in the lower level a variance is needed to increase the size of the building and to under size of the backyard outdoor space. This building is designed as if it is on a large corner lot rather than on a small lot on a narrow street.

8. Construction: We are also concerned about how the demolition and construction on this narrow dead end private street with limited parking will be affected by the large scale of this project.

9. If this project is allowed to proceed, the value of 45 Culebra will be increased, while economic diversity is lost, and our family will suffer a material loss of value and pleasure in our ownership of both of our family homes at 46 and 50 Culebra Terrace.

This project feels like a mistake. Even if the developer were to increase the number of bedrooms, the project is too large and is shoe horned into its space. The size of the lot and the narrowness of the street were not considered in its design. Adding a second unit doesn't fix the issue that the project is too large and impedes on the neighborhood. Even if the project increases housing by a tiny amount, it is unfair and detrimental to our community that has functioned effectively for decades.

We are distressed by the size of this project since it so greatly benefits a developer, while decreasing affordable housing stock in San Francisco, lessening diversity in our neighborhood, and creating acute financial losses of value to our families. This development has a negative effect on our experience and enjoyment in a home that we have owned for 13 years.

Thank you for you time and consideration.

Sincerely,

Jennifer and Richard Linder

Received at CPC Hearing 7/18/19
S. Adina



Law Offices of Edward C. Singer, Jr.
Attorneys at Law

Received at CPC Hearing 7/18/19
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July 17, 2019

E-MAIL & HAND DELIVERY

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Re: Planning Commission Hearing July 18, 2019; Agenda Items 13(a) & 13(b)
45 Culebra Terrace
BPA No.: 201807033669 & 201807033665: to demolish the existing 2-story, single
family home and erect a 4-story, 2-unit building (the "Project")

Dear Commissioners:

My office represents Jim & Marilyn Carter (owners of 36 Culebra Terrace), Richard & Jennifer Linder (owners of 46 & 50 Culebra Terrace), Pierre Marc Bleuse (owner of 20 Culebra Terrace) and Birgitta Hilleberg-Durrett (owner of 30 Culebra Terrace). I write to present specific objections my clients have to the scope of the Project.

History

Culebra Terrace ("Culebra") is an unusual street with an unusual history. In approximately 1912, Culebra was divided in 11 parcels and sold. It is a private street and quite narrow. Currently, Culebra consists of 11 buildings, or 22 units.

On the East side of Culebra are 3 private garages which were built decades ago, and which are extraordinarily challenging to access due to the slope and narrow dimension of the street. Mr. & Mrs. Linder, for example, do not use their "garage" for those reasons, and only park on the street.

On the West side of Culebra there are 13 designated parking spaces which run parallel to the sidewalk. The 13 parking spaces are approximately 2 feet shorter than a standard parking space, a deliberate choice made by Culebra residents in an effort to encourage smaller cars and so they could all enjoy 13 spots instead of 12.

Parking occurs on the West side of Culebra, while neighbors enjoy ingress and egress on the East side. A photograph depicting the configuration of Culebra is attached hereto as **Attachment 1**. The photograph was taken from the southern end of Culebra.

For the last several decades, parking has been on a first-come, first served basis, with no assigned parking to any owner or resident. In 2004, the buyer of 45 Culebra Terrace received a "Parking Disclosure" which outlined the general parking practices which existed in 2004. The Parking Disclosure is attached hereto as **Attachment 2**. Additional documentation showing the historic parking practices are attached hereto as **Attachment 3**.

In approximately 2011 or 2012, there were parking disputes amongst the Culebra neighbors. In response, they had a neighborhood meeting and decided that since there were 11 properties, they would issue 22 parking passes, each property owner would possess 2 passes. As a result, no owners would ever park more than 2 cars on Culebra at any given time. All owners have followed that parking agreement since that time out of a sense of fairness, in an effort to enhance the sense of community which exists on Culebra, and to preserve what little parking currently exists.

The Project

Parking space 8 sits immediately in front of 45 Culebra Terrace. Photographs of Parking Space 8 are attached hereto as **Attachment 4**.

The Project seeks to remove Parking space 8 from Culebra, and may very well disrupt Space 9, given the sub-standard sizes of the spaces. In its place will be a private garage and a private parking spot for the resident(s) of 45 Culebra. Simply put, the owners/residents of 45 Culebra will enjoy 2 private parking spaces.

The Law

There are valid, legally protected easement rights which all Culebra owners possess.

Easements can be created in a variety of ways; express grant, implied grant, implied reservation, necessity, prescription, estoppel (equitable principles), and/or a Court decision based upon the totality of the circumstances.

Under certain circumstances, the law implies that the parties intended to create or transfer an easement by a grant or reservation when there is no written document evidencing their intent and, in some cases, even when there is no oral agreement regarding the easement. The court looks to all of the facts, the situation of the parties and the properties, and the circumstances surrounding the transaction to determine, as a question of fact, whether the parties intended to create the easement. Courts will look at whether there was a preexisting use in making its determination. (See Witkin, 12 Summary of California L., §§ 388 to 406 (10th ed.); Cal. Jur. 3d, Easements and Licenses in Real Property §§ 28 to 31.) (Tusher v. Gabrielsen, 68 Cal. App. 4th 131, 145, 80 Cal. Rptr. 2d 126 (1st Dist. 1998); George v. Goshgarian, 139 Cal. App. 3d 856, 861–863, 189 Cal. Rptr. 94 (5th Dist. 1983) (summary judgment reversed); Leonard v. Haydon, 110 Cal. App. 3d 263, 274, 167 Cal. Rptr. 789 (2d Dist. 1980); Piazza v. Schaefer, 255 Cal. App. 2d 328, 332, 63 Cal. Rptr. 246 (1st Dist. 1967); McCarty v. Walton, 212 Cal. App. 2d 39, 43, 27 Cal. Rptr. 792 (3d Dist. 1963); Los Angeles County v. Bartlett, 203 Cal. App. 2d 523, 530, 21 Cal. Rptr. 776 (2d Dist. 1962); Warfield v. Basich, 161 Cal. App. 2d 493, 498, 326 P.2d 942 (1st Dist. 1958); Bartholomae Corp. v. W. B. Scott Inv. Co., 119 Cal. App. 2d 41, 44, 259 P.2d 28 (2d Dist. 1953); Orr v. Kirk, 100 Cal. App. 2d 678, 681, 224 P.2d 71 (4th Dist. 1950); Navarro v. Paulley, 66 Cal. App. 2d 827, 830, 153 P.2d 397 (2d Dist. 1944); Rees v. Drinning, 64 Cal. App. 2d 273, 277, 148 P.2d 378 (3d Dist. 1944).)

Courts will also create easements by estoppel or on the basis of an executed oral agreement, without a written deed of conveyance. (Redke v. Silvertrust, 6 Cal. 3d 94, 101, 98 Cal. Rptr. 293, 490 P.2d 805 (1971); Monarco v. Lo Greco, 35 Cal. 2d 621, 623, 220 P.2d 737 (1950); Byrne v. Laura, 52 Cal. App. 4th 1054, 1068, 60 Cal. Rptr. 2d 908 (1st Dist. 1997); Allied Grape Growers v. Bronco Wine Co., 203 Cal. App. 3d 432, 444, 249 Cal. Rptr. 872 (5th Dist. 1988); Isaac v. A & B Loan Co., 201 Cal. App. 3d 307, 313, 247 Cal. Rptr. 104 (2d Dist. 1988); Mintz v. Rowitz, 13 Cal. App. 3d 216, 224–225, 91 Cal. Rptr. 435 (2d Dist. 1970); Mosekian v. Davis Canning Co., 229 Cal. App. 2d 118, 40 Cal. Rptr. 157 (5th Dist. 1964); Moore v. Day, 123 Cal. App. 2d 134, 266 P.2d 51 (3d Dist. 1954). See also Restatement First, Statute of Frauds § 11.)

An easement may exist by virtue of an irrevocable license. The court will create an easement when a licensee (such as the neighbors on Culebra) expends time and money improving the licensed area under a justifiable belief that the licensor will not revoke the license. In such cases, the license often is held to be irrevocable. (Richardson v. Franc, 233 Cal. App. 4th 744, 755, 182 Cal. Rptr. 3d 853 (1st Dist. 2015), review filed, (Mar. 6, 2015); Zellers v. State, 134 Cal. App. 2d 270, 275, 285 P.2d 962 (2d Dist. 1955); Stoner v. Zucker, 148 Cal. 516, 520,

Easements may also exist out of necessity, to avoid a situation where an owner would otherwise be landlocked. Culebra residents may very well be landlocked without the aforementioned easement rights due to its unusual dimensions and the dead-end which exists on the South side.

In this case, the historic, well documented practices among all the neighbors, coupled with the unusual configuration of Culebra and the reliance of all Culebra neighbors on the parking and access easement rights, has resulted in all Culebra owners possessing the right to access Culebra on the East side (that is, they are all allowed to drive on the left side), and the right to park in the 13 parking spaces on the West side (they are allowed to park on a first-come, first-served basis on the right side). Those rights cannot be unilaterally infringed upon or taken.

Mr. Eastwood is trying to unilaterally privatize Culebra parking which the law does not allow. All owners have the shared and collective right to park in Parking Space 8. Moreover, Mr. Eastwood seeks to privatize parking AND still continue to cross over the Linder property to access his private garage and parking space. He wants to reap all of the benefits of these shared easement rights while avoiding any of the obligations. Basic legal and equitable principles do now allow such an unfair taking by one owner at the expense of the rest of the owners.

Conclusion

Simply put, parking is a finite, fragile resource on Culebra Terrace; a resource protected by law and equity. The street is small, the spaces are small. There exists a delicate balance on Culebra which can only exist because the residents share what limited parking there is in accordance with the parking agreement the residents entered into so many years ago. To disrupt that now so that one owner can benefit to the detriment of the rest of the street is unfair, contrary to public policy, conflicts with their parking rights, and will have a dangerous ripple effect that the street cannot bear.

In closing, I would urge the project sponsor to remove the private garage from the scope of Project so that Culebra Terrace parking remains available to all.

I truly hope we can resolve this in a way which allows Mr. Eastwood to utilize his property while preserving the parking rights which exist and are legally protected.

Sincerely,

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

Michele L. Scott, Esq.

ATTACHMENT 1



ATTACHMENT 2

**45 Culebra Terrace
PARKING DISCLOSURE**

September 2004

Culebra Terrace is a private street, maintained by the owners on the street.

There is no formal homeowners association on the south side (of Chestnut St.) on Culebra Terrace and no formal agreement with respect to parking on the south side (of Chestnut St.) on Culebra Terrace.

The sellers and several neighbors have informed me that there is one parking pass issued to 45 Culebra Terrace, which allows a car to be parked on the street, with the pass visible on the dashboard. (I currently have possession of the parking pass for 45 Culebra).

There are approximately 13 marked parking spaces on the street and several neighbors have told me that there are approximately 18 parking passes in possession by owners and tenants on the street. *(not all necessarily in use at this time)*

There are no assigned parking spaces on the street and parking is first come, first served, according to the owners and residents on Culebra Terrace that I have spoken with.

There is no formal process for obtaining additional parking passes. Several neighbors I have spoken with disagree on what the current neighborhood parking agreement policy consists of in terms of # parking passes, who has a right to the parking passes, whether the parking passes can be issued to tenants vs. owners and how parking will be addressed in the future.

The prospective buyer is encouraged to further investigate with neighbors about the informal, verbal understandings concerning parking. I have encountered no dispute with respect to one parking pass as valid for 45 Culebra Terrace.

Cathy Devito
Cathy Devito

Buyer:

W. H. H. H.

Date:

10/6/4

Buyer:

J. J. J. J.

Date:

10/6/4

ATTACHMENT 3

WARNING NOTICE

You are hereby informed that:

1. Culebra Terrace is a private street with parking restricted to property owners and authorized residents with valid parking certificates. Culebra Terrace is not a public street and visitor parking is not permitted at any time. Under Section 22658 of the California Vehicle Code your car can be legally towed.
2. Parking is never permitted on the east side of the street (left side of the street, going up). Fire Department regulations require a 21 foot clearance for emergency equipment.

The make, model and license number of this vehicle have been recorded, and if the vehicle remains here, or is ever parked here again, it will be towed at your expense without warning. (For towed vehicle information, see sign posted at the entrance to Culebra Terrace.)

###

JAMES A. CARTER
BRIAN M. CARTER
MICHELLE Q. CARTER

CARTER & CARTER
ATTORNEYS AT LAW
235 PINE STREET
SUITE 1300
SAN FRANCISCO, CALIFORNIA 94104-2733

TELEPHONE: (415) 989-4800
FAX: (415) 989-4864

June 22, 2000

Mr. Richard A. DeLateur
1141 Chestnut Street
San Francisco, CA 94109

Re: Culebra Terrace Parking

Dear Mr. DeLateur:

I have reviewed your correspondence with Doug McDonald, and wish to comment on your letter of May 2, 2000, because that letter does not reflect an accurate understanding of the historical and legal aspects governing parking on Culebra Terrace. While the owners on Culebra wish to maintain the most harmonious and cooperative relations with all of our neighbors, I believe a better understanding of the historical and legal relationships governing parking on Culebra Terrace will be helpful for all parties to resolve matters of common interest.

Your letter states that one side of the street (West) cannot decide on how the street is used without approval from the East side of the street. In the absence of history, I would agree with your analysis. However, we are not working with a clean slate. All parking rights on Culebra were first established some 80 years ago. Accordingly, the current property owners find themselves bound by an existing legal framework, which cannot be changed by majority vote, but which would require the unanimous consent of all interested property owners.

Let me briefly describe my understanding of the parking rights on Culebra. The deed to my property (which I believe is typical of others), contains easements for other owners on the property owned by me, which extends to the center of the private street. The deeds contain no reference to parking, but do provide other property owners with rights of passage through easements set forth in the deed. The original property owners would have had the right, through those easements, effectively to prohibit any parking on the street. (If each owner had insisted on the right to park on that part of the property extending to the center of the street, and the owner on the opposite side of the street had exercised the same right, then all other property owners would have been denied their rights of vehicular passage.) Moreover, it is a mandate of the City and County that the street be open to passage for fire and other emergency vehicles. Thus there is a public right requiring passage, and a private easement right of passage, both of which would have been violated if each owner had insisted on the right to park on owned property to the center of the street.

Mr. Richard A. DeLateur

June 22, 2000

Page 2

The practice adopted by the original owners was to park solely on the West side, and not to permit parking on the East side. That accommodation is not set forth in any writing, but became incorporated as a right of property owners on the East side, and as a duty of property owners on the West side, under legal principles known as "adverse possession." Once those rights and duties have accrued, through claim of right, for a period of five years, under California law they become permanent rights and duties attached to the properties.

Those rights of property owners on the East side to park on the West side did not include the lot on which your building was constructed, because there was no building there at the time those rights/duties became attached. Moreover, when the building was constructed at 1141 Chestnut, several property owners on Culebra took the position that the residents of 1141 Chestnut would not be authorized to park on the West side of Culebra, and that position was enforced by towing or threats to tow. If the developer, owners or residents of 1141 Chestnut had attempted to claim the legal right to park on Culebra, that would have been challenged in court in order to prevent the residents of 1141 Chestnut from obtaining the right to park on the West side of Culebra under rights of adverse possession. As an illustration of the determination by certain owners not to permit claims of adverse possession to alter the parking rights, a few years ago one Culebra property owner asserted the exclusive right to park on certain spaces and to deny other owners the right to park in those spaces. Prior to the time adverse possession would have perfected those rights, a lawsuit was filed challenging that claim. The lawsuit was settled with that owner relinquishing that claim.

Based upon the foregoing summary of historical practice and legal analysis, it is my belief that the owners of properties on Culebra have the lawful right to limit parking pursuant to express easements and implied easements obtained through adverse possession. That includes the right to prohibit parking on Culebra by residents of 1141 Chestnut.

I am writing this letter in my capacity as a property owner, not in my capacity as an attorney. Accordingly, I certainly do not expect you or the other owners at 1141 Chestnut to accept my analysis, or to deem it to be the position of other property owners on Culebra. Nevertheless, in order that you may be advised concerning parking, you may wish to seek advice from attorneys of your choosing in order to determine whether they concur with my analysis as set forth above.

I will not attempt, in this letter, to address accommodations which might be voluntarily made by the owners of property on Culebra in the interest of good-neighbor policy. Those are matters which would need to be addressed by all property owners with full awareness of their legal rights.

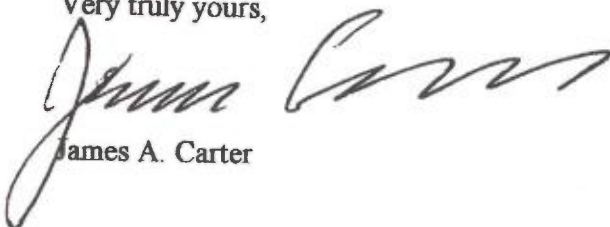
If you wish to engage in a dialogue with the owners on Culebra, then Doug McDonald would continue to be our coordinator of such conversations. If you obtain the assistance of attorneys and they wish to communicate regarding this matter, then I would welcome a direct

Mr. Richard A. DeLateur
June 22, 2000
Page 3

communication from the attorneys, which I will then share with the other owners on Culebra Terrace.

I appreciate the spirit of cooperation that you bring to this dialogue, and it is my hope that we may continue to maintain the most harmonious relations.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'James A. Carter', with a stylized, flowing script.

James A. Carter

JAC:mq

cc: Culebra Property Owners

**JAMES A. and MARILYN Q. CARTER
36 CULEBRA TERRACE
SAN FRANCISCO, CA 94109**

March 1, 2005

Mr. James Clayton
65 Culebra Terrace
San Francisco, CA 94109-1122

Re: Parking on Culebra Terrace

Dear James:

On February 22 I spoke to you outside your home and asked if you had received my letter of January 23 regarding your placard which claims the exclusive right to park in spaces which are on that part of Culebra owned by you. You stated you had received it, but you did not agree with my letter. You then stated that the woman across the street (pointing to the house at 1141 Chestnut) had received an opinion letter from an attorney with a different interpretation. I asked if you had a copy of it, and you stated no, that you had misplaced it, but knew there was such a letter.

In reflecting on that discussion I recall that several years ago there was a letter furnished by the owners of 1141 Chestnut claiming that they had the right to park on Culebra because they owned to the center line of Culebra opposite a part of your property. To the best of my recall, **all** of the property owners on Culebra, including you and Paul Tweto, were firmly opposed to that claim of parking rights. Doug McDonald acted as our liaison with the owners on Chestnut in order to avoid the litigation threatened by them, and Doug then sought contributions from Culebra property owners to obtain an opinion from a lawyer disputing the analysis in the letter claiming the Chestnut Street owners had the right to park on Culebra. It is my recollection that the letter Doug McDonald obtained from an attorney confirmed the conclusions that I had earlier reached and communicated to all Culebra property owners – that prescriptive easements provided the governing principles for the rights to park on Culebra Terrace, and that under those prescriptive easements the right to parking on Culebra was limited solely to property owners on Culebra (and their successors) who had perfected those easements. Since the 1141 Chestnut building had not been constructed at that time, we contended that property was not covered by those prescriptive easements. After the Chestnut Street owners received that letter, we heard nothing further, which clearly indicated that they acquiesced in our position regarding the prescriptive easements.

To the best of my recall there was nothing in that letter from the owners of the Chestnut Street property which would support your claim to exclusive parking rights on that part of the street owned by you. On the contrary, the claims asserted in that letter, had the Chestnut Street

owners gone to court and had their claims validated, would undermine the position you are taking at this time, because it would have given the residents of the Chestnut Street property the right to park on the west side of Culebra, **including your property.**

Accepting your position would deprive property owners on the east side of Culebra, and their tenants and guests, of any right to park on Culebra. If exclusive parking rights were available only to owners on the west side of Culebra, it would add hundreds of thousands of dollars to the value of each lot on the west side of Culebra and subtract hundreds of thousands from the property value of the houses on the east side of Culebra.

If you could lawfully claim the exclusive right to park on that part of Culebra which is your property, and if there were no prescriptive easements governing parking rights, then similar claims could be made by all property owners. Enforcement of that "right" by you as owner of 65, on the west, and an identical "right" by the owner of 60-64, on the east, would permit the two property owners at the entrance to Culebra to block all vehicular access by the other property owners south of your respective properties on Culebra.

The other property owners on Culebra clearly would not have permitted owners at the entrance to Culebra to block ingress and egress to all other properties. To my knowledge no formal easements were ever recorded, but the very purpose of prescriptive easements is to permit practices to determine rights through common use and acceptance over a substantial period of time. Rather than attempt to regulate parking rights by deeds or recorded easements thereto, the owners on Culebra permitted those rights to be determined by usage. Those prescriptive easements have now developed into property rights which permit all property owners on Culebra to park on the west side. The only property on the west side which is not subject to those easements is the property at 53-55 Culebra in front of the garage. I did not reside on the street when that property was built, and I have no knowledge as to whether any of the property owners protested the loss of parking easements through the construction of that garage. Had other owners protested, and been willing to litigate, I believe the other owners would have prevailed, if they had been able to show a usage and practice for the requisite period to establish prescriptive easements at the time 53-55 was constructed. In any event, that garage is clearly "grandfathered." However, if you or other owners on the west side now attempted to deprive the other owners of parking through construction of a garage, I suspect that the other property owners would be unwilling to acquiesce in that loss of prescriptive parking rights.

In our conversation you stated that when you first moved onto Culebra the practice was to park on the east side. I have no knowledge of that practice. When I moved onto the street in 1968, the practice was to park on the west side. At that time, and for several years thereafter, residents also parked on the sidewalk on the east side, but we were ordered by the Fire Department to cease that practice when a fire occurred on Culebra and fire trucks could not get to the location of the fire. In order to permit any parking on the street in accordance with Fire

Mr. James Clayton
March 1, 2005
Page 3

Department regulations, it was then informally agreed that parking would be confined to the west side. That practice of parking on the west side has continued for a sufficient period to establish the prescriptive rights to park on the west side. However, if your recall about the practice of parking on the east is correct, that may explain why the owners of 53-55 were able to build a garage without violating the prescriptive parking rights of the other owners.

As the correspondence enclosed with my January 23 letter clearly stated, you and the other owners on the west side of Culebra had the opportunity to join with all the property owners on Culebra in setting up new parking rights, which would supersede the parking easements, and which would provide dedicated parking to all property owners. I set forth a proposal for such changes in correspondence in 1997, and a substantial number of property owners were in accord. To my recall, you and Paul Tweto were the most firmly opposed to those changes, even though the changes would clearly have conferred substantial benefit on your property (you could have added a garage), while providing dedicated parking to all property owners on Culebra. You and Paul rejected those proposals, yet you now seek the benefit of exclusive parking rights. Exclusive parking rights asserted by any owner on the west side would result in detriment to other owners of prescriptive rights. I believe the law is clear that only through the concurrence of **all** property owners holding prescriptive parking rights can exclusive parking rights be granted to any property owner. Unless and until all property owners are in concurrence on modification of the current practices, your unilateral claim to exclusive parking rights cannot be accepted because of the impact on property values and parking rights as noted above.

In view of your refusal to remove the placard from your car which claims an exclusive right to park, I am sending copies of relevant correspondence to all property owners on Culebra Terrace South and intend to consult with the other property owners as to the response to your attempted deprivation of parking rights to all other owners.

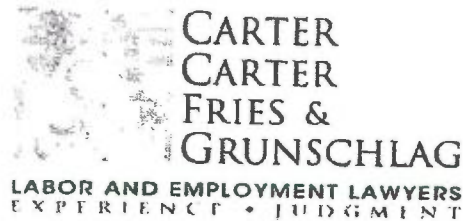
Very truly yours,

James A. Carter

JAC:mq

cc: All Culebra Terrace South Property Owners (w/enclosures)

JAMES A. CARTER
BRIAN M. CARTER
ROBERT T. FRIES
DOV M. GRUNSCHLAG
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April 11, 2012

via e-mail: msmit@hill-co.com
Fax: (415) 202-2473
Missy Wyant Smit
Hill & Co.

Re: Listing on 50 Culebra Terrace

Dear Ms. Smit:

My wife and I are the owners of 36 Culebra Terrace, and long-time property owners on Culebra Terrace.

This letter is intended to put you on notice of your duty, as an agent, to properly disclose the status of easements for parking on Culebra Terrace since parking is an important factor of interest to any prospective purchaser. As you are undoubtedly aware based on the duty of sellers to make full disclosure, there are parking easements on Culebra Terrace, developed through long-time usage and acquiescence, which limit parking on the street to owners of property on Culebra Terrace South, and to persons visiting owners, so long as the usage is not unreasonable.

To the best of my knowledge, the easements are legally enforceable under California law, although they are not reflected in deeds or other recorded instruments. I am personally aware of past instances where the owners on Culebra Terrace have threatened surrounding property owners with litigation if they violate our easement rights. The surrounding property owners have not challenged the rights of Culebra owners to take legal action to enforce those easements, so I believe litigation has never been filed.

The easements referred to above provide that each homeowner has the right to use two of the numbered parking spaces. In order to protect the rights of owners, each owner is issued two parking passes – one for the homeowner and one for a renter or temporary guest. Generally any one household is not expected to park two cars on the street overnight. Homeowners have precedence over renters. The parking on the Terrace is running very smoothly, and there seems to be parking for everybody even though there are more homeowners than parking spots. Parking is on a “first come first served” basis and no homeowner has priority to any of the numbered spaces.

Ms. Missy Wyant Smit
Hill & Co.
April 11, 2012
Page 2

It is important that you make this letter part of the Agents' Disclosure document to all prospective purchasers. Any purchaser of 50 Culebra Terrace will be subject to those restrictions. However, the owners wish to maintain harmonious relations with other owners, so the purchaser would want to be fully aware of rights that will continue to make Culebra Terrace a quiet and welcoming cul de sac.

Very truly yours,



James A. Carter

JAC:mq

cc: All Property Owners on Culebra Terrace (South)

CULEBRA TERRACE (SOUTH) HOME OWNERS DISCLOSURE

This is to advise parties interested in becoming an owner on Culebra Terrace as to practices and understandings regarding parking on the street. Culebra Terrace is a private street and as such is largely maintained by the Owners on the street as to repaving, street lights etc. There is an informal home owners association without dues. Every household maintains an updated list of owners' contact information including any tenants on the street.

As to parking historically the parking is for reserved for Culebra residents only. The property owners have engaged in various actions in order to eliminate or minimize unauthorized parking. The street is painted with appropriate "no parking" signs, identified parking spaces by number to facilitate identification of unauthorized cars, and have made arrangements with towing companies to tow unauthorized vehicles.

Parking and Parking rights are not addressed in the deeds. Rather parking rights have developed through practices into implied easements, which govern the parking rights. Parking is permitted on the southwest side of the street only. The numbered spaces have no relationship to parking rights.

It is generally agreed by the owners that no property owner or tenant will park more than two cars on the street at any one time. There are some properties where the owners and tenants have more than two cars, but it has become a custom to shift their cars around to public streets in order that parking on Culebra remain generally available for the owners and tenants. That has been accomplished over many years through cooperation in an effort to maintain harmonious relations among all the owners.

It is also the practice to permit guests of Owners and Tenants to park on the street while attending parties, dinners etc. In order to protect parking rights the use of placards which are placed inside the car to notify other property owners that the car is authorized to park on the street.

Subject: [Fwd: Gardening mishap]
Date: Sat, 11 Oct 1997 10:31:29 +0000
From: "sfproperties.com" <sfprop@earthlink.net>
Organization: sfproperties.com
To: malin@sfproperties.com

This is the E-Mail Re: garden

Alex

Subject: Gardening mishap
Date: Wed, 01 Oct 97 19:13:00 PDT
From: Richard A DeLateur <Richard_A_DeLateur@ccm.sc.intel.com>
To: malin@SFProperties.com

ATTN
VIN CARRAN

Malin,

Sorry I took so long to get back to you, things have been surprisingly hectic the past few weeks. Allow me to introduce myself, I am Richard DeLateur the owner of Unit #1 at 1141 Chestnut St. and the current President of our Association. My work number is (408) 765-9052 and my home number is (415) 929-1445; please do not hesitate to call if I can be of any assistance in the future.

As for the gardening. I agree it was a poor job of "pruning". Perhaps it was my instruction to make sure that we could paint that side of the house after pruning. At any rate, I agree with your opinion. I would be open to any remediation that you might think is necessary either for the health of the trees, or for aesthetics. I will also take up the matter of changing gardeners at our Oct. 9 meeting, though some of our owners are attached to Lucien. It would be helpful if you could provide me the name of the recommended alternative gardener.

I am motivated to do this, because it is important to me to be a good neighbor. In this context I have two issues I would like your cooperation on:

- 1) At times over the past year, you have had things done to our property before asking for our "ok". I do not have a strong opinion on the look of the Culebra side of the property, and therefore imagine that I would generally agree with whatever changes you have in mind. However, I need to insist that prior to modifying or entering our property you first ask permission. A simple note will do.
- 2) Occasionally, and I stress this is very infrequent, we have a need to park either our (or our guests) car on Culebra. This is often met with confrontation, or a note threatening towing. I do not understand why the folks on Culebra believe we do not have a right to park on this private street. If you could facilitate an understanding with whoever feels strongly about this, I would appreciate it.

Our properties are identically situated, in that our property lines extend half way into the street. (I have the maps from the title company if you would like a copy.) Additionally, we have granted, and have rights to, the same easements. So, I am confused as to what the problem is. Can you help me understand? Please advise as to what I need to do to clear this up. I would like to do this in a constructive manner.

Hope all is going well, it seems business is booming! Look forward to hearing from you.

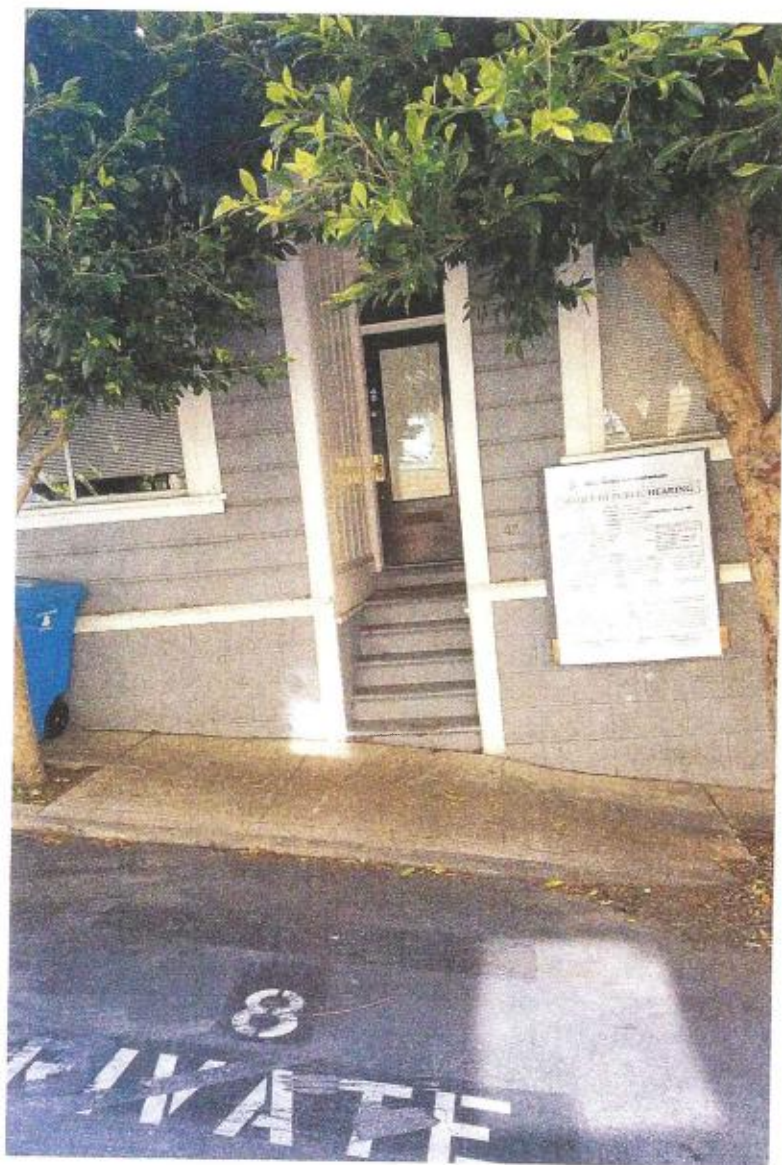
Sincerely,

Richard

cc:mail address "richard_a_delateur@ccm.sc.intel.com"

ATTACHMENT 4





Development Agreement

The Flower Mart Project

Three Key Components

- **The need for two scenarios.**
- **The payment structure for the off-site scenario.**
- **The agreement to prioritize the project's Phase 1B Prop M allocation in the fall of 2021.**

FLOWER MART AKA. 610-690 BRANNAN STREET

- Office Use: 2,032,165 gsf
- Other Uses:
 - PDR/Flower Mart - 115,000 gsf
 - Retail – 83,459 gsf
- Community Benefits:
 - Open Space (145,000 gsf, including 35,450 gsf POPOS; 8,125 gsf in Market Hall; 5,193 gsf Off-Site)
 - Retention & Significant Upgrade of San Francisco Flower Mart
 - Enhanced Workforce Program
 - Affordable Housing Land Dedication (14,000 sf) for Gateway Building
 - Below Market Rate PDR



- Child Care (Fee or On-Site of 10,185 gsf or Combo)
- LEED Platinum

Why do we need two scenarios?

- **Increased density along with proposed road diet could result in challenges for vehicle intensive reality of operating a major wholesale flower distribution business.**
- **The Flowermart is made up of over 50 independent small business owners who in turn accommodate 4,000 small and large businesses across all of northern California on a weekly basis.**
- **Rely on easy circulation and adjacent access to the mart's warehouse.**

FlowerMart Development Agreement - Scenario A

Flower Vendors Elect to Return to Fifth and Brannan

- **115,000 square feet of on-site affordable PDR space**
- **100,000 square feet of on-site neighborhood serving retail**
- **15,000 square foot land dedication for 100% Affordable housing**
- **36,000 square feet on-site privately owned public open space**
- **5,000 square feet off-site public open space**
- **Enhanced workforce and job training for both PDR & Office**
- **500 bike parking spaces**
- **\$5million contribution to Sunnydale Hub project**
- **\$2million contribution to CSOMA safer & cleaner streets**
- **\$4million in public art (in addition to 1% art's fee)**
- **\$160 million in impact fees including \$58million in jobs housing linkage, of which the City will commit to using \$20million for small site acquisition rehab in SOMA**

Scenario B

FlowerMart Election

Scenario B is triggered if the Flowermart elects not to return to Brannan Street. The flower vendors will have up to 120 days after project approvals to make this election to stay or move.

FlowerMart Development Agreement - Scenario B

Flower Vendors Elect Alternative Permanent Location

- 115,000 square feet of off-site affordable PDR space
- 100,000 square feet of on-site neighborhood serving retail
- 15,000 square foot land dedication for 100% Affordable housing
- 36,000 square feet on-site privately owned public open space
- 5,000 square feet off-site public open space
- Enhanced workforce and job training for both PDR & Office
- 500 bike parking spaces
- \$5million contribution to the Sunnydale Hub project
- \$2million contribution to CSOMA safe and clean streets
- \$4million public art (in addition to 1% art's fee)
- \$160million in impact fees including \$58million in jobs housing linkage, of which the City will commit to using \$20million for small site acquisition rehab in SOMA
- **PLUS: 23,000 square foot on-site affordable childcare facility**
- **1,000 square foot on-site community space**
- **On-site programming for neighborhood organizations, including job fairs, floral shows, farmer's market and other community programs**

PROP M Pipeline

	Summer 2019	Fall 2019	Fall 2020	Fall 2021	Fall 2022	Fall 2023	Fall 2024	Fall 2025	<u>Total thru 2025</u>
Amount in Bank	2,892,000	1,323,000	62,000	937,000	-410,000	465,000	150,000	1,025,000	
<u>Allocations:</u>									
Non-Port	2,869,000	1,196,000	0	937,000	0	465,000	0	1,025,000	6,492,000
Port	60,000	940,000	0	1,285,000	0	725,000	0	250,000	3,260,000
Total	2,929,000	2,136,000	0	2,222,000	0	1,190,000	0	1,275,000	9,752,000

Central SoMa Allocations:

By end of 2019	70%
By end of 2021	87%
By end of 2023	95%
By end of 2025	100%

Thank you

Received at CPC Hearing 7/18/19
E. Samuels



SAN FRANCISCO FLOWER MART

PLANNING COMMISSION
HEARING
JULY 18, 2019



VIEW FROM 5TH AND BRANNAN



PROJECT OVERVIEW



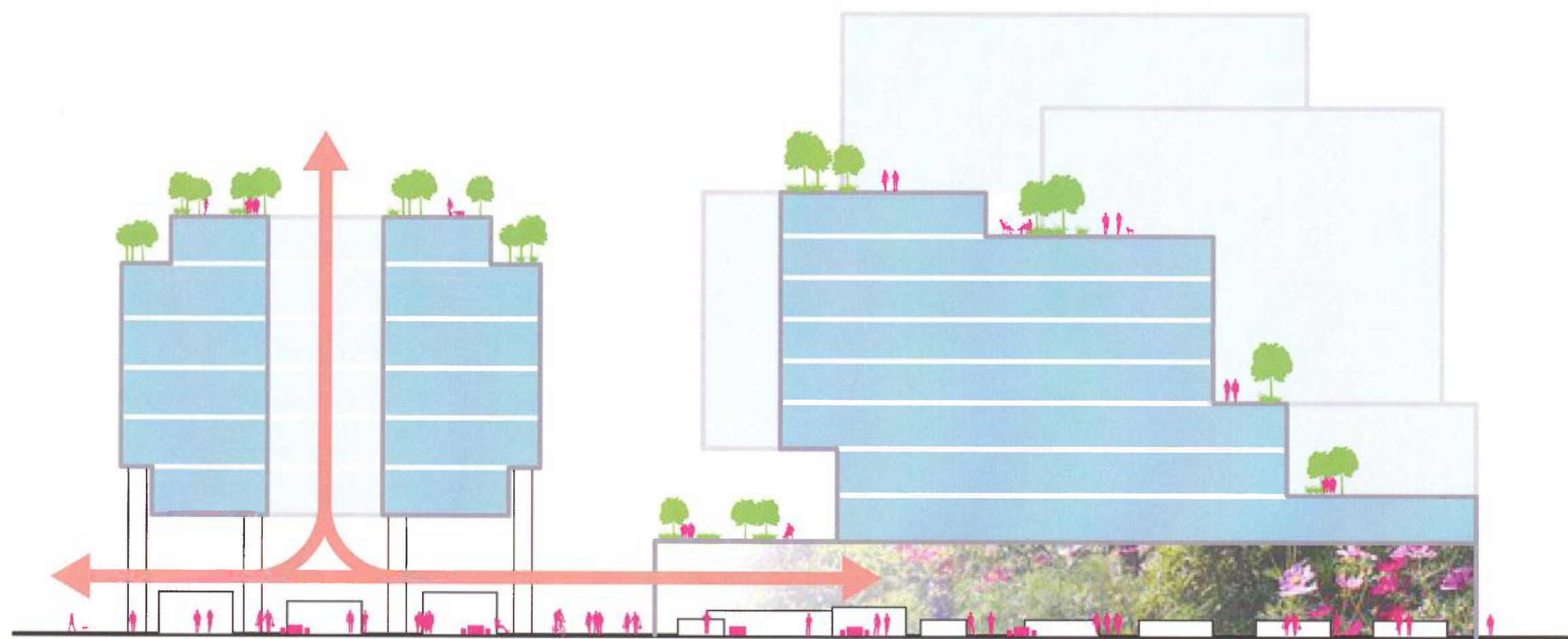
MARKET HALL BUILDING



BLOCKS BUILDING



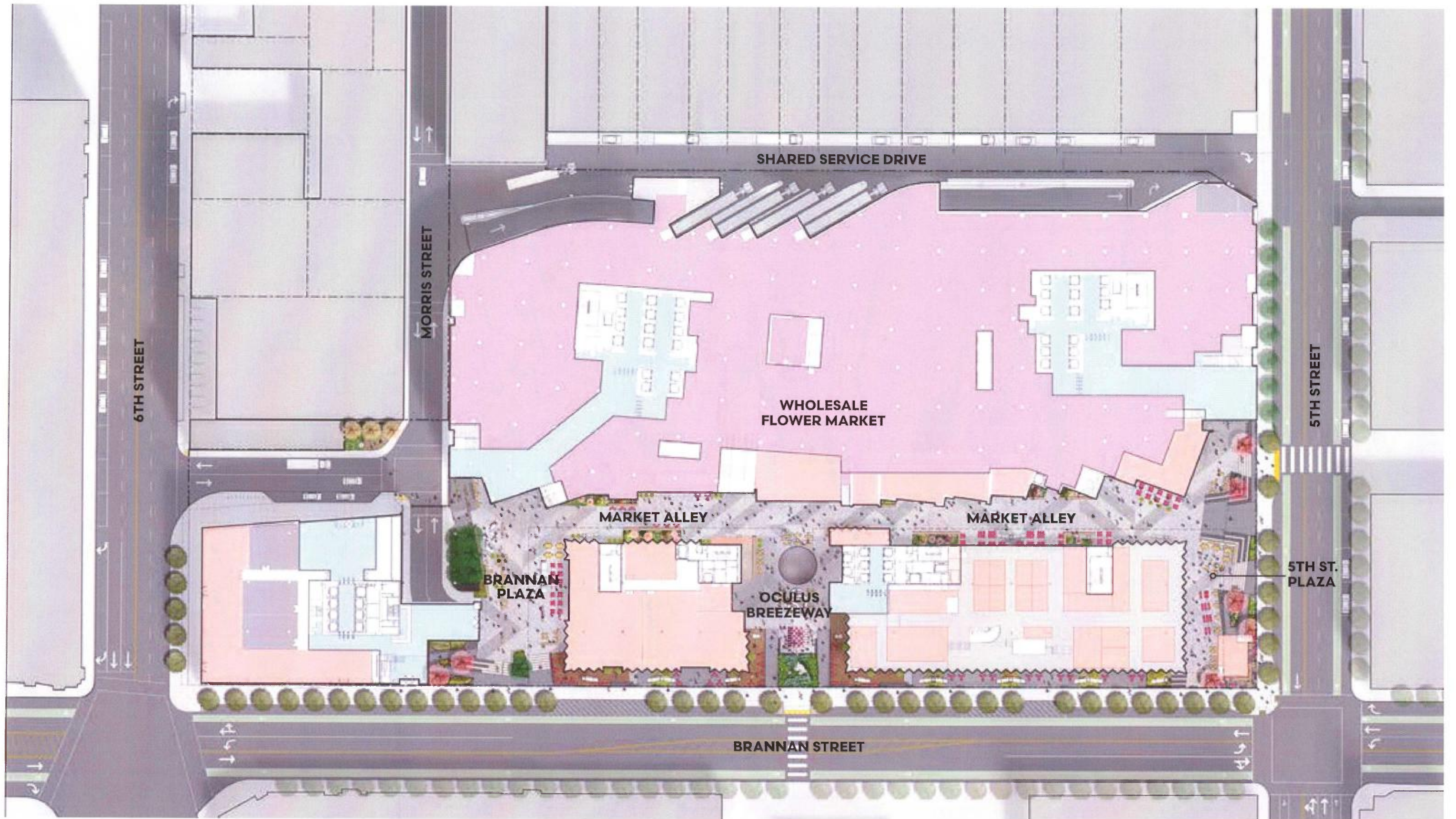
GATEWAY BUILDING



BUILDING STRATEGY DIAGRAM



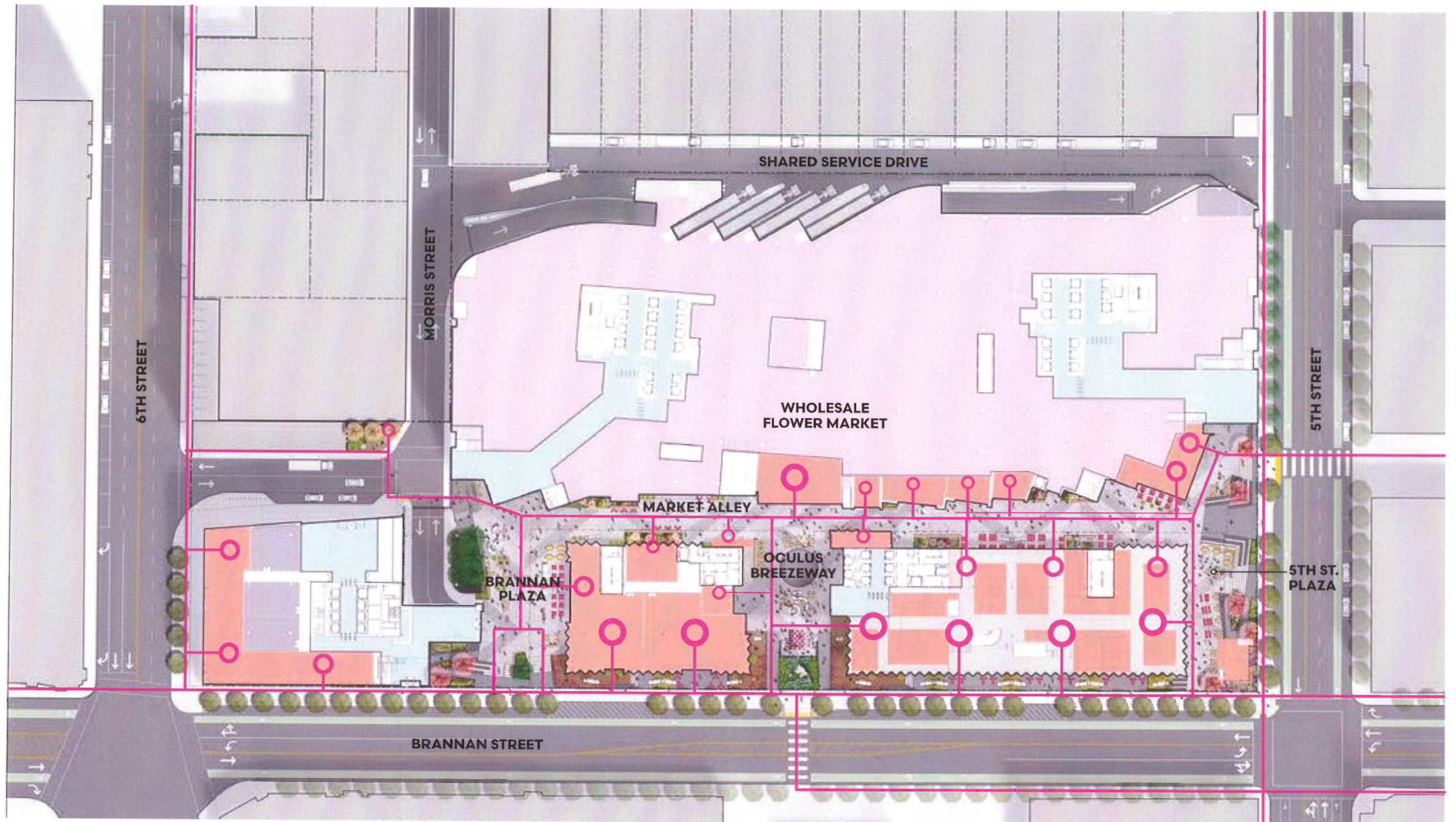
OCULUS BREEZEWAY AT BRANNAN STREET



ILLUSTRATED SITE PLAN

Scale: 1" = 80'-0"



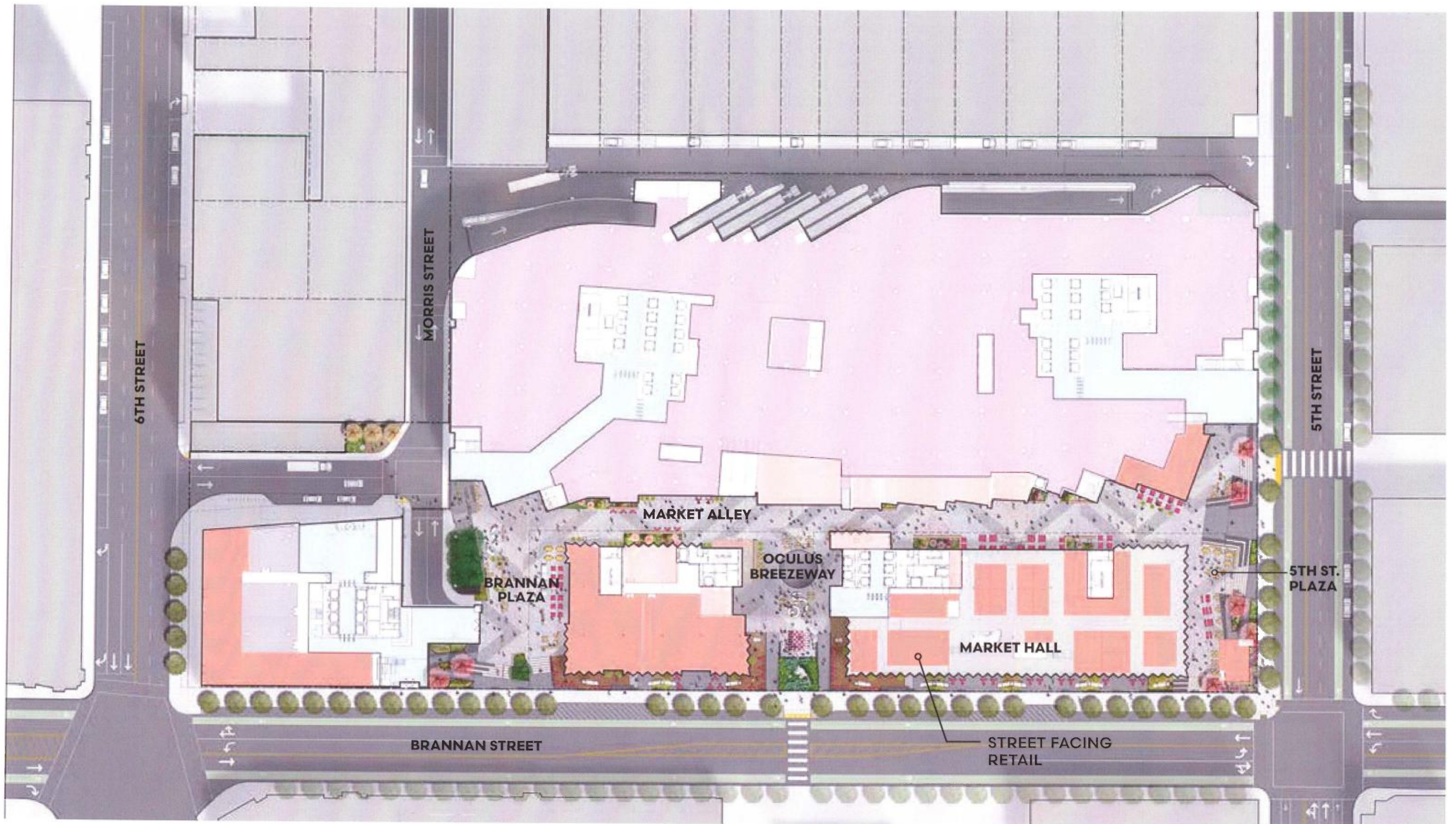


PROGRAM: RETAIL

Scale: 1" = 80'-0"

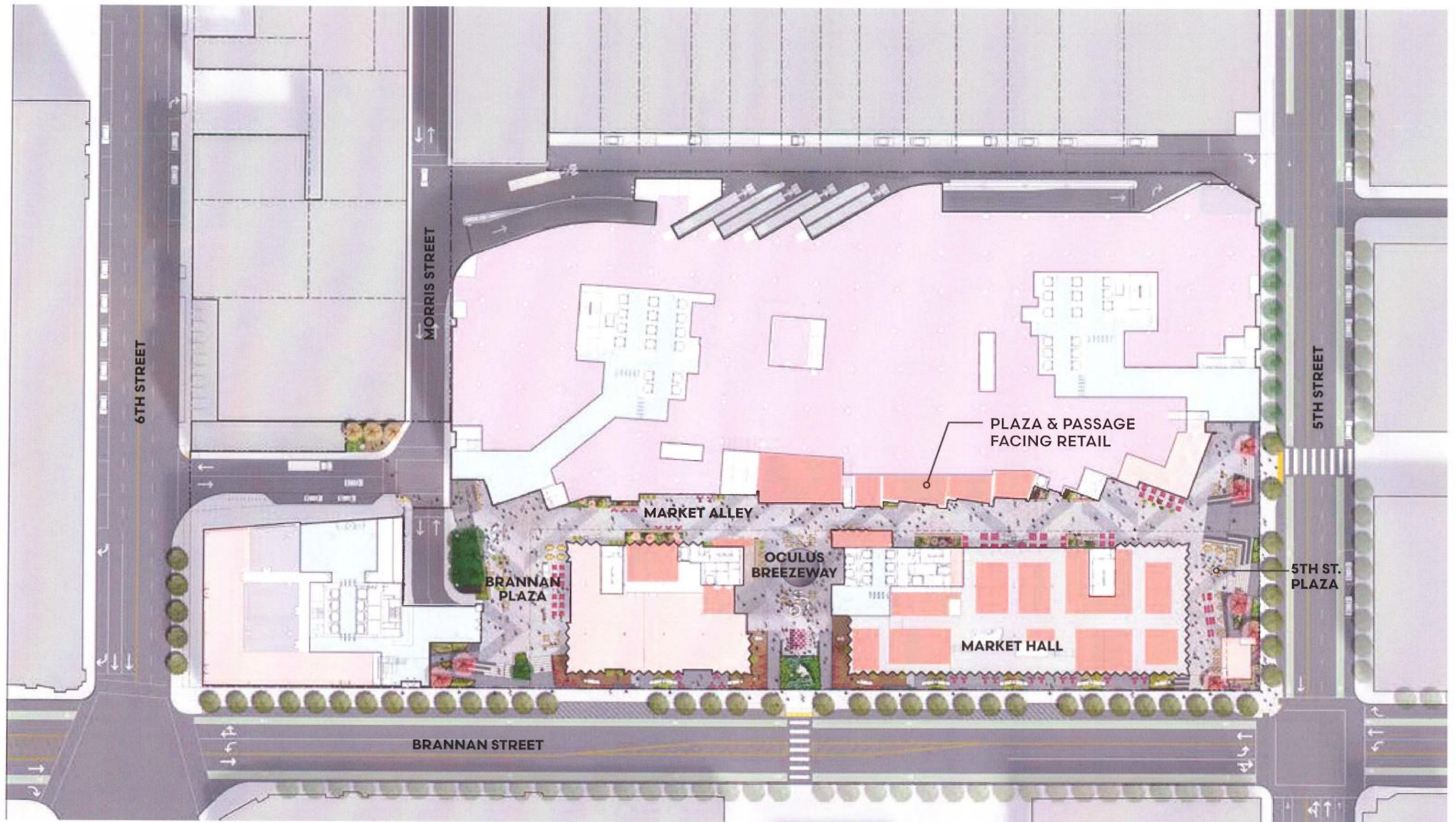
KILROY

 North



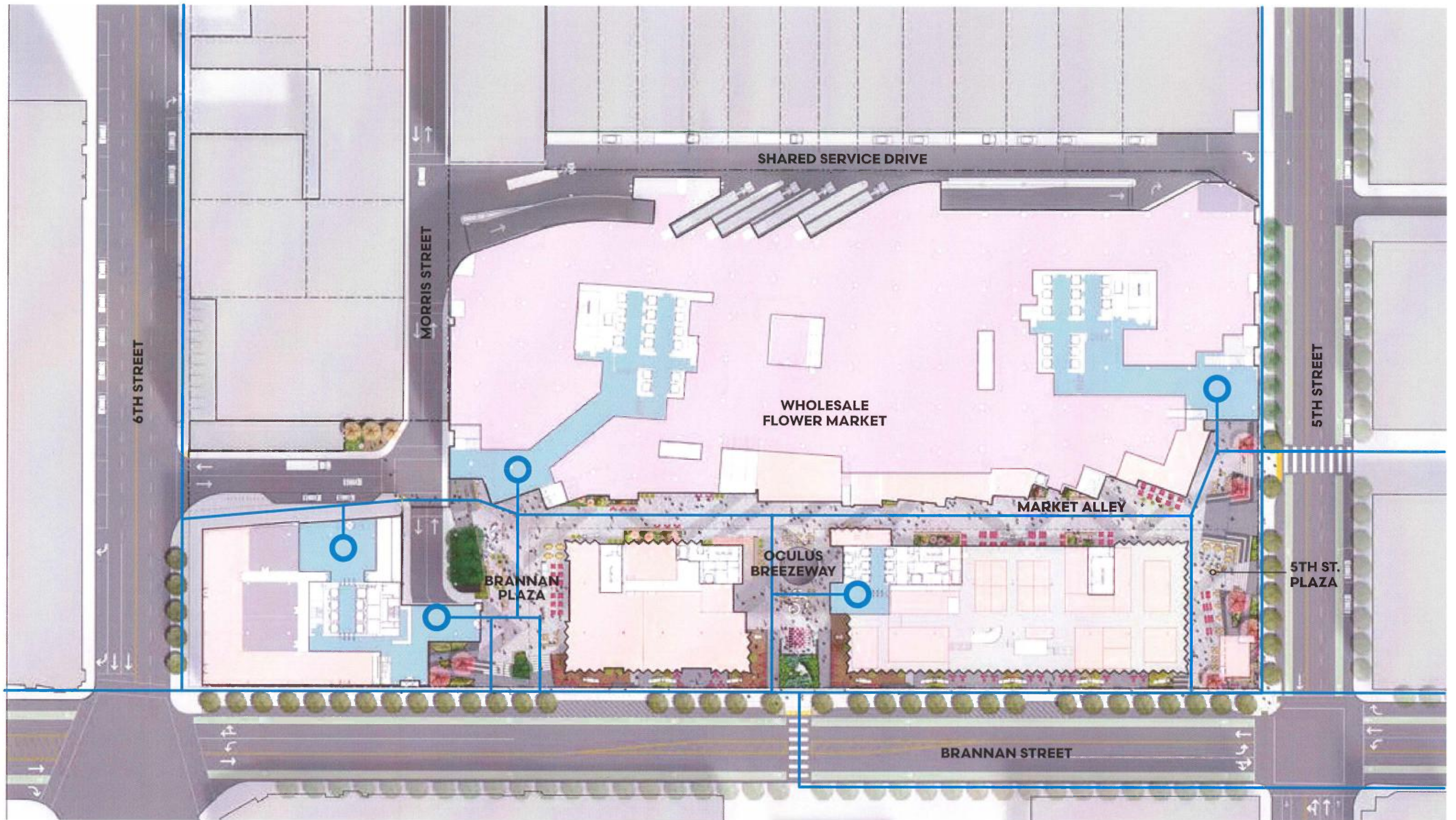
STREET FACING RETAIL

North



PLAZAS & MIDBLOCK PASSAGE RETAIL

North

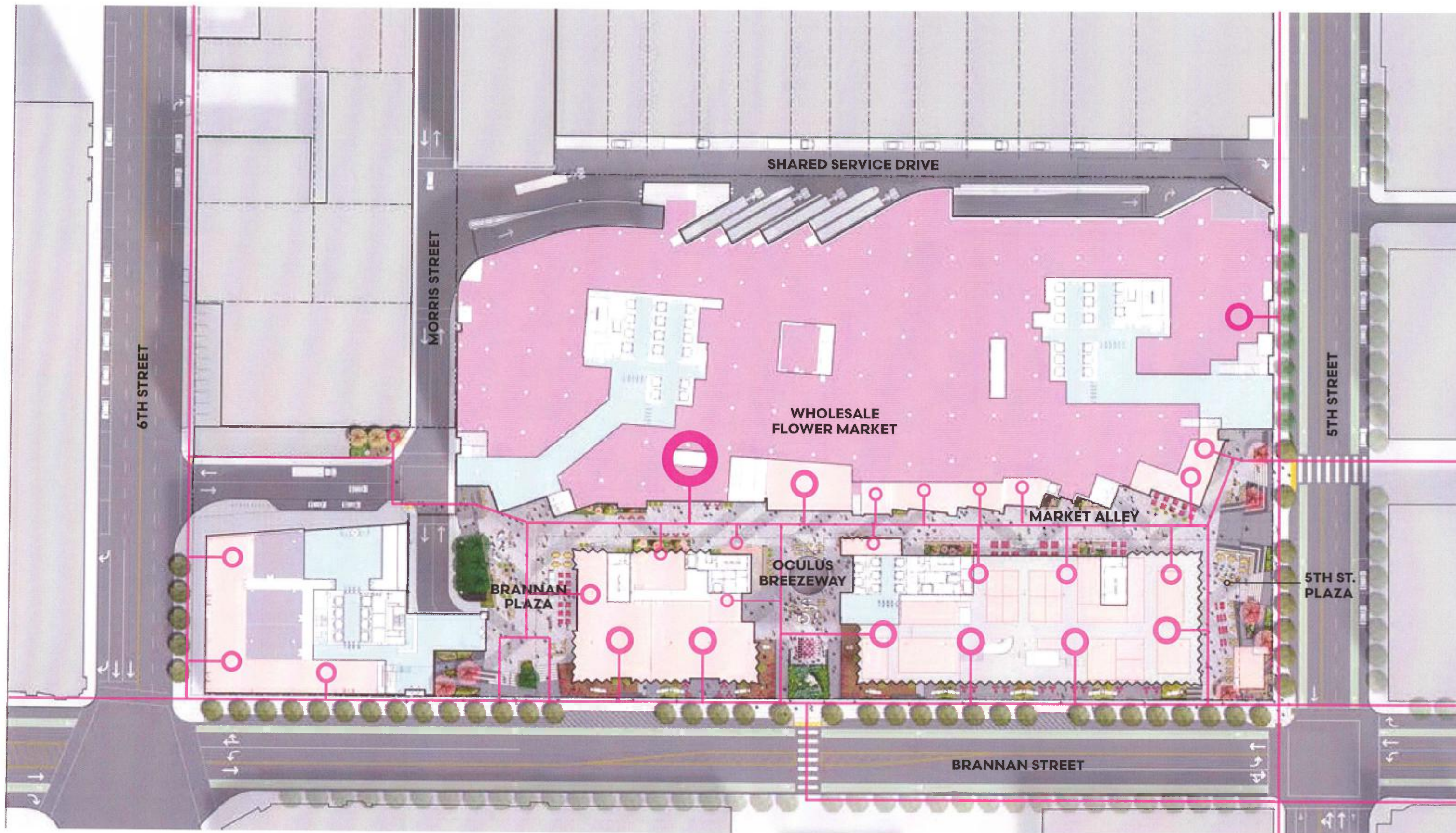


PROGRAM: OFFICE

Scale: 1" = 80'-0"

KILROY

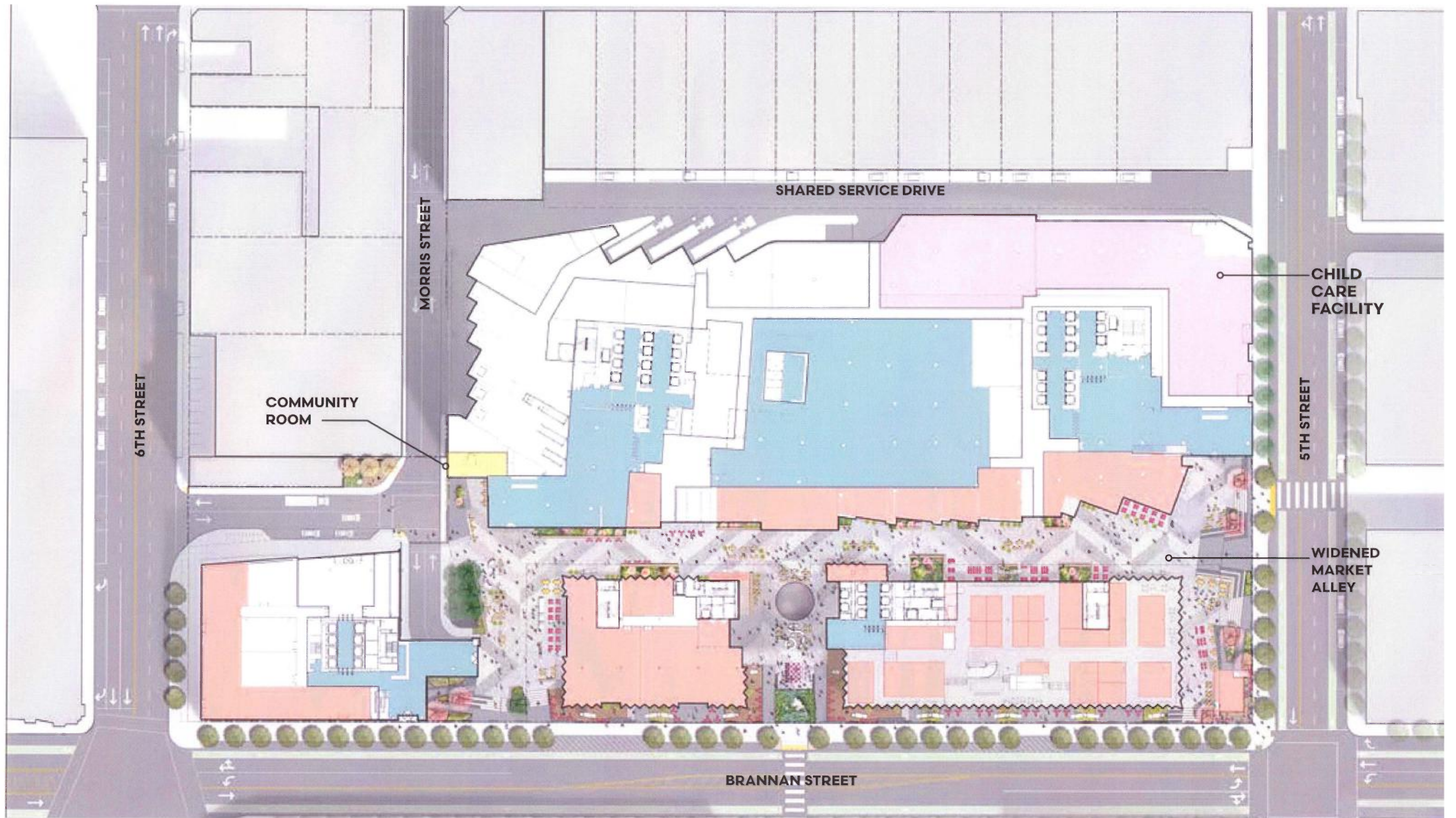
North



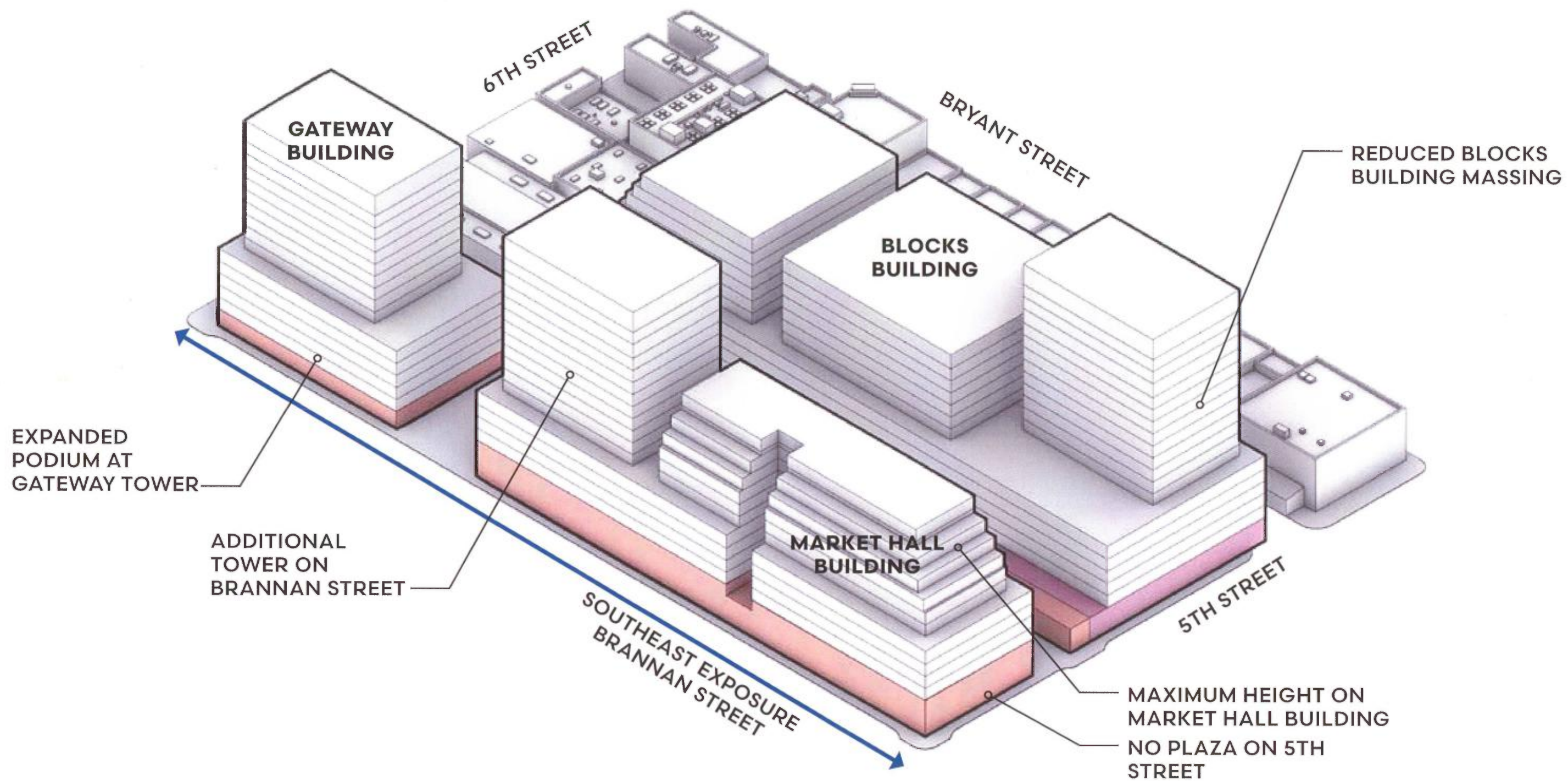
PROGRAM: SAN FRANCISCO WHOLESALE FLOWER MART

Scale: 1" = 80'-0"



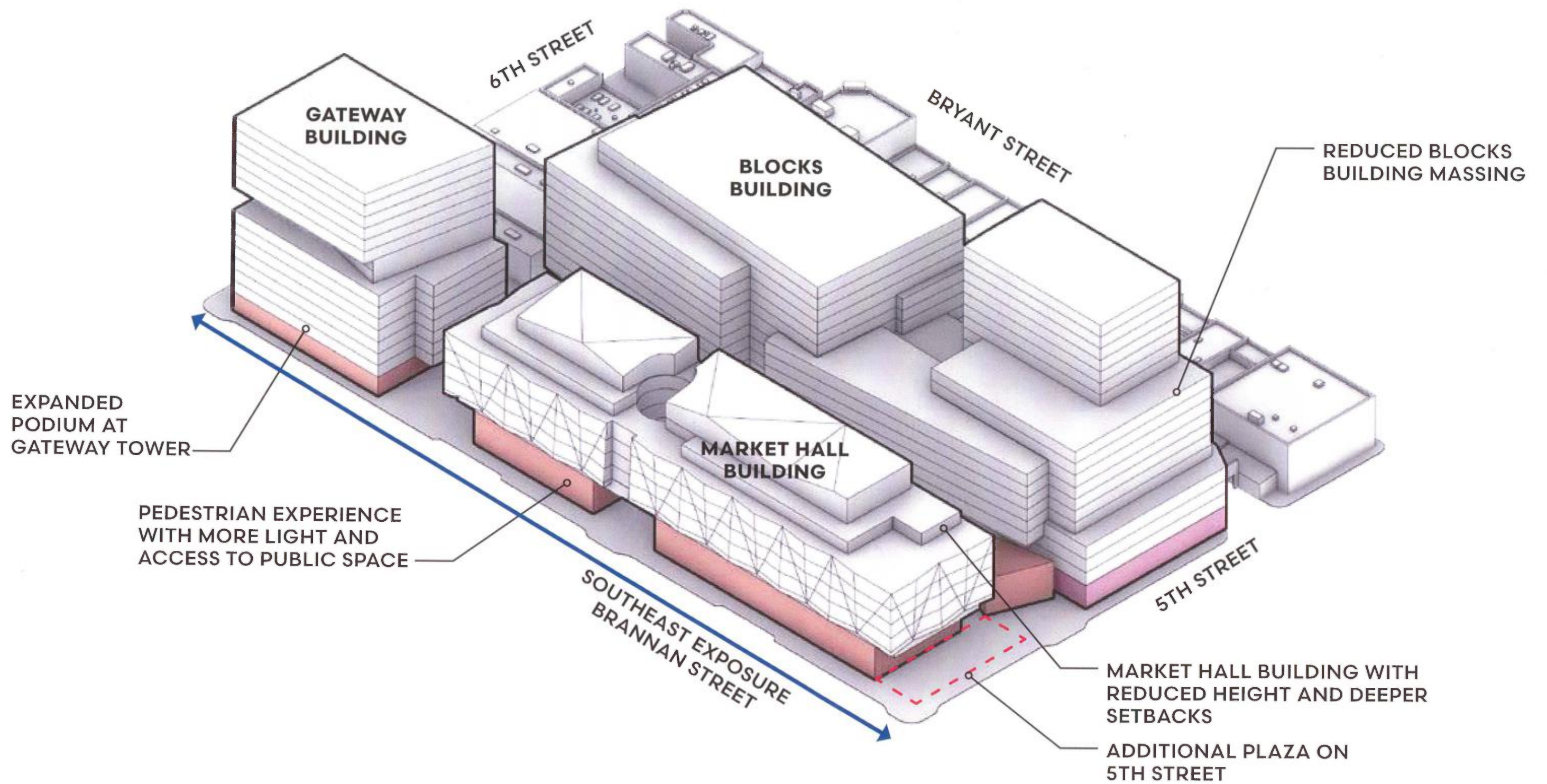


PROJECT VARIANT - PROJECT WITHOUT WHOLESALE FLOWER MART



PRESCRIPTIVE PROJECT MASSING

North



CURRENT PROJECT MASSING



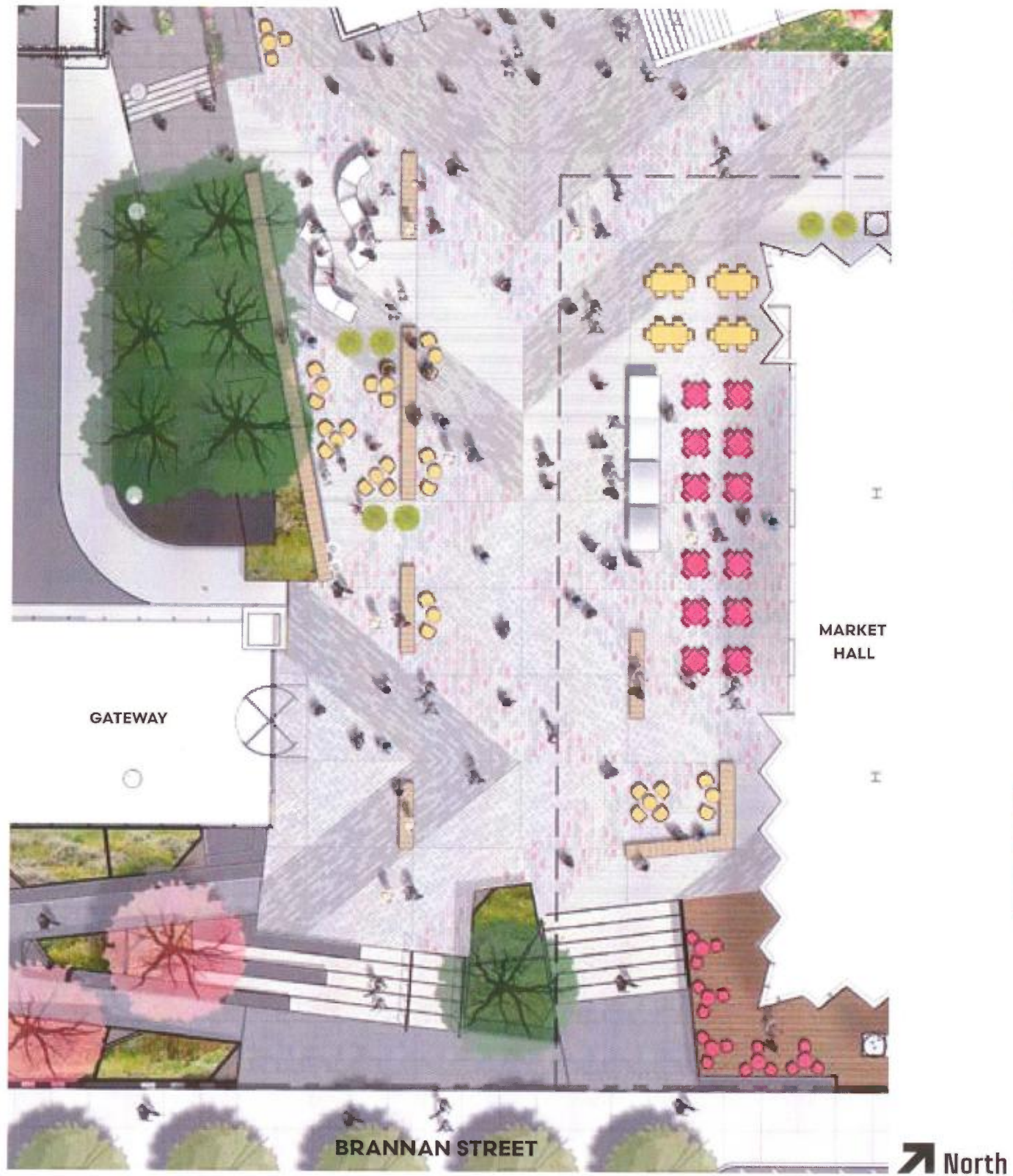
5TH STREET PLAZA AND MARKET ALLEY



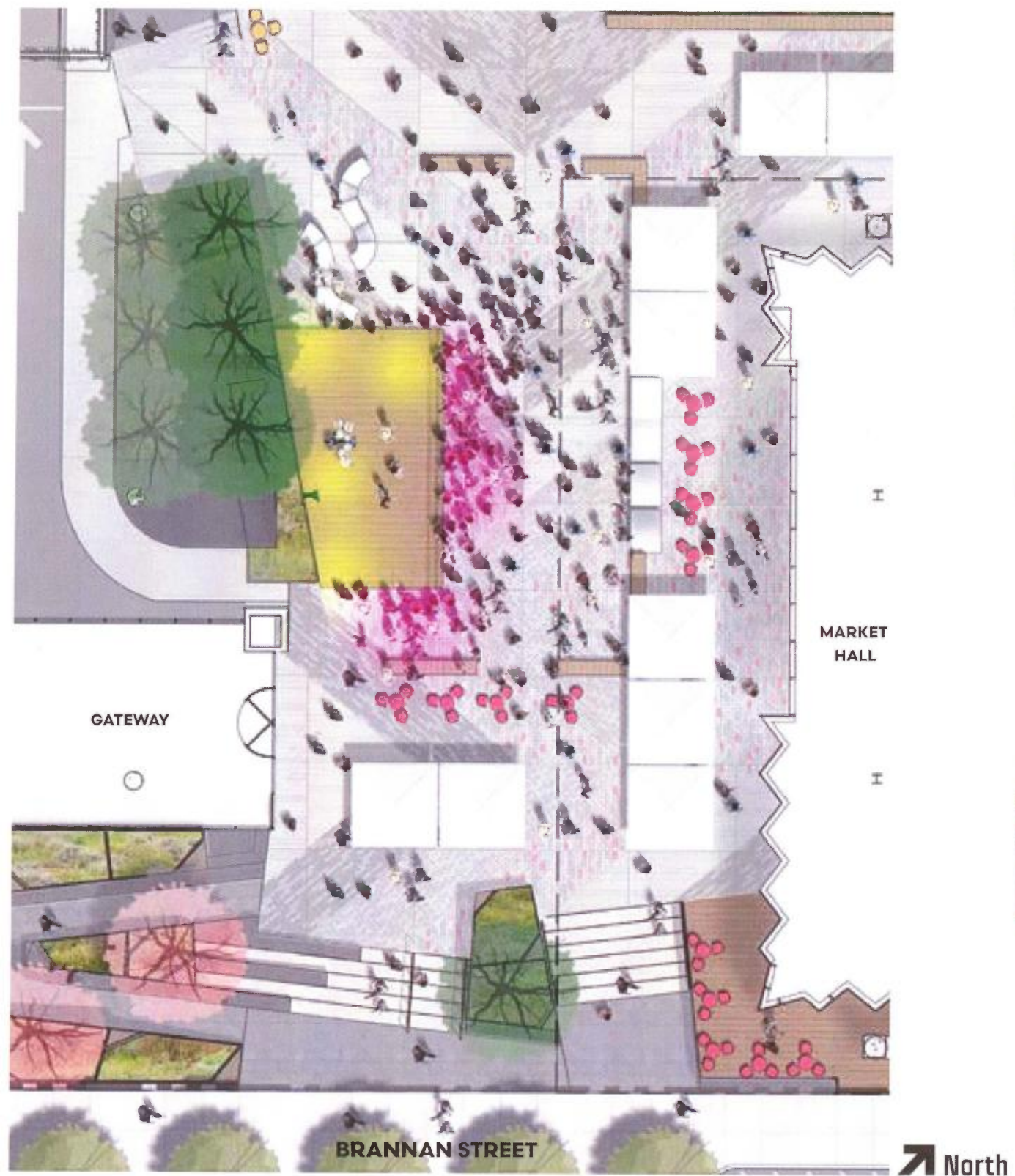
MARKET HALL ENTRY AT BRANNAN STREET



POPOS & PUBLIC PLAZAS



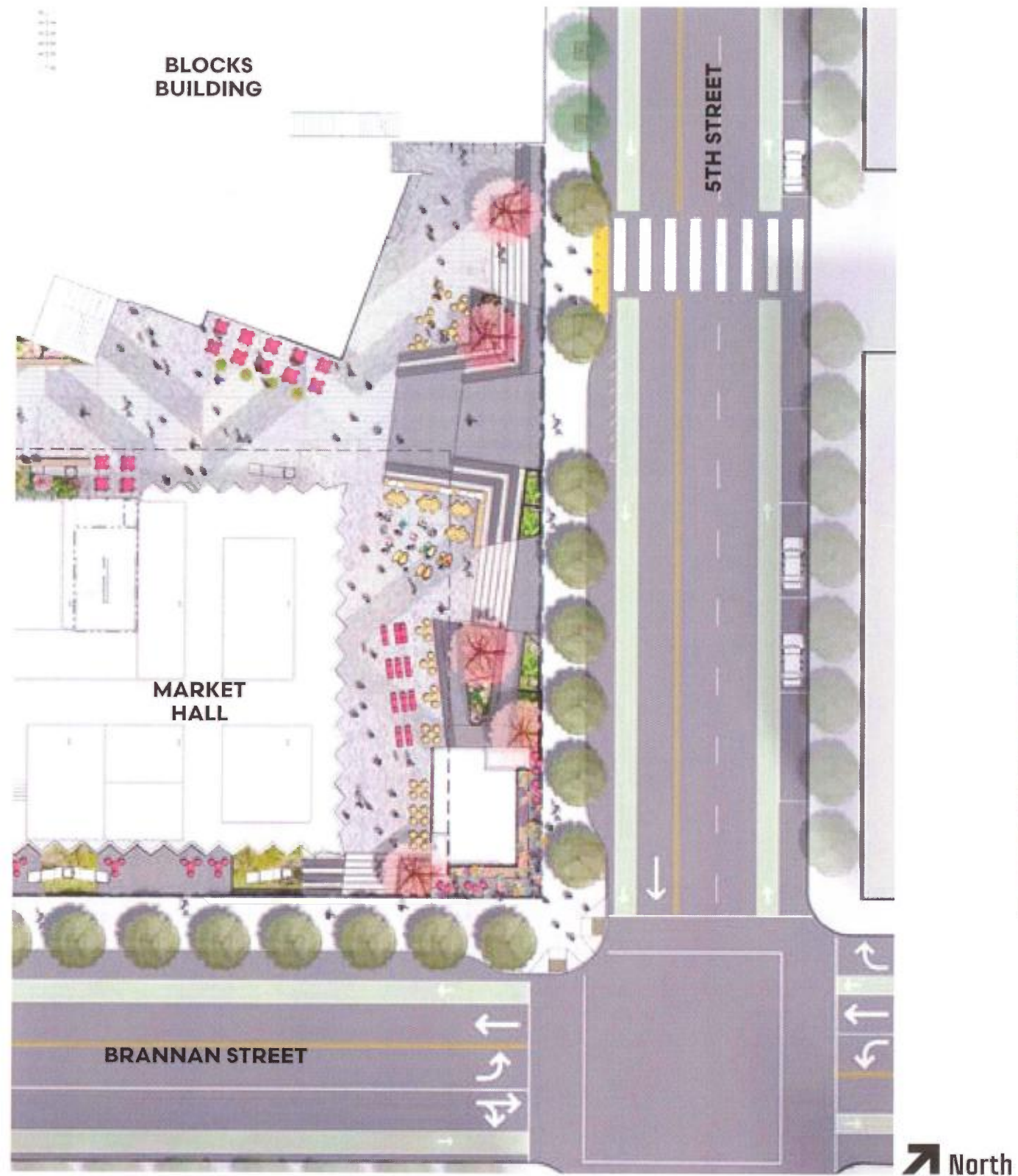
BRANNAN ST FRONTAGE & BRANNAN PLAZA



BRANNAN ST FRONTAGE & BRANNAN PLAZA



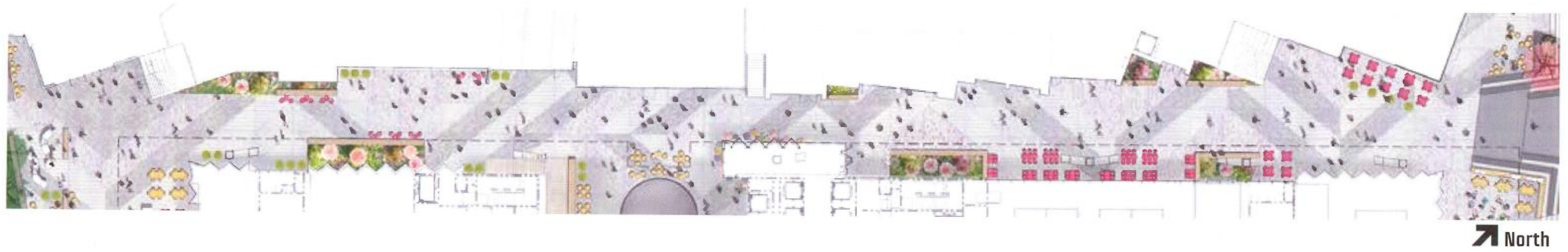
SHARED OCULUS BREEZEWAY



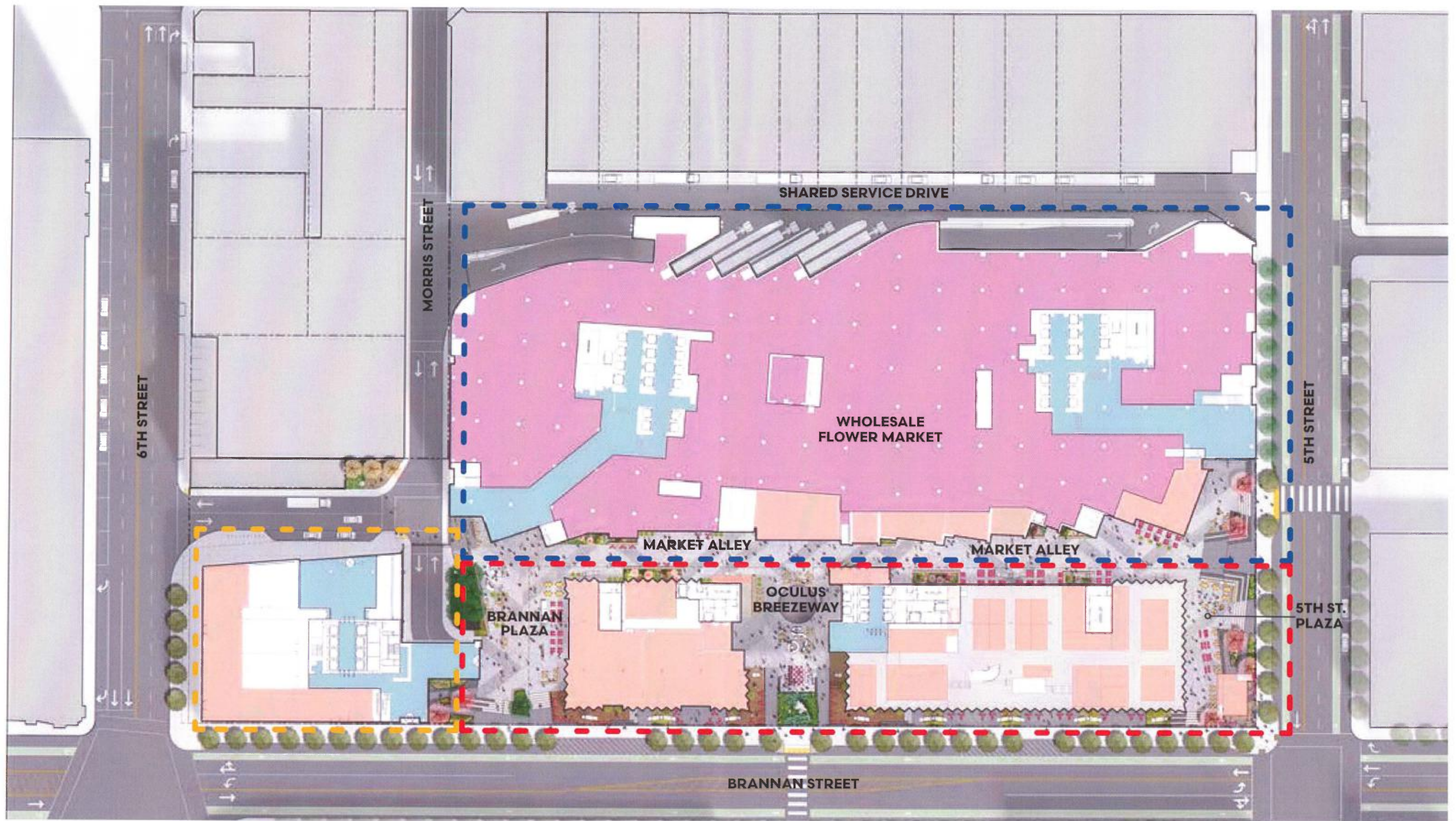
5TH STREET FRONTAGE & 5TH ST PLAZA



MARKET ALLEY / MID BLOCK CONNECTION



MARKET ALLEY / MID BLOCK CONNECTION



PROJECT PHASING

LEGEND

- Phase 1a Construction
- Phase 1b Construction
- Phase 1c Construction





KEY SPECIES



LEUCADENDRON 'EBONY', EBONY CONE BUSH



LAVANDULA DENTATA, FRENCH LAVENDER



EUPHORBIA SSP WULFENII, EVERGREEN SPURGE



SANTOLINA ROSMARINIFOLIA, GREEN SANTOLINA



ARTEMISIA 'POWIS CASTLE', WORMWOOD

5TH ST PLAZA PLANTERS

STREET TREES



MAGNOLIA GRANDIFLORA 'ST. MARY' - MAGNOLIA
-STREET TREE
-EVERGREEN; MOD WATER



PLATANUS X ACERIFOLIA 'BLOOD GOOD' - LONDON PLANE
-STREET TREE
-DECIDUOUS; MOD WATER

PLAZA WINDBREAK TREES



ARBUTUS UNEDO - STRAWBERRY TREE
-FRONT ROW COURTYARD TREE, WIND TOLERANT
-EVERGREEN; LOW WATER; SHADE TOLERANT



UMBELLULARIA CALIFORNICA - CALIFORNIA BAY
-BACK ROW COURTYARD TREE, BRANNAN PLAZA
-EVERGREEN; LOW WATER; SHADE TOLERANT

PLAZA SPECIMEN TREES



MAGNOLIA X SOULANGEANA - SAUCER MAGNOLIA
-PLAZA TREE; LATER WINTER FLOWERS
-DECIDUOUS; MOD WATER



ARBUTUS 'MARINA' - MARINA STRAWBERRY TREE
-PLAZA TREE
-EVERGREE; LOW WATER

STREET TREES & GROUND FLOOR TREES



5TH STREET PLAZA AND MARKET ALLEY



SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing 7/18/19
E. Samsony

MEMO

DATE: July 18, 2019
TO: President Melgar and Members of the Planning Commission
FROM: Lisa Gibson, Environmental Review Officer
RE: Response to 7/16/19 Peter Drekmeier Letter re: 610-698 Brannan Street (Flower Mart) Project

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

I am writing to you to provide a response to the July 16, 2019 letter to President Melgar and the Commission from the Policy Director of the Tuolumne River Trust, Peter Drekmeier. In his letter, Mr. Drekmeier asserts a variety of concerns related to the adequacy of the water supply analysis for the 610-698 Brannan Street (Flower Mart) project. Mr. Drekmeier states that the 610-698 Brannan Street project approval should be postponed until either the Central SoMa Programmatic Environmental Impact Report (PEIR) has been revised to address the new information outlined in the letter or the San Francisco Public Utilities Commission (SFPUC) amends its drought planning scenario as specified in his letter. These concerns are addressed below.

1. Revision of the Central SoMa PEIR is neither warranted nor required.

Mr. Drekmeier suggests that the Central SoMa PEIR should be revised to address the water supply-related information outlined in his letter. The Planning Department disagrees.

Mr. Drekmeier's asserts that there is information relevant to the water supply analysis for the 610-698 Brannan Street project which constitutes new information or changed circumstances resulting in new or more severe impact than previously disclosed in the Central SoMa PEIR. This claim is incorrect, as discussed in further detail below under items 2 and 3. However, even if his assertion were correct, the Central SoMa PEIR would remain valid under the California Environmental Quality Act (CEQA). CEQA Guidelines section 15162(c) establishes that once a project, in this case the Central SoMa Plan, is approved:

"[T]he lead agency's role in that approval is completed unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only

9/31/19
p. 10002.3

be prepared by the public agency which grants the next discretionary approval for the project, if any.” [Emphasis added.]

Simply stated, unless and until the Central SoMa Plan itself is amended or revised, reopening the Central SoMa PEIR is neither warranted nor required under CEQA.

2. The data used in the community plan evaluation (CPE) water supply assessment analysis is adequate and reflects the best available information.

With regard to Mr. Drekmeier’s contention that the 610-698 Brannan Street project approval should be postponed until the SFPUC has amended its drought planning scenario, the Planning Department disagrees.

The CPE’s assessment of water supply for the project relies on the most current information from the SFPUC. Comments regarding the development or changes to SFPUC’s drought planning scenario should be directed to SFPUC. Water supply assessments are not in the purview of the Planning Commission.

3. The CPE properly evaluates whether the 610-698 Brannan Street project would have new or more severe environmental impacts than were identified in the Central SoMa PEIR in light of the State Water Board’s recent amendment to the Bay-Delta Plan.

Mr. Drekmeier asserts that the Commission must correct statements in the motion for the 610-698 Brannan Street project indicating that the project does not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. He notes that the State Water Control Board adopted amendments to the Bay Delta Water Quality Control Plan for the San Francisco Bay/Sacramento-San Joaquin Delta Estuary (Bay-Delta Plan) in December 2018, after certification of the Central SoMa PEIR.

There is a fundamental problem with Mr. Drekmeier’s position on this matter. The CPE does not overlook these facts. Nor does the CPE fail to consider whether the proposed project could have new or more severe impacts than were identified in the Central SoMa PEIR as a result of the Bay-Delta Plan amendment. On the contrary, the CPE discusses the Bay-Delta Plan amendment in detail and thoroughly evaluates whether the project could have a considerable contribution to the significant cumulative impacts that could occur as a result of high levels of rationing that would be required during drought years if the Bay-Delta Plan amendment is implemented (Section 12 Utilities and Service Systems pps. 146-163). The CPE concludes that the proposed

project would not result in new or more severe impacts related to water supply than were identified in the Central SoMa PEIR because, among other reasons, the proposed project would represent only 0.038 percent and the Residential Variant¹ would represent only 0.07 percent of the total demand for water in San Francisco in 2040, and thus high levels of rationing will be required in drought years if the Bay-Delta Plan amendment is implemented regardless of whether the proposed project is constructed.

We hope that these responses clarify why the CPE and addendum satisfy the requirements of the California Environmental Quality Act. Should you have questions regarding this matter, please contact Lisa Gibson at (415) 575-9032 or lisa.gibson@sfgov.org.

¹ Water demand from the No Wholesale Flower Market Variant would be well below the water demand of the residential variant. As such, the CPE analysis focuses on the high demand estimates represented by the Residential Variant and includes the lowest demand estimates represented by the proposed project for comparative purposes.

Additional Project Benefits Offered to Community

- 1) **Additional BMR Unit.** In addition to the required on-site BMR units, project will dedicate one (1) additional one-bedroom dwelling unit at 120% AMI as an inclusionary unit. The voluntary BMR unit will be subject to the same City requirements applicable to the required inclusionary units and will be administered by the MOHCD.
- 2) **Community-Serving Space.** Project Sponsor agrees to lease the approx. 1,158 sf of ground floor, Mistral Street facing, arts activity/retail space at reduced rate to a community-based arts organization or artist-in-residence for use to produce and/or show their work for sale for a term of 10 years, plus two 5-year options. Mission-based artists and organizations shall have priority to prevent displacement from the area. The initial base rent for the Community-Serving Space will be \$2.00/sf per month plus triple net expenses, with the base rent subject to adjustment annually as determined by the increase in the San Francisco Bay Area CPI-U. The Project Sponsor will utilize a list of community-based arts organizations or artists-in-residence identified by United to Save the Mission (USM) and negotiate a lease with such organization(s) or artists subject to the above-described terms.
- 3) **Project Mural.** The Project Sponsor shall retain and fund a muralist to develop a mural along two areas in the Project's Mistral Street façade. The mural will be developed with the community (with artist nominations and design ideas to be provided by USM or Precita Eyes) to reflect the historic Latino/Chicano Mission experience, with consideration taken for the operational aspects of the ground floor, in particular the residential and retail entrances.
- 4) **Carnaval's Use of Surface Parking Area adjacent to 19th and Harrison Corner.** In addition to allowing Carnaval to use the existing surface parking lot on May 24-26, 2019, Project Sponsor is willing to agree to future use by Carnaval of the areas near the 19th and Harrison corner, subject to Carnaval's execution of an annual indemnification agreement and provision of corresponding insurance requirements, no later than one (1) month prior to the event, similar to the terms Carnaval agreed to in May 2019.
- 5) **Design Revisions.** Incorporation of the following USM requested design concessions:
 - a) **Ground Floor Storefronts.** USM commented that the bulkhead and sills above the retail use and arts activity or retail use spaces would better reflect the retail character of the Mission neighborhood if heavier. Project Sponsor adjusted the design to provide heavier "framing" around the storefronts and recessed the entry doors to break down the storefronts into smaller components to match the fabric of the neighborhood. The main canopy for the retail use was also lowered in height.
 - b) **Office Levels.** USM felt that further articulation for office windows would be beneficial to be more contextual with existing commercial buildings in the neighborhood. Not wanting to create a false sense of history mimicking the window patterns of existing buildings, Project Sponsor agreed to add an additional horizontal mullion to break down the scale of the larger windows.
 - c) **Residential Levels.** USM requested increased depth in the residential façade, and additional outdoor open space for residents. Because further recess of the façade at the residential levels would impact the usability of the dwelling units, balconies were added to several units to create more depth to the façade from the pedestrian experience. Project Sponsor refined the design of the amenity space on the fourth floor to have large, operable doors to connect the indoor and outdoor space for larger gatherings.
- 6) **SF Housing Accelerator Fund Donation.** Project sponsor has agreed to make a \$20,000 donation to SF Housing Accelerator Fund, to be used to support local affordable housing projects or to retain legacy businesses or storefronts.
- 7) **La Cocina Discussions re Retail Space.** On-going discussions with La Cocina, a non-profit culinary incubator, for their potential use of the 2,360-sf ground floor retail space. Project architects prepared a test fit study, based on the "wish-list" and specs from La Cocina to assess whether the corner retail space could be designed and built out to meet their business needs, which has been reviewed in a meeting with La Cocina and is currently under further review by La Cocina's full team. Project Sponsor has indicated willingness to lease the space to La Cocina within an initial rent of \$3,000/month (i.e. \$1.27/sf), subject to annual CPI adjustment, for a period of 10 yrs, plus two 5-year options. Additionally, Project Sponsor is willing to pay tenant improvements for the build-out of the space for La Cocina for costs associated with retail/office/storage/demo kitchen needs as originally outlined by La Cocina, up to \$488,000 (i.e. approx. \$200 per sf). The build-out cost was priced out by contractor per the specs and test fit information, and the overall pricing has also been confirmed to exceed typical warm-shell TI costs.

Received at CPC Hearing 7/18/19
L. Hoagland

2300 Harrison Outreach Email Log

the Mission

Date	Distribution List (invited)	Attended	Subject
2/2/18	Kevin Ortiz; Rick Hall; Peter Papadoplus; Richard Sucre; Carlos Bocanegra; vmaciaspaniagua@gmail.com	Kevin Ortiz; Rick Hall; Carlos Bocanegra	Kick off meeting with project team and USM to review project proposal and discuss community benefits. Discussed design, on-site affordable housing and dedicated ground floor space for use by a community serving organization.
12/14/18	Kevin Ortiz; Rick Hall; Peter Papadoplus; Carlos Bocanegra; vmaciaspaniagua@gmail.com	Kevin Ortiz; Rick Hall; Carlos Bocanegra	Follow up meeting (second) with USM to continue discussion regarding community benefits.
1/8/19	Kevin Ortiz; Rick Hall; Carlos Bocanegra	Kevin Ortiz; Rick Hall; Carlos Bocanegra; Factory 1 Design co-owners, Larisa Petroncelli and Kelly Scott Hill.	Follow up meeting (third) to further discussion on community benefits.
2/19/19	Kevin Ortiz; Rick Hall; Carlos Bocanegra; Factory 1 Design co-owners, Larisa Petroncelli and Kelly Scott Hill, Peter Papadoplus.	Rick Hall; Carlos Bocanegra; Larissa Petroncelli; Erick Arguello; Peter Papadoplus	Follow up meeting to review updated designs based on community feedback. USM suggests follow up meeting with Planning.
3/14/19	Kevin Ortiz; Rick Hall; Carlos Bocanegra; Factory 1 Design co-owners, Larisa Petroncelli and Kelly Scott Hill, Peter Papadoplus; Rich Sucre; Linda Ajello-Hoagland	Kevin Ortiz; Rick Hall; Peter Papadoplus; Carlos Bocanegra; Rich Sucre; Linda Ajello-Hoagland	Facilitated Community Meeting
4/12/19	Kevin Ortiz; Rick Hall; Carlos Bocanegra; Factory 1 Design co-owners, Larisa Petroncelli and Kelly Scott Hill, Peter Papadoplus, Amy Breinart	Carlos Bocanegra	Review proposed MOU. Received edits to MOU 4/15/19
4/26/19	Kevin Ortiz; Rick Hall; Carlos Bocanegra; Factory 1 Design co-owners, Larisa Petroncelli and Kelly Scott Hill, Peter Papadoplus, Amy Breinart	Carlos Bocanegra; Larissa Petroncelli; Kelly Scott Hill; Peter Papadoplus	Discuss community benefits.
5/3/19	Kevin Ortiz; Rick Hall; Carlos Bocanegra; Factory 1 Design co-owners, Larisa Petroncelli and Kelly Scott Hill, Peter Papadoplus, Roberto Hernandez	Carlos Bocanegra; Larissa Petroncelli; Kelly Scott Hill; Roberto Hernandez	Review project proposal at project site.
7/15/19	Kevin Ortiz; Rick Hall; Carlos Bocanegra; Factory 1 Design co-owners, Larisa Petroncelli and Kelly Scott Hill, Peter Papadoplus, Amy Breinart	Carlos Bocanegra; Larissa Petroncelli; Kelly Scott Hill; Peter Papadoplus; Amy Breinart	Discuss MOU, progress with La Cocina Discussions.

+Linda Ajello

+Linda Ajello



SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing

L. Hoagland 7/18/19

Planning Commission Draft Motion

HEARING DATE: JULY 18~~MAY 9~~, 2019

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Record No.: 2016-010589ENX
Project Address: 2300 HARRISON STREET
Zoning: UMU (Urban Mixed Use) Zoning District
68-X Height and Bulk District
Mission Alcoholic Beverage Special Use District
Fringe Financial Restricted Use District
Block/Lot: 3593/001
Project Sponsor: Tuija Catalano, Reuben, Junius & Rose LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: 562 Mission Street, LLC
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ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 329, TO ALLOW THE DEMOLITION OF AN EXISTING SURFACE PARKING LOT AND CONSTRUCTION OF A SIX-STORY OVER BASEMENT GARAGE, 75-FOOT TALL, 77,365 SQUARE FOOT, VERTICAL ADDITION TO AN EXISTING THREE-STORY, 42-FOOT TALL, 68,538 SQUARE FOOT OFFICE BUILDING, RESULTING IN A MIXED-USE BUILDING WITH 24 DWELLING UNITS (CONSISTING OF 14 ONE-BEDROOM AND 10 2-BEDROOM UNITS), 27,017 SQUARE FEET OF ADDITIONAL OFFICE SPACE, 2,483 SQUARE FEET OF GROUND FLOOR RETAIL, 1,117 SQUARE FEET OF GROUND FLOOR ARTS ACTIVITIES/RETAIL SPACE, 31 ADDITIONAL CLASS 1 BICYCLE PARKING SPACES, 8 CLASS 2 BICYCLE PARKING SPACES AND A TOTAL OF 41 OFF-STREET PARKING SPACES, LOCATED AT 2300 HARRISON STREET, LOT 001, BLOCK 3593, WITHIN THE UMU (URBAN MIXED-USE) ZONING DISTRICT AND A 68-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On December 14, 2017, Tuija Catalano (hereinafter "Project Sponsor") on behalf of 562 Mission Street, LLC, filed Application No. 2016-010589ENX (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Large Project Authorization for the demolition of an existing surface parking lot and the construction of a six-story over basement garage, 75-foot tall, 77,365 square foot vertical addition to an existing 3-story, 42-foot tall, 68,538 square foot office building, resulting in a mixed-use building with 24 dwelling units, 27,017 square feet of additional office space, 2,483 square feet of ground floor retail, and 1,117 square feet of ground floor arts activities/retail space within the UMU (Urban Mixed Use) Zoning District, and 68-X Height and Bulk District.

The Project Sponsor seeks to proceed under the State Density Bonus Law, Government Code Section 65915 et seq ("the State Law"). Under the State Law, a housing development that includes affordable housing is entitled to additional density, concessions and incentives, and waivers from development standards that might otherwise preclude the construction of the project. In accordance with the Planning Department's policies regarding projects seeking to proceed under the State Law, the Project Sponsor has provided the Department with an 18-unit base density that would include housing affordable to low income households. Because the Project Sponsor is providing 3 below market rate (BMR) units. All three units will be provided at 50% AMI. The Project requests three concessions and incentives, including: 1) Rear Yard (Planning Code Section 134); 2) Ground Floor Height (Planning Code Section 145.1); and, 3) Active Uses (Planning Code Section 145.1). The Project requests three waivers from the development standards, including: 1) Height (Planning Code Section 250); 2) Narrow Street Height Limit (Planning Code Section 261.1) and 3) Mass Reduction (270.1).

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

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

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

On April 30, 2019, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section

21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

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

On April 25, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2016-010589ENX. At this public hearing, the Commission continued the Project to the public hearing on May 9, 2019. At the Public Hearing on May 9, 2019, the Commission continued the Project to the public hearing on July 18, 2019.

On ~~July 18~~May 9, 2019, the Commission adopted Motion No. XXXXX, approving an Office Development Authorization for the Proposed Project (Office Development Application No. 2016-010589OFA). Findings contained within said motion are incorporated herein by this reference thereto as if fully set forth in this Motion.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2016-010589ENX 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 Large Project Authorization as requested in Application No. 2016-010589ENX, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.

2. **Project Description.** The Project includes the demolition of an existing surface parking lot and the construction of a six-story over basement garage, 75-foot tall, 77,365 square foot vertical addition to an existing 3-story, 42-foot tall, 68,538 square foot office building. The addition will result in a mixed-use building with 24 dwelling units, 27,017 square feet of additional office space, 2,483 square feet of ground floor retail, 1,117 square feet of ground floor arts activities/retail space, 31 additional Class 1 bicycle parking spaces, 8 Class 2 bicycle parking spaces and a total of 41 off-street parking spaces. In total, the Project would result in 95,555 square feet of office use on the project site. The dwelling-unit mix includes 14 one-bedroom and 10 two-bedroom units. The Project includes 4,876 square feet of usable open space through a combination of private and common open space. Pursuant to California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law.
3. **Site Description and Present Use.** The Project site, which occupies the entire block, is located on a 38,700 square foot lot with approximately 158-ft of frontage along Harrison Street and Treat Avenue, and 245-ft of frontage along 19th and Mistral Streets. The Project Site is currently developed with a three-story, 68,538 square foot office building and associated surface parking lot. Currently, the existing building is occupied by one master tenant and three sub-tenants.

The existing building at 2300 Harrison Street was constructed in 1913 as an industrial building, originally occupied by the American Can Company. A single-story metal building addition once occupied what is now the surface parking lot. The metal structure was demolished as part of a remodel in the late 1990's – early 2000 and the surface parking lot was established. Since the early 2000's, the building has been continuously occupied by office uses. As part of the Eastern Neighborhood Plan, the site was rezoned from M-1 (Light Industrial) to Urban Mixed-Use (UMU) Zoning District. Pursuant to Planning Code Section 843.66, office uses within the UMU Zoning District are subject to the vertical controls for office uses (Planning Code Section 803.9(f)), which does not allow office uses on the ground floor and limits the number of office stories permitted based on the number of stories of the building. Based on this, the Project is allowed a maximum of one floor of designated office space in the existing three-story building. The existing building has three floors of office space, including the ground floor. On September 22, 2011, a Letter of Legitimization for the ground floor office use was issued by the Zoning Administrator (Exhibit J). The additional two floors of office use on the second and third floors were established when the property was zoned Light Industrial (M-1), which allowed office as a principally permitted use, therefore it is now a legal non-conforming use.

4. **Surrounding Properties and Neighborhood.** The Project Site is located within the UMU Zoning Districts in the Mission Area Plan. The immediate context is mixed in character with residential, industrial, and institutional uses. The immediate neighborhood includes John O'Connell Technical High School to the south (across Mistral), PG&E Offices and vehicle storage yard to the north (across 19th Street), commercial and industrial uses to the west and retail sales and service and live/work condominiums to the east. The PG&E facility occupies the entire block face on 19th Street,

between Harrison and Folsom Streets and John O'Connell Technical High School occupies the entire block on Harrison Street, between Mistral and 20th Streets. Other zoning districts in the vicinity of the Project Site include: PDR-1-G (Production, Distribution, and Repair - General); RH-3 (Residential-House, Three Family); and, P (Public).

5. **Public Outreach and Comments.** To date, the Department has not received any comments regarding the Project. The Project Sponsor held a community meeting on November 28, 2017 and has been working with United to Save the Mission (USM), Our Mission No Eviction and Southern Pacific Brewing to discuss and address community concerns.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Permitted Uses in UMU Zoning Districts.** Planning Code Section 843 states that residential, and office uses are permitted within the UMU Zoning District. Retail uses are principally, conditionally or not permitted.

The Project would construct new residential and retail uses and additional office space to an existing office building; therefore, the Project complies with Planning Code 843. Depending on the specific retail tenant(s), they will comply as principally permitted retail uses per Sec. 754 or seek a Conditional Use, as required by the Planning Code. New office use is principally permitted but is regulated by the vertical office controls in Planning Code Section 803.9(f). However, new office uses are not permitted on the ground floor and limits the number of office stories permitted based on the number of stories of the building. Based on this, the Project is allowed a maximum of one floor of designated office space in the existing three-story building. The existing building has three floors of office space, including the ground floor. On September 22, 2011, a Letter of Legitimization for the ground floor office use was issued by the Zoning Administrator. The additional two floors of office use on the second and third floors were established when the property was zoned Light Industrial (M-1), which allowed office as a principally permitted use, therefore it is now a legal non-conforming use. As of October 19, 2018, there is approximately 904,637 square feet of "Small" Cap Office Development available under the Section 321 office allocation program. The Project is unique, in that it is providing residential units via an addition to an existing three-story office building, that will be constructed on an existing surface parking lot and will also provide additional office space without the displacement of any existing residents or businesses.

- B. **Floor Area Ratio.** Planning Code Section 124 establishes a FAR (Floor Area Ratio) of 5:1 for properties within the UMU Zoning District and a 68-X Height and Bulk District.

The subject lot is 38,700 square feet, thus resulting in a maximum allowable floor area of 193,500 square feet for non-residential uses. The Project would construct approximately 2,483 square feet of ground floor retail, 1,117 square feet of ground floor arts activities/retail space and would comply with Planning Code Section 124.

- C. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth of the lot.

The Project includes an above-grade rear yard that extends over the roof of the existing building, which measures approximately 3,800 square feet. However, due to the location of the existing mechanical equipment and elevator penthouse on the roof, the rear yard will be partially obstructed.

Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law and proposes a concession and incentive for the reduction of site development standards for rear yard, which are defined in Planning Code 134. ~~This reduction in the rear yard requirements is necessary to enable the construction of the project with the increased density provided by as required under~~ As further described in the findings in Section 7 below, the project is eligible for an incentive from the rear yard requirements, as it would result in actual cost reductions for the project, which offset the cost of providing three on-site affordable units. Government Code Section 65915(d). Without the rear yard concession and incentive, the existing office building would have to be significantly altered to relocate the existing elevator and mechanical equipment, resulting in additional project costs of over \$2 million.

- D. **Usable Open Space.** Planning Code Section 135 requires a minimum of 80 sq. ft. of open space per dwelling unit, if not publicly accessible, or 54 sq. ft. of open space per dwelling unit, if publicly accessible. Private usable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 sq. ft. is located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 sq. ft. if located on open ground, a terrace or the surface of an inner or outer court. Common usable open space shall be at least 15 feet in every horizontal dimension and shall be a minimum area of 300 sq. ft.

The Project includes 5 units with private open space meeting the size and dimensional requirements of the Planning Code. For the remaining 19 units, 2,722 sq. ft. of common open space meeting the size and dimensional requirements of the Planning Code is provided via common terraces on the fourth and 5th floors; therefore, the Project complies with Planning Code Section 135.

- E. **Non-Residential Open Space Requirement.** Planning Code Section 135.3 requires 1 sq. ft. per 250 sq. ft. of occupied floor area for new retail and arts activities uses and new office square footage and 1 sq. ft. per 50 sq. ft. of occupied floor area for new office uses.

The Project provides 544 square feet of open space for the new office, retail and arts and activities uses and, therefore, complies with Planning Code Section 135.3.

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

The subject lot is not located in close proximity to an Urban Bird Refuge as defined in Section 139, and the Project meets the requirements for feature-related hazards.

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

The Project organizes the dwelling units to have exposure on Harrison Street, Mistral Street and Treat Avenue. As proposed, 12 dwelling units face Mistral Street, 3 units face Mistral and Harrison Streets, 3 units face Mistral Street and Treat Avenue, 3 units face Harrison Street and 3 units face Treat Avenue; therefore, the Project complies with Planning Code Section 140.

- H. **Street Frontage in Mixed Use Districts.** Planning Code Section 145.1 requires off-street parking at street grade on a development lot to be set back at least 25 feet on the ground floor; that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new structure parallel to and facing a street shall be devoted to parking and loading ingress or egress; that space for active uses be provided within the first 25 feet of building depth on the ground floor; that non-residential uses have a minimum floor-to-floor height of 17 feet; that the floors of street-fronting interior spaces housing non-residential active uses and lobbies be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces; and that frontages with active uses that are not residential or PDR be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level.

The off-street parking garages are located on-grade and below grade. The on-grade garage is accessed through one 14-ft wide garage entrance located along Mistral and the below-grade garage is accessed through one 14-ft wide garage along Treat Avenue. The Project features active uses on the ground floor with a residential lobby, and retail and arts activities space. The ground floor ceiling height of the non-residential uses are a minimum of 15 feet, 4-inches where 17 feet is required.

Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law and proposes an incentive or concession ~~waiver~~ from the development standards for street frontage requirements, which are defined in Planning Code ~~134~~145.1. As further described in Section 7 below, the ground floor ceiling height of the existing office building is less than 17 feet. It would be over \$200,000 to connect the existing building to the proposed building if the ground floor of the proposed building was 17 feet in height. The requested incentive would result in actual cost reductions for the project overall.

- I. **Off-Street Parking.** Planning Section 151.1 of the Planning Code does not require off-street parking for residential and non-residential uses and allows up to maximum of ratio of .75 per

dwelling unit and is allowed for residential uses; and up to one per 1,000 occupied square feet for office.

The Project provides 28 off-street parking spaces below grade, with the entrance located on Treat Avenue and 10 off-street parking spaces provided on the ground floor parking garage with the entrance on Mistral Street. The 10 off-street spaces will be designated to the residential uses and 28 off-street spaces will be designated to the office uses. The Project is allowed a maximum of 18 residential and 96 office off-street parking spaces (including existing office space). Therefore, the Project complies with Planning Code Section 151.1.

- J. **Off-Street Freight Loading.** Planning Section 152.1 of the Planning Code requires no off-street freight loading space for retail sales and service uses and residential uses between 0 and 10,001 gsf and 0.1 spaces per 10,000 square feet for non-residential uses.

The Project includes approximately 29,234 square feet of residential use, 4,400 square feet of retail sales and services use; and 27,017 square feet of additional office; thus, no off-street freight loading spaces are required.

- K. **Bicycle Parking.** Planning Section 155.2 of the Planning Code requires one Class 1 bicycle parking space per dwelling unit and one Class 2 bicycle parking spaces for every 20 dwelling units. Additional bicycle parking requirements apply based on classification of non-residential uses, at least two Class 2 spaces are required for retail uses.

The Project includes 24 dwelling units; therefore, the Project is required to provide 24 Class 1 bicycle parking spaces and two Class 2 bicycle parking spaces for residential uses and 7 Class 1 and 6 Class 2 spaces for the office and ground floor non-residential uses. The Project will provide 34 Class 1 bicycle parking spaces and 8 Class 2 bicycle parking spaces, in addition to the 75 existing Class 1 bicycle spaces for the existing office building. Therefore, the Project complies with Planning Code Section 155.2.

- L. **Car Share.** Planning Code Section 166 requires that car-sharing spaces be provided in newly constructed buildings containing residential uses and newly constructed buildings containing parking for non-residential uses, including non-accessory parking in a garage or lot. For a project with 0 – 49 units, car-share parking spaces are not required. For non-residential uses with 25 – 49 parking spaces, one car-share parking space is required.

The Project provides 41 off-street parking spaces, ten of which will be designated for the housing, therefore one car-share space is required. The Project shall incorporate a minimum of one car-share space into the Project, prior to site permit approval.

- M. **Unbundled Parking.** Planning Code Section 167 requires that all off-street parking spaces accessory to residential uses in new structures of 10 dwelling units or more be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units.

The Project is providing off-street parking that is accessory to the dwelling units. These spaces will be unbundled and sold and/or leased separately from the dwelling units; therefore, the Project meets this requirement.

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

The Project submitted a completed Environmental Evaluation Application prior to September 4, 2016. Therefore, the Project must only achieve 75% of the point target established in the TDM Program Standards, resulting in a required target of 8.25 points. As currently proposed, the Project will achieve its required 8.25 points through the following TDM measures:

Office Use:

- Parking Supply (Option K)
- Bicycle Parking (Option A)
- On-Site Affordable Housing (Option C)

Retail and Retail/Arts Activities Use:

- Unbundled Parking
- Parking Supply (Option D)

- O. **Dwelling Unit Mix.** Planning Code Section 207.6 requires that no less than 40 percent of the total number of proposed dwelling units contain at least two bedrooms, or no less than 30 percent of the total number of proposed dwelling units contain at least three bedrooms.

For the 24 dwelling units, the Project is required to provide at least 10 two-bedroom units or 7 three-bedroom units. The Project provides 14 one-bedroom units and 10 two-bedroom. Therefore, the Project meets the requirements for dwelling unit mix.

- P. **Horizontal Mass Reduction.** Planning Code Section 270.1 requires that all buildings in the Eastern Neighborhoods that have a street or alley frontage greater than 200 feet in length incorporate mass reduction breaks that reduce the horizontal scale of the building into discrete sections of not more than 200 feet in length that: 1) not less than 30 feet in width; 2) not less than 60 feet in depth from street-facing façade; 3) extend up to the sky level not higher than 25 feet above grade or the third story, whichever is lower; and 4) result in discrete building sections with a maximum plan length along the street frontage not greater than 200 feet.

The Project site has four street frontages, with the frontages along 19th and Mistral Streets in excess of 200 feet in length. The existing building on the site occupies the entire length of the lot along 19th Street

and approximately two-thirds of the frontages along Treat Avenue and Harrison Street. The existing surface parking lot for which the Project will be constructed, has a depth of 57 feet, 8-inches resulting in a developable area with a depth of less than 60 feet. The massing of floors three to six are set back 10-feet from the front wall of the lower floors for approximately 7seventy-two percent of the street frontage and the front wall of the ground floor steps back from zero to 3 feet, 6 inches along the property line, which helps breaks down the massing along Mistral Street, but does not meet the minimum requirements for horizontal mass reduction.

Per California Government Code Sections 65915-65918(e)(1), a City and County may not apply any development standard that will physically preclude the construction of a development at the increased density or with the incentives and concessions conferred through the Density Bonus Law. The project sponsor has demonstrated that the project is eligible for an incentive from the rear yard provisions of the Code and is seeking a waiver from the horizontal mass reduction provisions of Section 270.1 to accommodate the allowable density including the requested incentive. the Project Sponsor has elected to utilize the

~~State Density Bonus Law and proposes a waiver from the development standards for horizontal mass reduction requirements, which are defined in Planning Code 270.1.~~

- Q. **Shadow.** Planning Code Sections 147 and 295 restricts net new shadow, cast by structures exceeding a height of 40 feet, upon property under the jurisdiction of the Recreation and Park Commission. Any project in excess of 40 feet in height and found to cast net new shadow must be found by the Planning Commission, with comment from the General Manager of the Recreation and Parks Department, in consultation with the Recreation and Park Commission, to have no adverse impact upon the property under the jurisdiction of the Recreation and Park Commission.

The Planning Department prepared a preliminary shadow fan analysis and determined that the proposed project would not cast shadows on any parks or open spaces under the jurisdiction of the San Francisco Recreation and Parks Commission at any time during the year.

- R. **Transportation Sustainability Fee.** Planning Code Section 411A establishes the Transportation Sustainability Fee (TSF) and is applicable to project that are the following: (1) More than twenty new dwelling units; (2) New group housing facilities, or additions of 800 gross square feet or more to an existing group housing facility; (3) New construction of a Non-Residential use in excess of 800 gross square feet, or additions of 800 gross square feet or more to an existing Non-Residential use; or (4) New construction of a PDR use in excess of 1,500 gross square feet, or additions of 1,500 gross square feet or more to an existing PDR use; or (5) Change or Replacement of Use, such that the rate charged for the new use is higher than the rate charged for the existing use, regardless of whether the existing use previously paid the TSF or TIDF; (6) Change or Replacement of Use from a Hospital or a Health Service to any other use.

The Project includes more than twenty dwelling units, and construction of non-residential uses greater than 800 gross square feet; therefore, the TSF, as outlined in Planning Code Section 411A, applies.

- S. **Jobs-Housing Linkage Fee.** Planning Code Section 413 established the Jobs-Housing Linkage Fee and is applicable to projects that that: (1) increases by 25,000 or more gross square feet the total amount of any combination of the following uses; entertainment, hotel, Integrated PDR, office, research and development, retail, and/or Small Enterprise Workspace, and (2) whose environmental evaluation application for the development project was filed on or after January 1, 1999.

The Project includes the addition of 27,017 gross square feet of office space and 2,486 gross square feet of retail; therefore, the project is subject to Jobs-Housing Linkage Fees outlined in Planning Code Section 413.

- T. **Inclusionary Affordable Housing Program in UMU Zoning District. Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. Pursuant to Planning Code Section 415.5 and 415.6, the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 16% of the proposed dwelling units as affordable.

The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6 and has submitted an "Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415" to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project to be eligible for the On-Site Affordable Housing Alternative, the Project must submit an "Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415" to the Planning Department stating that any affordable units designated as on-site units shall be rental units and will remain as rental units for the life of the project. The Project Sponsor submitted such Affidavit on April 30, 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 Project Application. A Project Application was accepted on December 14, 2017. Pursuant to Planning Code Section 415.3 and 415.6, the on-site requirement is 16 percent. Three units (2 one-bedroom, and 1 two-bedroom) of the 24 total units provided will be provided on-site as affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, then this approval is null and void.

Pursuant to Planning Code Section 415.5(g)(1)(D), projects that utilize the State Density Bonus Law to receive additional density are subject to the Inclusionary Affordable Housing fee on any additional units or square footage conferred through the Density Bonus Law.

- U. **Childcare Impact Fee.** Planning Code Sections 414 and 414A is applicable to any residential development citywide that results in the addition of a residential unit and office and hotel development projects proposing the net addition of 25,000 or more gross square feet of office or hotel space.

The Project includes approximately 29,234 square feet of new residential use, 27,152 square feet of additional office, 3,242 square feet of retail and 1,117 square feet of arts activities/retail use. Therefore, the proposed Project is subject to fees as outlined in Planning Code Sections 414 and 414A.

- V. **Eastern Neighborhood Infrastructure Impact Fee.** Planning Code Section 423 is applicable to any development project within the UMU (Urban Mixed-Use) Zoning District that results in the addition of gross square feet of residential and non-residential space.

The Project includes approximately 78,096 gross square feet of new development consisting of approximately 29,234 square feet of residential use, 27,017 additional office square footage, 2,843 square feet of retail and 1,117 square feet of arts activities/retail use. These uses are subject to Eastern Neighborhood Infrastructure Impact Fees Tier 1 for residential and Tier 2 for non-residential, as outlined in Planning Code Section 423.

- W. **Vertical Controls for Office Use.** Office uses within the UMU Zoning District are subject to the vertical controls for office uses (Planning Code Section 803.9(f)), which does not allow office uses on the ground floor and limits the number of office stories permitted based on the number of stories of the building. Based on this, the Project is allowed a maximum of one floor of designated office space in the existing three-story building.

The existing building has three floors of office space, including the ground floor. On September 22, 2011, a Letter of Legitimization for the ground floor office use was issued by the Zoning Administrator. The additional two floors of office use on the second and third floors were established when the property was zoned Light Industrial (M-1), which allowed office as a principally permitted use, therefore it is now a legal non-conforming use. The Project has utilized the State Density Bonus Law, which allows the expansion of the non-conforming office space, in that it facilitates the ability to provide a higher density of residential units on the site.

7. **State Density Bonus Program Findings.** Pursuant to Planning Code Section 206.6(e), the Planning Commission shall make the following findings as applicable for any application for a Density Bonus, Incentive, Concession or Waiver for any Individually Requested Density Bonus Project:

A. The Housing Project is eligible for the Individually Requested Density Bonus Program.

The Project consists of five or more dwelling units on a site that in the UMU Zoning District that is currently used as a surface parking lot and is, therefore, eligible for the Individually Requested Density Bonus Program.

- B. The Housing Project has demonstrated that any Concessions or Incentives reduce actual housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or for rents for the targeted units, based upon the financial analysis and documentation provided.

The Project is seeking Concessions or Incentives from the residential rear yard, ~~ground floor ceiling height and active use requirements~~. The Project is required to provide a rear yard setback on the lowest floor containing residential units and at each subsequent floor. The Project will provide residential units on the fourth ~~to through~~ sixth floors of the proposed addition, so the rear yard setback would be, ~~which is located~~ above the roof of the existing building on the site, ~~which~~ The setback exceeds 25 percent rear yard requirement, however, the existing mechanical equipment and elevator penthouse on the roof obstructs the rear yard. Relocating the existing mechanical equipment and elevator penthouses would cost approximately \$2 million. The requested incentive would result in cost reductions for the project that would offset the cost of providing three affordable units on-site.

The requested Concessions or Incentives would result in financially sufficient and actual cost reductions to housing costs by not having to relocate the existing elevator and rooftop equipment. In addition, the Project is seeking a Concession or Incentive from the ~~ground floor ceiling height and active use requirements~~. The Project Sponsor has provided an estimate that it would cost over \$200,000 to connect the existing floors with the new floors if the ground floor was 17 feet in height. ~~the Project Sponsor has demonstrated the financial hardship with fully aligning the new building with the existing building. A financial analysis submitted by the Project Sponsor estimates that the cost to make all necessary modification to the existing building to accommodate the required rear yard would be in excess of 1 million dollars.~~

The development site is restricted due to its limited depth and the existing building. Without the concessions and incentives for the ground floor ceiling height and active use requirements, the Project would need to eliminate the residential parking garage, which includes the ADA parking spaces for residents. In addition, the Project is not able to create the 17 ft ground floor height without creating a hardship between the new office portions and the residential portions of the new building.

- C. If a waiver or modification is requested, a finding that the Development Standards for which the waiver is requested would have the effect of physically precluding the construction of the Housing Project with the Density Bonus or Concessions and Incentives permitted.

The Project is seeking a waiver or modification from the following development standards: 1) Height (Planning Code Section 250); and 2) Narrow Street Height Limit (Planning Code Section 261.1. Without the waivers or modifications, the construction of the housing project ~~with the added density with the requested incentives and concessions~~ would be physically precluded. The Project includes an addition to two floors to an existing three-story office building, which includes required non-residential uses on the ground floor and residential units above. In order to achieve proposed density and to accommodate the requested rear yard incentive, a waiver ~~to to accommodate the residential units, a waiver or modification to allow the additional height are necessary. Without the requested waivers from height and~~

~~narrow street height limit, the Project could not construct the sixth floor, thus eliminating eight residential units.~~

- D. If the Density Bonus is based all or in part on donation of land, a finding that all the requirements included in Government Code Section 65915(g) have been met.

The Density Bonus for the Project is not based on any donation of land; and is therefore not applicable.

- E. If the Density Bonus, Concession or Incentive is based all or in part on the inclusion of a Child Care Facility, a finding that all the requirements included in Government Code Section 65915(h) have been met.

The requested Concession or Incentive for the Project is not based on the inclusion of a Child Care Facility; and is therefore not applicable.

- F. If the Concession or Incentive includes mixed-use development, a finding that all the requirements included in Government Code Section 65915(k)(2) have been met.

Government Code Section 65915(k)(2) allows a Project Sponsor to seek an incentive or concession to provide non-residential land uses in a housing project if the non-residential uses are would reduce the cost of the project and are compatible with the development in the surrounding area. The proposed non-residential uses in the Project are permitted within the UMU Zoning District, and do not require a separate incentive or concession. The Project is located in the UMU Zoning District, which is intended for a mix of uses, and as a buffer zoning between residential and PDR zones. The project site is surrounded by a mix of uses, and the project itself includes office, retail and arts activity/retail uses. All of the proposed non residential uses are permitted. The Project Sponsor has agreed to provide the proposed ground floor arts activity/retail space at below market rate rents for a certain period in response to a request by neighborhood groups. However, the proposed 27,000 sf of new office use is a component that is vital to the overall project's financial feasibility, and also provides an appropriate use for the 2nd and 3rd floors which due to the site configuration and Code requirements would not be appropriate for residential uses.

8. Large Project Authorization Design Review in Eastern Neighborhoods Mixed Use District. Planning Code Section 329(c) lists nine aspects of design review in which a project must comply; the Planning Commission finds that the project is compliant with these nine aspects as follows:

- A. Overall building mass and scale.

The Project is designed as a six-story, 75-ft tall, mixed-use addition to an existing three-story, 40-ft tall office building. The Project incorporates residential, retail, and arts activities/retail entryways along Mistral Street and a retail entryway along Harrison Street, as well as massing setbacks. This massing is appropriate given the larger neighborhood context, which includes one-and-two-story industrial buildings, and two-and-three-story residential buildings. The surrounding neighborhood is extremely

varied with many examples of smaller-scale residential properties along Folsom Street and larger-scale industrial properties to the east of Treat Avenue. The Project's overall mass and scale are further refined by the building modulation, which incorporates projecting bays and sunken entryways. Overall, these features provide variety in the building design and scale, while providing for features that strongly complement the neighborhood context. Thus, the Project is appropriate and consistent with the mass and scale of the surrounding neighborhood.

B. Architectural treatments, facade design and building materials.

The Project's architectural treatments, façade design and building materials include a fiber cement board horizontal lap siding in two tones, metal siding, aluminum storefront, iron railings and gates, and dark bronze frame aluminum windows. The Project is distinctly contemporary in its character. The Project incorporates a simple, yet elegant, architectural language that is accentuated by contrasts in the exterior materials. Overall, the Project offers a high-quality architectural treatment, which provides for unique and expressive architectural design that is consistent and compatible with the surrounding neighborhood.

C. The design of lower floors, including building setback areas, commercial space, townhouses, entries, utilities, and the design and siting of rear yards, parking and loading access.

The Project is consistent with the development density established for the Project Site in the Eastern Neighborhoods Area Plan. The building's ground floor retail/commercial and residential lobby along Mistral and Harrison Streets provide active street frontages which will enhance and offer an effective and engaging connection between the public and private areas. The garage entrances are located along Treat Avenue and Mistral Street through 14-ft wide garage doors which provides access to the ground level and basement garages. The residential units have exposure on all four sides of the building to maximize natural light exposure and overall livability of the units. Overall, the design of the lower floors enhances the pedestrian experience and accommodates new street activity and has an appropriate ground plane, which is beneficial to the large and narrow streets.

D. The provision of required open space, both on- and off-site. In the case of off-site publicly accessible open space, the design, location, access, size, and equivalence in quality with that otherwise required on-site.

The Project meets the open space requirement through a combination of private and common open spaces, via common terraces on the fourth and 5th floors and private balconies/terraces.

E. The provision of mid-block alleys and pathways on frontages between 200 and 300 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as required by and pursuant to the criteria set forth in Section 270.2.

The Project is not required to provide a mid-block alley due to the existing building on the project site.

F. Streetscape and other public improvements, including tree planting, street furniture, and lighting.

In compliance with Planning Code Section 138.1, the Project includes new streetscape elements, such as a new, widened concrete sidewalk and new crosswalk along Mistral Street, and new street trees. These improvements would vastly improve the public realm and surrounding streetscape.

G. Circulation, including streets, alleys and mid-block pedestrian pathways.

The Project site occupies an entire block and has frontage along four streets which provides ample circulation around the project site.

H. Bulk limits.

The Project is within an 'X' Bulk District, which does not restrict bulk.

I. Other changes necessary to bring a project into conformance with any relevant design guidelines, Area Plan or Element of the General Plan.

The Project, on balance, meets the Objectives and Policies of the General Plan. See Below.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

Policy 1.2

Focus housing growth and infrastructure necessary to support growth according to community plans. Complete planning underway in key opportunity areas such as Treasure Island, Candlestick Park and Hunter's Point Shipyard.

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 neighbor-hoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

OBJECTIVE 11:

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4:

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

Policy 11.6

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

Policy 11.8

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

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.

COMMERCE & 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 proposed office development will provide net benefits to the City and the community in the form of an expansion of existing office space located within a zoning district with the stated intent of promoting a vibrant mix of uses while maintaining the characteristics of the neighborhood. The Project will enlarge an existing office building and also introduce new housing and retail uses to the neighborhood and has few physical consequences that are undesirable and the standard Conditions of Approval (Exhibit A) will help ensure that the operations will not generate any unforeseen problems.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.3:

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The proposed office development expansion will help attract new commercial activity to San Francisco as it provides a large quantity of office space for use, as well as provide an opportunity for the existing office tenants to expand without having to relocate. It also contributes to San Francisco's attractiveness as a firm location in that the site is within short walking distance of the commercial core of the Mission District.

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.

MISSION AREA PLAN

LAND USE

Objectives and Policies

OBJECTIVE 1.2:

IN AREAS OF THE MISSION WHERE HOUSING AND MIXED-USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

Policy 1.2.1

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

Policy 1.2.3

In general, where residential development is permitted, control residential density through building height and bulk guidelines and bedroom mix requirements.

Policy 1.2.4

Identify portions of the Mission where it would be appropriate to increase maximum heights for residential development.

The Project will replace a surface parking lot with a mixed-use development, providing 24 new dwelling units and 27,017 additional square feet of office space in a mixed-use area. The Project is unique, in that it is providing residential units via an addition to an existing three-story office building, that will be constructed on an existing surface parking lot and will also provide additional office space without the displacement of any existing residents or businesses. The Project includes 3 on-site affordable housing units for rent, which assist in meeting the City's affordable housing goals and will provide additional office space which will allow existing office tenants to grow in place.

The Project provides for a high-quality designed exterior, which features a variety of materials, colors and textures, including cement plaster, metal siding, aluminum storefront, metal canopies, metal railings and aluminum windows. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

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

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

Currently, the project site is a surface parking lot and does not possess any neighborhood-serving retail uses. The Project provides 24 new dwelling units and ground floor retail and arts activities uses, which will improve the urban form of the neighborhood by adding new residents, visitors, and employees to the neighborhood, which would assist in strengthening nearby retail uses. The expansion of the existing office use will also provide new employees who can patronize local retail establishments in the neighborhood.

- 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 24 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. In addition, the Project would add retail and arts activity uses. The Project offers an architectural treatment that is contemporary, yet contextual, and an architectural design that is consistent and compatible with the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The Project will not displace any affordable housing because there is currently no housing on the site. The Project will comply with the City's Inclusionary Housing Program, therefore increasing 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 a quarter mile from the 12 and 27 Muni bus lines and is within walking distance (0.07 miles) of the BART Station at 16th and Mission Streets. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and employees.

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

The Project will replace an existing surface parking lot; thus, no industrial and service sectors will be displaced by the new commercial office expansion. The Project would enhance opportunities for resident employment and ownership in retail sales and service sectors by providing for new housing and retail space, which will increase the diversity of the City's housing supply (a top priority in the City) and provide new potential neighborhood-serving uses and employment opportunities.

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

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

- G. That landmarks and historic buildings be preserved.

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

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

The Planning Department prepared a preliminary shadow fan analysis and determined that the proposed project would not cast shadows on any parks or open spaces at any time during the year.

11. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Section 83.4(m) of the Administrative Code), and the Project Sponsor shall comply with the requirements of this Program as to all construction

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Large Project Authorization Application No. 2016-010589ENX** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 5, 2019 and April 25, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 329 Large Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

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

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 July 18, 2019~~May 9, 2019~~.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 18~~May 9~~, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a Large Project Authorization to allow the demolition of an existing surface parking lot and the construction of a six-story over basement garage, 75-foot tall, 78,096 square foot vertical addition to an existing 3-story, 42-foot tall, 68,538 square foot office building, resulting in a mixed-use building with 24 dwelling units, 27,017 square feet of additional office space, 2,483 square feet of ground floor retail, and 1,117 square feet of ground floor arts activities/retail space located at 2300 Harrison Street, Block 3593, and Lot 001, pursuant to Planning Code Sections 329, within the UMU Zoning District and a 68-X Height and Bulk District; in general conformance with plans, dated April 5, 2019 and April 25, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2016-010589ENX and subject to conditions of approval reviewed and approved by the Commission on July 18, 2019~~May 9, 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 July 18~~May 9~~, 2019 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

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

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

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

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

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

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

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

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

6. **Additional Project Authorization.** The Project Sponsor must obtain an Office Development Authorization under Sections 321 and 322 to allocate office square footage. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

7. **Development Timeline - Office.** Pursuant to Planning Code Section 321(d) (2), construction of the office development project shall commence within 18 months of the effective date of this Motion. Failure to begin work within that period or to carry out the development diligently thereafter to completion, shall be grounds to revoke approval of the office development under this office development authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, 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

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

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

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

12. **Transformer Vault Location. Transformer Vault Location.** 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 in consultation with Public Works shall require the following location(s) for transformer vault(s) for this project: if an electrical transformer is required, SDAT recommends it be located within the project's property line along the setback in the existing off-street parking area on the Harrison Street frontage. This location has the following design considerations: this location is within the project's property line and SDAT does not support a transformer be installed within the public ROW at this location. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

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

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

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

14. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

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

PARKING AND TRAFFIC

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

which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

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

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

16. **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

17. **Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 43 bicycle parking spaces (24 Class 1 spaces for the residential portion of the Project and 19 Class 1 spaces for the non-residential portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA’s bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

18. **Parking Maximum.** Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than 41 off-street parking spaces (10 residential and 31 non-residential).

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

19. **Car Share.** Pursuant to Planning Code Section 166, no fewer than one (1) 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
20. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

21. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
22. **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
23. **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
24. **Jobs-Housing Linkage.** The Project is subject to the Jobs Housing Linkage Fee, as applicable, pursuant to Planning Code Section 413.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
25. **Child-Care Requirements for Office and Hotel Development.** In lieu of providing an on-site child-care facility, the Project has elected to meet this requirement by providing an in-lieu fee, as applicable, pursuant to Planning Code Section 414.

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

26. **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

INCLUSIONARY HOUSING REQUIREMENTS

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

1. **Number of Required Units.** Pursuant to Planning Code Section 415.6, the Project is required to provide 16.6% of the proposed dwelling units as affordable to qualifying households. The area represented by the allowable base density accounts for 80% of the total project, or 18 of the proposed 24 units; therefore, the Inclusionary rate is applied to 18 units, and 3 affordable units are required. The Project will fulfill this requirement by providing the 3 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 the Planning Department in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

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

2. **Unit Mix.** The Project contains 14 one-bedroom and 10 two-bedroom units; therefore, the required affordable unit mix is two one-bedroom units and one two-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from the Planning Department in consultation with MOHCD.

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

3. **Income Levels for Affordable Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 16.6% of the proposed dwelling units as affordable to qualifying households at a rental rate of 55% of Area Median Income. As required for the project to achieve a 35% density bonus under the State Density Bonus Law, the project sponsor is providing the required three units as affordable for a term of 55 years to households earning less than 50% of the area median income and, upon the expiration of the 55-year term, shall thereafter be affordable to qualifying households at a rental rate of 55% of Area Median Income. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

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

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

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

5. **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. Should the project sponsor convert rental units to ownership units, a greater number of on-site affordable units may be required, as Inclusionary Affordable Housing Units in ownership projects are priced at higher income levels and would not qualify for a 35% density bonus.

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

6. **Notice of Special Restrictions.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the architectural addenda. The designation 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 or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

7. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project shall have designated not less than 16.6 percent of each phase's total number of dwelling units as on-site affordable units.

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

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

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

9. **Expiration of the Inclusionary Rate.** Pursuant to Planning Code Section 415.6(a)(10), if the Project has not obtained a site or building permit within 30 months of Planning Commission Approval of this Motion No. XXXXX, then it is subject to the Inclusionary Affordable Housing Requirements in effect at the time of site or building permit issuance.

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

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

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

11. **Regulatory Agreement.** Pursuant to Planning Code Section 206.6(f), recipients of a density bonus must enter into a Regulatory Agreement with the City prior to issuance of the first construction document.

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

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

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

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

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

- i. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction document by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building floor plates; and (3) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- ii. If the units in the building are offered for rent, the three (3) affordable units that satisfy both the Density Bonus law and the Inclusionary Affordable Housing Program shall be rented to very low-income households, as defined as households earning 50% of AMI in the California Health and Safety Code Section 50105 and or California Government Code Sections 65915-65918, the State Density Bonus Law. The income table used to determine the rent and income levels for the Density Bonus units shall be the table required by the State Density Bonus Law. If the resultant rent or income levels at 50% AMI under the table required by the State Density Bonus Law are higher than the rent and income levels at 55% of AMI under the Inclusionary Affordable Housing Program, the rent and income levels shall default to the maximum allowable rent and income levels for affordable units under the Inclusionary Affordable Housing Program. After such Density Bonus units have been rented for a term of 55 years, the subsequent rent and income levels of such units may be adjusted to 55% of Area Median Income under the Inclusionary Affordable Housing Program, using an income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco" and shall remain affordable for the remainder of the life of the project. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. The remaining unit(s) being offered for rent shall be rented to qualifying households, as defined in the Planning Code and Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average of fifty-five (55) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco." The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.

- iii. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
 - iv. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
 - v. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
 - vi. If the Project fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law, including penalties and interest, if applicable.
27. **Eastern Neighborhoods Affordable Housing Requirements for UMU.** The Project is subject to the Eastern Neighborhoods Affordable Housing Requirements for UMU, as applicable, pursuant to Planning Code Section 419.3. Pursuant to Planning Code Section 419 the current Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative for on-site rental projects in the UMU Zoning District for Tier B is to provide sixteen-point six percent (16.6%) of the proposed dwelling units as affordable.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
28. **Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

29. **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

30. **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

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

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

OPERATION

32. **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>

33. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison 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

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

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

September 21, 2018

Patricia Delgrande
562 Mission St. LLC
71 Stevenson Street, Suite 850
San Francisco, CA 94105

RE: 2300 Harrison
LPA Open Space Concession Justification Letter

Project No: 15068.001

Dear Ms. Delgrande,

BAR Architects, with assistance from Cahill Contractors, evaluated the feasibility of moving existing building's rooftop projections such as stairs, elevators, mechanical equipment, to meet the 25% Rear Yard requirement (Section 134) for the new building extension.

We concluded that it is not physically or financially feasible to make changes to the existing building to meet the Rear Yard requirement. The summary of our findings support justification to the request for a concession to the requirements of Section 134, as identified in the LPA package dated 8/17/18.

Below is a summary of our findings including estimated construction cost.

1.	Relocate existing stair to roof. Relocation would need to happen at all floors, including new opening in floor slabs.	\$210,000
2.	Relocate two existing mechanical shafts for mechanical equipment exhaust, to new locations. Relocation would need new openings in floor slabs on all floors	\$255,000
3.	The elevator to roof needs to be relocated. Replace existing elevator to roof with new elevator that does not extend to roof (3 stops only).	\$300,000
4.	Add new elevator to roof, including new lobby. New elevator to roof is needed for accessible access to the office outdoor space (roof deck)	\$300,000
5.	Remove skylight to roof	\$25,000
6.	Relocate mechanical equipments, ducts, openings in slab, mechanical equipment pads, etc	\$135,000
7.	Re-route path to roof deck, due to rerouting of mechanical equipment	\$30,000
8.	Due to the new location of elevator to roof, electrical and tele/data room will need to be reconfigured	\$250,000
9.	Due to the relocation of egress stairs, ramp and parking at street level would need to be reconfigured	\$50,000
10.	GC fees, insurance, etc	\$460,000
	Total estimate	\$2,015,000

BARarchitects
SAN FRANCISCO | LOS ANGELES

Architecture

Planning

Interiors

BAR Architects
901 Battery Street
Suite 300
San Francisco, CA 94111
415 293 5700
www.bararch.com

Changes to the existing building to relocate stairs, elevator and shafts would have a significant impact on the building's structure by adding new structural slab openings.
Please give us a call if you have any questions.

A handwritten signature in black ink that reads "Patricia Centeno". The script is cursive and fluid, with the first name and last name clearly distinguishable.

Patricia Centeno, AIA LEED AP
Associate Principal, BAR Architects

cc: Chris Haegglund, BAR; Tuija Catalano, Rueben Junius & Rose; Blair Allison, Cahill Contractors
encl: None
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April 30, 2019

Patricia Delgrande
562 Mission St. LLC
71 Stevenson Street, Suite 850
San Francisco, CA 94105

RE: 2300 Harrison
Ground Floor Height Concession Justification Letter

Project No: 15068.001

Dear Ms. Delgrande,

BAR Architects, with assistance from Cahill Contractors, evaluated the feasibility of providing un-aligned floor levels between existing office and new office at the 2nd and 3rd floor, to meet the ground floor non-residential requirement (Section 145.1 (c)(4)(A)) of 17'-0" min. floor to floor height for the new building extension.

We concluded that it is not physically or financially feasible to meet the 17'-0" floor to floor height without creating hardship to the relationship between the existing office building and extension at levels 2 and 3. Below is a summary of our findings including estimated construction cost for items 2-5.

- | | | |
|----|--|-----------|
| 1. | Back of sidewalk elevation of 25.30' at sidewalk low point, cannot be altered. Existing office building Level 2 finish floor elevation of 40.61', cannot be altered. There is a shortage of 1'-8" between existing back of sidewalk and existing Level 2 finish floor. | NA |
| 2. | Add concrete ramps to provide accessible path of travel between both office spaces. Ramps include top and bottom landings and handrails. (approx. 20' long x 4 ramps – 2 per floor) | \$100,000 |
| 3. | Demolish (3) three existing meeting rooms to make space for the new ramps. | \$15,000 |
| 4. | Increase overall building height by 1'-8" at first floor including taller structural columns and walls, more exterior material. | \$50,000 |
| 5. | Increase level 1 height of storefront system by 1'-8" (about 200 linear feet) | \$50,000 |
| | Total estimate | \$215,000 |

Please give us a call if you have any questions.



Patricia Centeno, AIA LEED AP
Associate Principal, BAR Architects

cc: Chris Haeggland, BAR; Tuija Catalano, Rueben Junius & Rose; Blair Allison, Cahill
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REUBEN, JUNIUS & ROSE, LLP

Tuija Catalano
tcatalano@reubenlaw.com

June 5, 2019

Delivered Via Email

Carly Grob
SF Planning Dept.
1650 Mission Street, 4th floor
San Francisco, CA 94104

**Re: 2300 Harrison – Active Use Concession Documentation
Our File No.: 1447.01**

Dear Carly,

The proposed project at 2300 Harrison is requesting three concessions, one of them addressing Planning Code Section 145.1(c)(3) requiring the building to provide active uses for the first 25' of the building depth on the ground floor. The project does not comply with this requirement along Mistral Street and instead of 25' depth, active uses are provided for 15' depth. The project includes two arts activity / retail spaces along Mistral, which are approx. 1,200 sf in size in aggregate. This letter along with supporting documentation demonstrates that the granting of this concession will reduce actual costs for the housing units.

Without the concession, the project would be required to provide a larger retail/commercial/arts activity space on the ground floor along Mistral, and as a result the project would not be able to provide any residential parking spaces. Mistral Street is a narrow alley that wraps around the block and subject building. The new building is also very narrow, with a depth of 56' 6". There is physically no way to enlarge the retail/commercial/arts activity space to a 25' depth and concurrently maintain a residential parking garage as part of the project, i.e. compliance with the 25' depth for active uses will unavoidably result in the loss of residential parking.

The proposed 1,158 sf retail/arts activity space is being proposed as a community-serving space at below market rate rents, at \$2/sf. The project sponsor has committed to providing Mission-based artists and organizations priority for the space in order to prevent displacement from Mission area. Although enlargement of the spaces could theoretically result in more rent-paying space, the larger spaces along Mistral are expected to be difficult to lease and run a risk of remaining vacant, resulting in no income and no active street frontage.

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, 2nd Floor, Oakland, CA 94607
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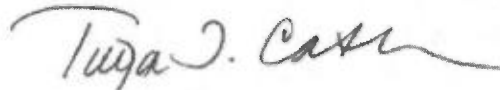
The project team has consulted with real estate/leasing brokers to understand the viability of larger spaces, the viability of space along Mistral and the going commercial rents in the vicinity. Approximately one year ago, commercial rents within a mile radius from the site ranged from \$1.74/sf to \$4.83/sf, with most falling within \$3.33/sf range. The full data set surveyed showed an average of \$2.26/sf. These rates are averages for the one-mile radius and do not take into account the project site's location, including Mistral Street. However, even at market rates the potential income is not significant, especially after the Mistral alley condition is factored in. If a larger ground floor along Mistral is occupied by non-retail uses, such as residential amenity areas or other community-oriented uses, the areas would be expected to result in no income or less than market-rate income.

The bigger concern however is the lack of demand and leasing difficulties associated with larger ground floor commercial space along Mistral, and the potential vacancies that could result if the space is any larger than currently proposed. See attached letter from Bruce Wilson at CBRE outlining existing market conditions. Thus, from feasibility perspective, the proposed 1,158 sf of retail space for 77' width and 15' depth along Mistral appears to be the most viable use, without the risk of vacancies (and elimination of income).

With the granting of the concession the project is able to provide ten (10) residential parking spaces at the ground floor garage. Based on discussions with brokers, it is our understanding that the typical parking space is priced at \$300/space/month. The parking spaces will be unbundled from the 24 residential units that are proposed by the project, and are expected to be leased. The parking spaces provide an income of at least \$3,000/month or \$36,000/year. The income stream from parking is anticipated to be consistent and solid source of income, unlike the uncertainties and potential vacancies that are anticipated for the Mistral Street commercial space if it is required to be larger. The steady income from the parking spaces on a rental project will help support the overall viability of the project, and will alleviate the need to increase rents for the residential units.

In sum, without the concession and proposed parking area, the project would lose a steady income stream of at least \$3,600/month. Without the concession, the project would also jeopardize the income for the ground floor commercial space if a larger space is not leased at all (or if such larger space is filled with other non-revenue producing active uses) resulting in no income (including loss of the anticipated \$2/sf for the 1,158 sf space)

Very truly yours,
REUBEN, JUNIUS & ROSE, LLP



Tuija Catalano

Enclosures:

Letter from Bruce Wilson at CBRE

REUBEN, JUNIUS & ROSE, LLP

www.reubenlaw.com



415 Mission Street
Suite 4600
San Francisco, CA 94105

www.cbre.com

June 5, 2019

Ms. Patricia Delgrande
COO/CFO
562 Mission Street, LLC
71 Stevenson Street, Ste. 850
San Francisco CA 94105

RE: 2300 Harrison Street, San Francisco, CA

Dear Patricia:

This letter is in response to your inquiry as to the economic feasibility of large retail space at 2300 Harrison Street in San Francisco. As you know, I have been involved in the Mission District commercial property market for over 30 years and have in-depth knowledge of large mixed-use commercial project leasing in the area including 2300 Harrison Street, Mariposa Square, Bryant Square & 500 Treat. It has been my experience that large retail spaces are difficult to lease in the area in general and will require a high traffic foot count and significant parking spaces to accommodate their clientele.

Retail use in general is declining in the Mission with the exception of restaurants, coffee stores and small food service retail that cater to the office tenants and residential. The Mission has decent history of continued tenancy for smaller retail use. 2300 Harrison Street may have some success with small retail units that don't require high foot traffic and parking. These types of retail space can survive based on sourcing neighborhood office, industrial and residential tenants. In the alternative, larger retail units in the Mission are typical limited to the Division Street corridor and require signage, visibility, foot traffic and abundant parking to remain competitive and leased. 2300 Harrison Street cannot offer the required amenities to attract large block retail and to develop it would risk long term vacancy.

Given the history of retail in the Mission, it is our opinion that any development scenario at 2300 Harrison should focus on smaller retail/artisan units in the 1,000-3,000 square foot range. Any retail units on the narrow Mistral alley will be particularly difficult to lease and will be subject to prolonged vacancies. In general, the small retail unit strategy will assist in leasing success and provide neighborhood serving amenities for the use of your office tenants and the residents of the Mission.

If you have any questions or require additional information, please feel free to call me at 415.291.1717.

Regards,

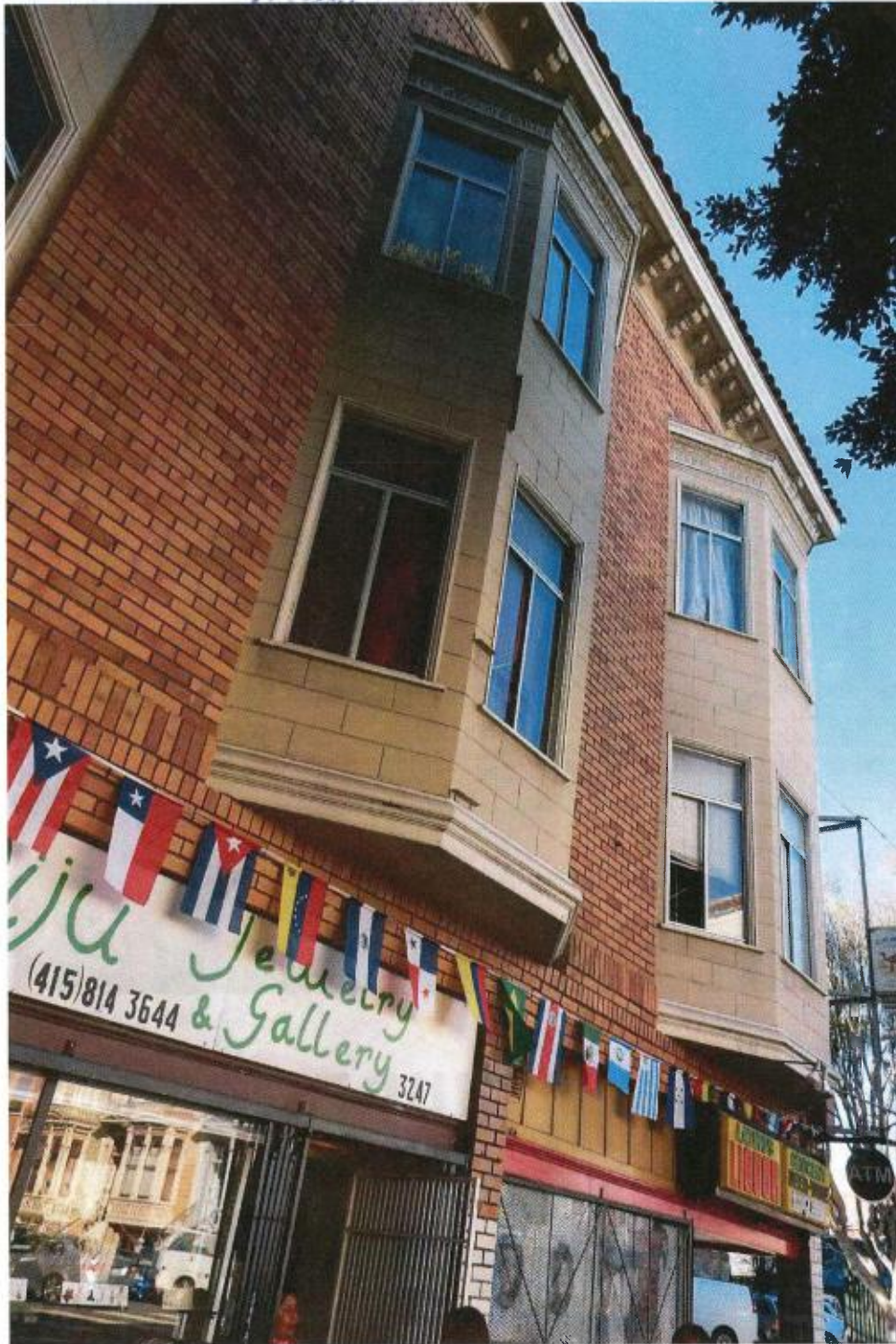
A handwritten signature in dark ink, appearing to read "Bruce Wilson", is written over a light blue horizontal line.

Bruce Wilson
Senior Vice President-CBRE



CALLE 24 SPECIAL AREA DESIGN GUIDELINES

PLANNING COMMISSION INFORMATIONAL PRESENTATION | JULY 18, 2019



AGENDA

- Why Special Area Design Guidelines (SADGs)?
- Process to date
- Next Steps
- Questions



WHY SPECIAL AREA DESIGN GUIDELINES?



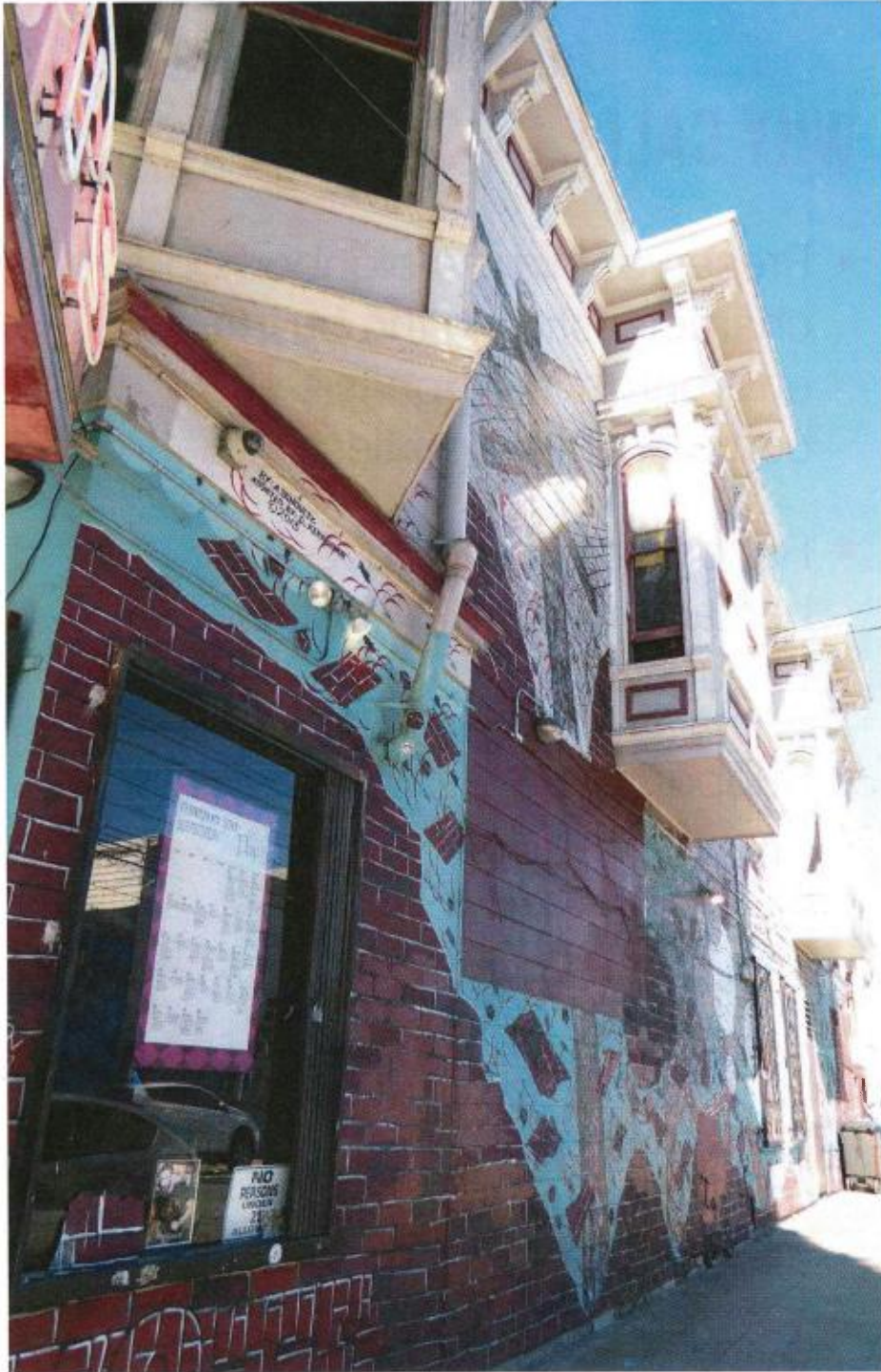
WHY DESIGN GUIDELINES?

- General principles of design excellence and neighborhood compatibility
- Establish a set of goals, values, and qualities by which projects on private property are evaluated during project design review
- Explain how projects can better support existing neighborhood patterns and context; help make San Francisco's design values accessible to the Planning Commission, Staff, and the public
- Encourage constructive conversations between neighbors



WHY CALLE 24 SADGs?

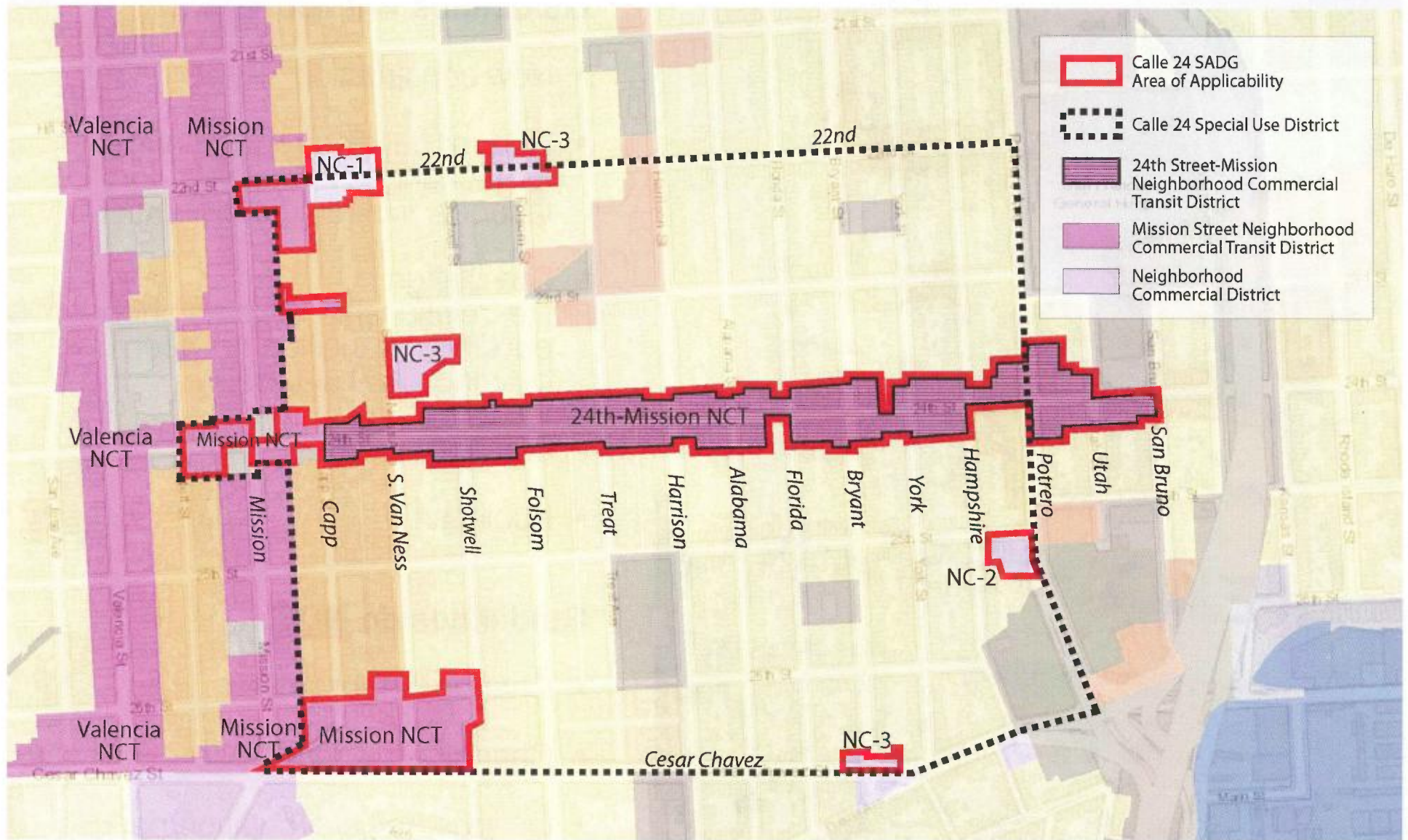
- Preserve unique neighborhood characteristics in the built environment (emphasis on commercial properties)
- Recognize Latino cultural heritage in Calle 24 district through design
- Support City policy



WHEN ARE THEY APPLIED?

- During project design review with Planning Dept. staff
- When necessary, Planning Commission determines project conformity with guidelines
- Foster a coordinated and consistent system of review

WHERE WILL THEY APPLY?





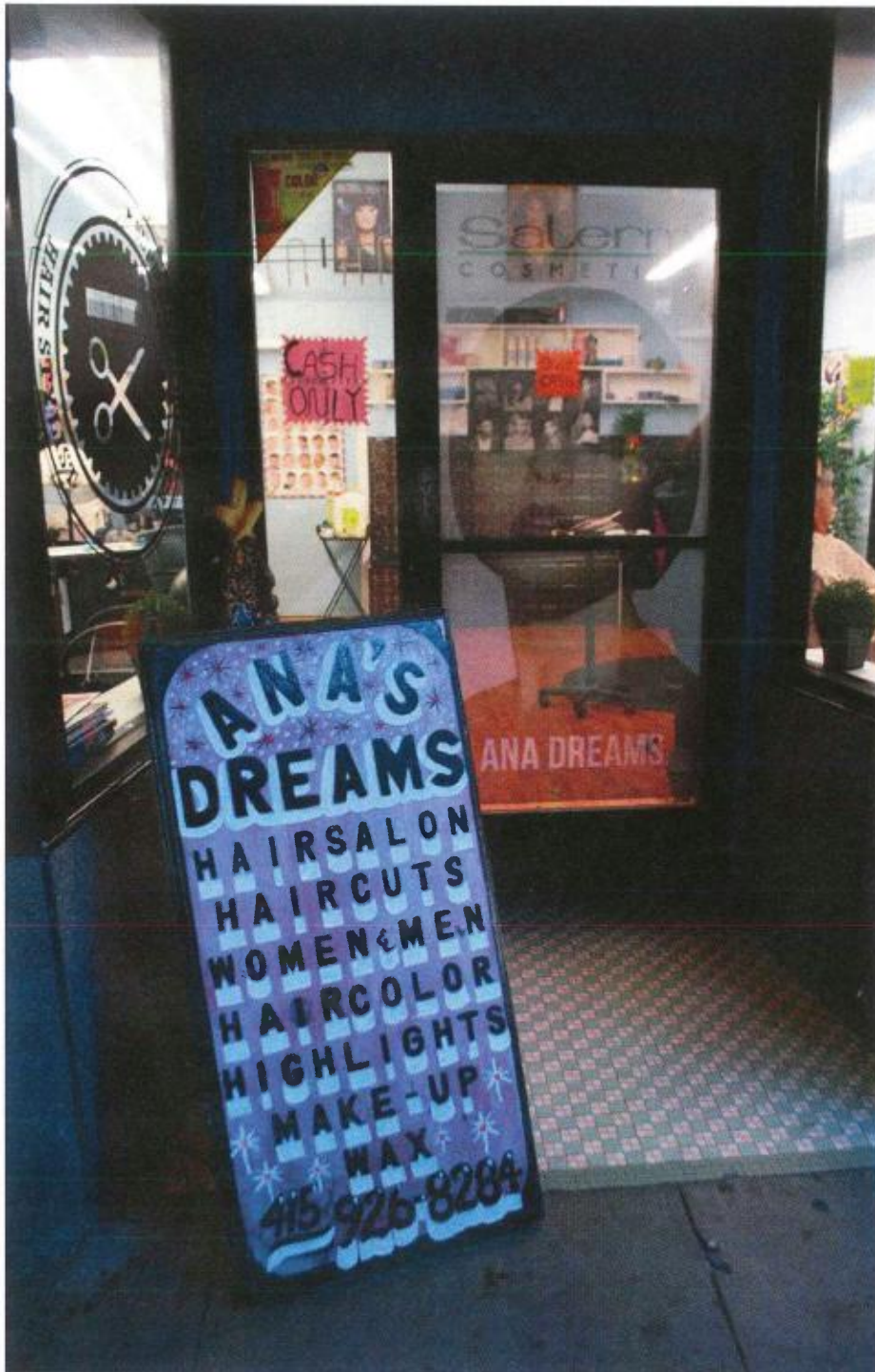
WHAT WILL THEY DO?

Guidelines will address...

- New construction
- Exterior building renovations (e.g. changes to building facades, including storefronts)
- Site design (i.e. relationship btwn neighboring buildings, transition between buildings and sidewalk)
- Signage
- Public art

Guidelines do **NOT**...

- Change height limits
- Change zoned land use
- Change traffic/circulation/parking



CALLE 24 SADGs IN CONTEXT

- **Calle 24 Latino Cultural District**
(Board of Supervisors Resolution 168-14, 2014)
- **Calle 24 Special Use District**
(Planning Code Section 249.59, 2017)
- **Mission Action Plan 2020 (MAP2020)**
(endorsed by Planning Commission, 2017)
- **Urban Design Guidelines**
(adopted by Planning Commission, 2018)
- SADGs will help further goals/objectives of City policies



CALLE 24 SADGs IN CONTEXT

Invest In Neighborhoods—OEWD

- Economic Development Strategy for the Calle 24 Latino Cultural District
 - Business strengthening
 - Support organizational capacity
 - Pursue strategies and policies to strengthen and preserve neighborhood cultural identity
 - Support cultural institutions
- Guide discussions around physical features along the corridor to maintain and enhance the character of the area
- Help guide city investments supporting small businesses



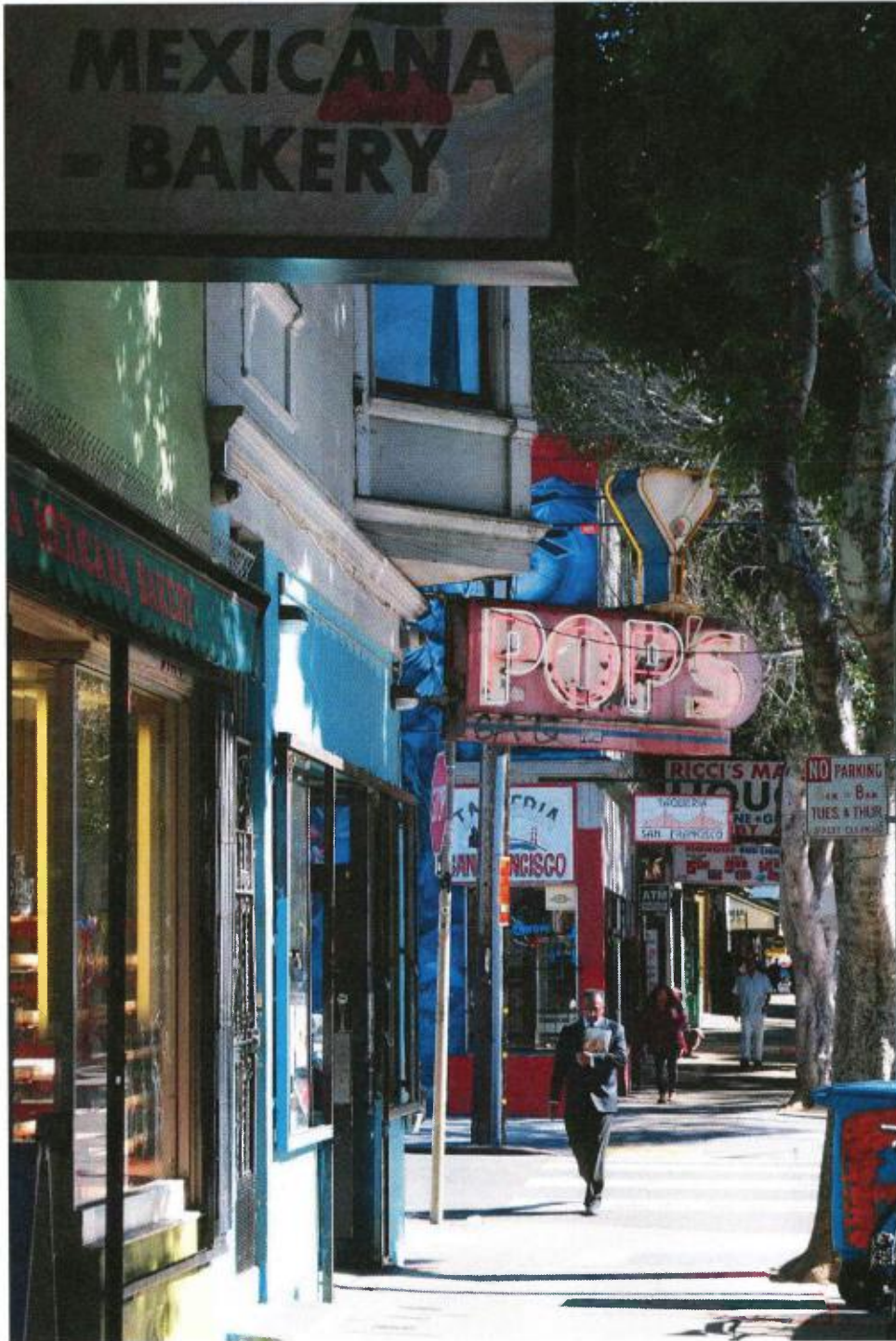
PROCESS TO DATE & NEXT STEPS

STAFF TEAM

- San Francisco Planning Department
 - **John M. Francis:**
Planner/Urban Designer, Calle 24 SADG Project Manager
 - **Luiz Barata:** Architect/Urban Designer
 - **Trent Greenan:** Architect/Urban Designer
 - **Maia Small:** Architect/Urban Designer, Project Supervisor
- Mayor's Office of Economic & Workforce Development
 - **Diana Ponce De Leon:** Project Manager

COMMUNITY WORKING GROUP

- **Josh Arce:** resident, union representative
- **Erick Arguello:** Calle 24 Latino Cultural District, resident
- **Lou Dematteis:** resident, artist
- **Luis Estrada:** business owner
- **Gabby Lozano:** resident, business owner
- **Rafael Moreno:** resident, non-profit service provider
- **Christina Olague:** resident, non-profit service provider
- **Marie Sorenson:** resident
- **Joe Toboni:** for-profit developer
- **Feliciano Vera:** MEDA, non-profit developer
- **Amparo Vigil:** business owner



PROCESS TO DATE

- Community Working Group Meetings
 - October 30, 2018
 - January 29, 2019
- Community Workshop #1:
June 11, 2019
- Planning Commission
Informational Presentation:
July 18, 2019



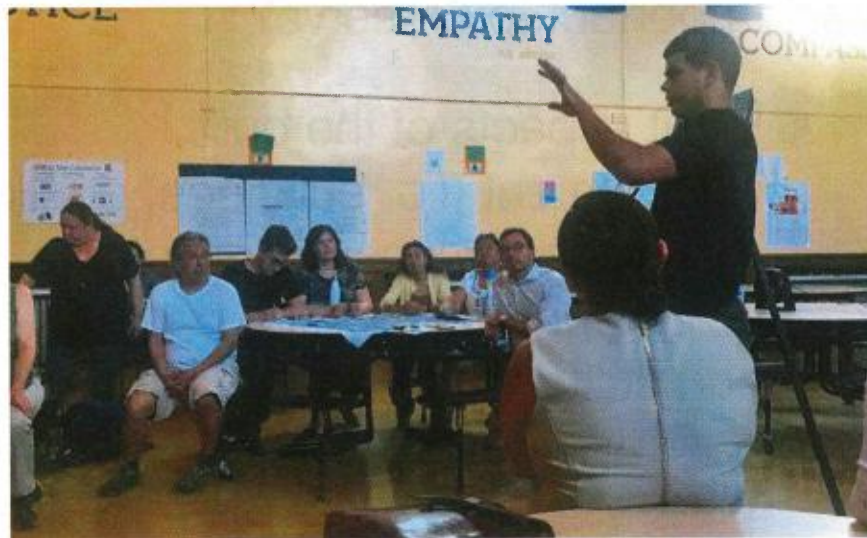
COMMUNITY DISCUSSIONS

What makes Calle 24 a unique place in San Francisco?

- What do you like?
- What is your favorite building and/or public space?
- What elements are at risk? What is important to preserve?
- What aspects of the built environment (i.e. buildings, public art, public spaces, signs, etc.) help to preserve Latino heritage and culture?
- What could be improved?



Working Group Meeting, October 30, 2018



Community Workshop, June 11, 2019

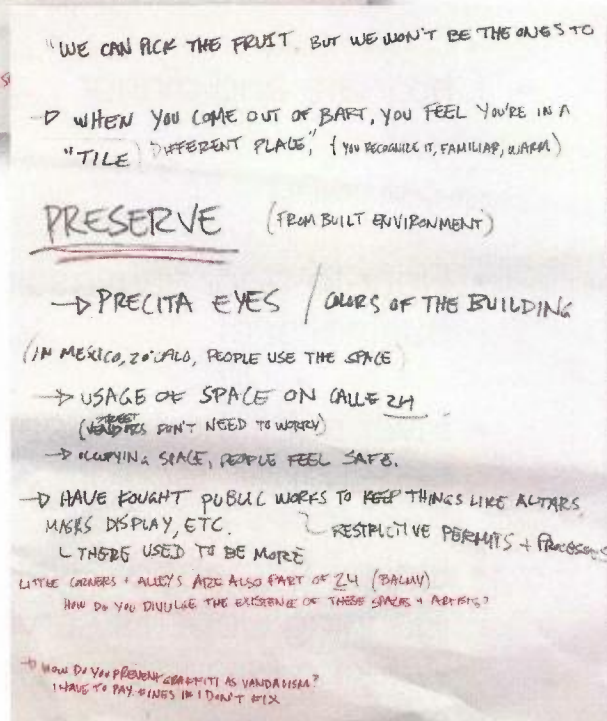
COMMUNITY DISCUSSIONS

What we've heard...

"What do you like?"

"What makes Calle 24 unique?"

- Color
- Art integrated into buildings
- Vintage/multi-lingual signage
- Sense of spontaneity
- Street life (art, music, families, etc.)
- Small storefronts
- Outdoor vending
- Victorian architecture
- Layering of cultural fabric
- Fine-grain texture
- Mom & pop retail serving locals
- Human scale
- *And more...*



COMMUNITY DISCUSSIONS

What we've heard...

Concerns...

- Loss of small, locally-serving, and affordable Latino businesses
- Loss of locally-produced, Latino art
- Uniform/homogenous architecture
- "Exclusive" aesthetic (e.g. glassy, muted colors, straight lines, etc.)
- Loss of vintage signage
- Loss of community gathering spaces
- Loss of trees

"This helps, but it's just a 'Band-Aid'" for addressing community displacement...

~ Community Member

Taller de Guías de Diseño del Área Especial de la Calle 24

Martes, 11 de junio, 6-8pm

Acompañe a sus vecinos para compartir ideas para proteger el entorno urbano único de la Calle 24: sus edificios, arte público, señalización, etc. Sus comentarios se incorporarán a las Guías de Diseño del Área Especial de Calle 24, un documento que el Departamento de Planificación de San Francisco utilizará para ayudar a informar el diseño de cualquier desarrollo futuro en la Calle 24 de la Misión.



Taller de Guías de Diseño del Área Especial de la Calle 24
Martes, 11 de junio, 6-8pm
Escuela Primaria Cesar Chavez, 825 Shotwell Street (entre las calles 22 y 23)

¡Interpretación en español, refrigerios y actividades para niños!

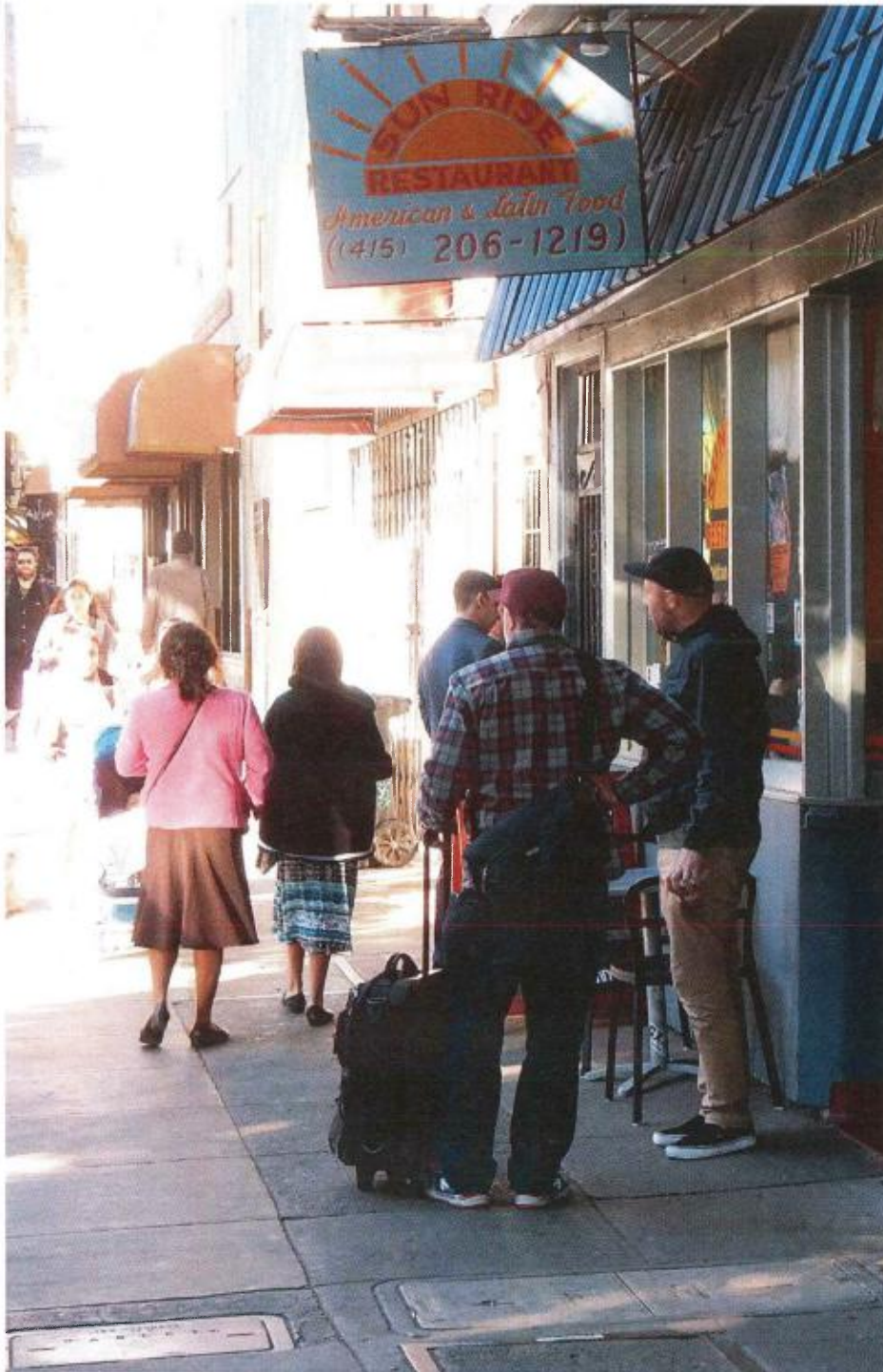


¿Preguntas? Contacte a John M. Francis
en SF Planning a john.francis@sfgov.org.

Community Workshop Flyer

OUTREACH

- Working Group: members represent diverse cross-section of the Mission community
- Community Meetings
 - All outreach and presentation materials in Spanish and English
 - Spanish interpretation
 - Childcare and dinner
 - Advertising
 - Door-to-door canvassing/flyering of businesses
 - Flyer published in Spanish-language newspaper, *Tecolote*
 - Online (Facebook, Nextdoor, Planning Dept. listserve, Twitter, Working Group member networks, etc.)



EQUITY ASSESSMENT

- Intended community impact
- Desired program outcomes
- Unintended impact/outcomes
- Benefit/burden analysis
- Near- and long-term stakeholder engagement
- Implementation plan and impact monitoring



NEXT STEPS

- Draft Guidelines:
July through October 2019
- Working Group Meetings:
September & November 2019
- Community Workshop #2:
October 2019
- Satellite Display & Staff Office
Hours: October 2019
- Refine Draft Guidelines:
November-December 2019
- Planning Commission Adoption
of Final Guidelines:
January/February 2020

THANK YOU!

Questions?

John M. Francis

Planner/Urban Designer, Calle 24 SADG Project Manager

john.francis@sfgov.org

(415) 575-9147

Flores, Veronica (CPC)

From: Sonja Trauss <sonja@carlaef.org>
Sent: Thursday, July 18, 2019 11:04 AM
To: Flores, Veronica (CPC)
Cc: Richards, Dennis (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); Rich Hillis; Koppel, Joel (CPC); planning@rodneyfong.com; Moore, Kathrin (CPC)
Subject: Accessory Dwelling Units In New Construction
Attachments: avrentbusinesssize.png

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

Hello Ms. Flores,

I am reading the staff report for the above captioned legislation, being heard today at the Planning Commission.

The Racial and Social Equity analysis section is fascinating. I have one point I want to make. On page 4 it says " ... larger units are naturally more expensive." This is not true. Per square foot, larger units are less expensive. You can look it up: https://www.bestplaces.net/cost_of_living/city/california/san_francisco and see the attached graph. The cost of a 2 bedroom is \$1000 less than 2 studios. The cost of a 4 bedroom is almost \$4000 less than the cost of 4 studios.

Renting the equivalent amount of bedrooms all in one apartment is dramatically cheaper than renting that amount of housing in several small apartments.

I mean think about it - what's cheaper, renting your own studio or one bedroom, or sharing a 2, 3 or 4 bedroom with 1, 2, 3 or more people? How do low income singles live? They have room mates. Splitting a large apartment with other people is cheaper than having to rent your whole own apartment. This is because per square foot, larger units are cheaper.

Best,
Sonja

7/18/19 - General Public Comment - Sue Hestor

Current 7/25/19 hearing date for Academy of Art Institutional Master Plan MP should be changed to date after summer break. People heavily involved, who appeared at multiple hearings over past 10+ years were given NO NOTICE of hearing. No copy of lengthy AAU 7/5/19 IMP. Many are on vacation with family.

Newspaper notice given 7/3/19. IMP first posted on website 7/5. Mailed notices around 43 AAU sites came Monday 7/8/19. This is neither spirit or requirement of 304.5.

Public should be able to find out about hearing. Read current IMP (2 others still pending.) Give testimony on impacts on neighborhoods, Muni, HOUSING that has been taken off market.

No mailed notice given to Western Addition organizations despite 3 AAU buildings on boundary of Western Addition.

AAU has been out of compliance with SF law - particularly around requirement to file Institutional Master Plan and receive public input. AAU illegal use of housing has deprived residents of housing .

The public deserves the ability to speak.

SUE C. HESTOR

Attorney at Law

870 Market Street, Suite 1128 San Francisco, CA 94102

office (415) 362-2778 cell (415) 846-1021

hestor@earthlink.net

July 18, 2019

Planning Commission TODAY should instruct staff to continue hearing date on Academy of Art Univ 7/5/19 Institutional Master Plan from July 25 to a date after Labor Day. New date should be listed on 7/25 Commission agenda which will come out TOMORROW.

It is the middle of summer and summer vacations. Members of the PUBLIC - including those who have consistently been at Planning Commission raising questions about AAU - are on vacation. Out of the Bay Area with their family. They don't even know about 7/25 hearing. Let alone had the chance to read the lengthy, complicated IMP which deals with **43 different AAU buildings spread out from the Marina to south of Cesar Chavez.**

There are serious housing issues involved since AAU has acquired - virtually all without benefit of compliance with Planning and Administrative Codes - 17 existing buildings, while building zero new housing for their students.

Newspaper Notice was published Wed July 3. **AAU IMP was FILED** and put on Planning website July 5. **Mailed notices** were received Mon July 8. Notices were sent to neighborhood organizations in which 43 AAU facilities are located, or to those across a street boundary. **EXCEPT TO WESTERN ADDITION organizations** - across from **2 AAU buildings** on east side of Van Ness boundary, and **1 used as AAU housing** on Octavia.

Reading *to understand* the 119 page AAU 7/5/19 IMP - is complicated and builds on the AAU FEIR certified 7/18/16 and the ESTM accepted same month. The Purpose of Institutional Master Plan is set out in Planning Code sec. 304.5(a)


- (1) to provide notice and information to Planning Commission, community and neighborhood organizations ...and the general public as to the plans of each affected institution at an early stage, and to give an opportunity for early and meaningful involvement of these groups in such plans prior to substantial investment in property acquisition or building design by the institution.
- (2) To enable the institution to make modifications to its master plan in response to comments made in public hearings prior to its more detailed planning and prior to any request for authorization by the City of new development proposed in the master plan.
- (3) To provide the Planning Commission, community and neighborhood organizations, ...the general public...with information that may help guide their decisions with regard to use of, and investment in, land in the vicinity of the institution, provision of public services...

Neither the Commission nor the public will be served by scheduling the public hearing at last Commission hearing before it takes its own vacation. Please set hearing date TODAY for after Labor Day so Commission can hear informed public comment.

Sue Hestor

Academy of Art University – Proposed Campus



Subject: AAU Noticing
From: "Cook, Lorabelle (CPC)" <lorabelle.cook@sfgov.org>
Date: 10/20/2017, 3:29 PM
Attachments:  NeighborhoodGroupList.xlsx (338 KB)
CC: "Woods, Mary (CPC)" <mary.woods@sfgov.org>
To: Sue Hestor <hestor@earthlink.net>

Hello Sue,

As requested, here is the list of AAU notices that were mailed out on Friday 10/13 and their respective neighborhood groups. Citywide officials were also included for each property address. I've attached the Excel spreadsheet that support staff and myself used during this noticing period. The spreadsheet contains all neighborhood groups and citywide officials. I am not aware of any other lists of interested parties that have showed up, testified, or have submitted written comments on the AAU proceedings. Thank you.

168 Bluxome Street	South of Market
601 Brannan Street	South of Market
410 Bush Street	Chinatown
1080 Bush Street	Nob Hill
1153 Bush Street	Downtown Civic Center
58-60 Federal Street	South of Market
575 Harrison Street	South of Market
150 Hayes Street	Downtown Civic Center
1900 Jackson Street	Pacific Heights
2225 Jerrold Avenue	Bayview
736 Jones Street	Downtown Civic Center
2801 Leavenworth St	North Beach / Russian Hill
1727 Lombard St	Marina
700 Montgomery St	Financial District
77-79 New Montgomery St	Financial District
180 New Montgomery St	Financial District
1916 Octavia St	Pacific Heights / Western Addition
1055 Pine St	Nob Hill / Downtown Civic Center
1069 Pine St	Nob Hill / Downtown Civic Center
625 Polk St	Downtown Civic Center
491 Post St	Downtown Civic Center
540 Powell St	Downtown Civic Center / Nob Hill / Chinatown

560 Powell St	Downtown Civic Center / Nob Hill / Chinatown
2340 Stockton St	North Beach
620 Sutter St	Downtown Civic Center
625-29 Sutter St	Downtown Civic Center
655 Sutter St	Downtown Civic Center
680-88 Sutter St	Downtown Civic Center / Nob Hill
817-31 Sutter St	Downtown Civic Center
860 Sutter St	Downtown Civic Center / Nob Hill
740 Taylor St	Downtown Civic Center
2295 Taylor St	Russian Hill / North Beach
460 Townsend St	South of Market
466 Townsend St	South of Market
950 Van Ness Ave	Downtown Civic Center / Western Addition
1849 Van Ness Ave	Pacific Heights / Nob Hill
2151 Van Ness Ave	Pacific Heights / Nob Hill / Russian Hill
2209 Van Ness Ave	Pacific Heights / Nob Hill / Russian Hill
2211 Van Ness Ave	Pacific Heights / Nob Hill / Russian Hill
121 Wisconsin St	Potrero Hill
2550 Van Ness Ave	Russian Hill / Marina
1142 Van Ness Ave	Downtown Civic Center / Western Addition
1946 Van Ness Ave	Nob Hill / Pacific Heights

Lorabelle Cook

**Current Planning
NE/NW Quadrants**

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

Direct: 415-575-9100

Email: Lorabelle.Cook@sfgov.org

Web: www.sfplanning.org

SEC. 304.5. INSTITUTIONAL MASTER PLANS.

(a) **Purposes.** The principal purposes of the requirements for institutional master plans contained in this Section are:

(1) To provide notice and information to the Planning Commission, community and neighborhood organizations, other public and private agencies and the general public as to the plans of each affected institution at an early stage, and to give an opportunity for early and meaningful involvement of these groups in such plans prior to substantial investment in property acquisition or building design by the institution;

(2) To enable the institution to make modifications to its master plan in response to comments made in public hearings prior to its more detailed planning and prior to any request for authorization by the City of new development proposed in the Master Plan; and

(3) To provide the Planning Commission, community and neighborhood organizations, other public and private agencies, the general public, and other institutions with information that may help guide their decisions with regard to use of, and investment in, land in the vicinity of the institution, provision of public services, and particularly the planning of similar institutions in order to insure that costly duplication of facilities does not occur.

(b) **When Required.** Each Hospital and each Post-Secondary Educational Institution in the City and County of San Francisco (for the purposes of this Section collectively referred to as "institution(s)"), including Group Housing affiliated with and operated by any such institution shall have on file with the Planning Department a current Institutional Master Plan describing the existing and anticipated future development of that institution as provided in Subsection (c) below. Institutions of less than 50,000 square feet or of less than 100,000 square feet in the C-3 district may submit an Abbreviated Institutional Master Plan as described in Subsection (d) below.

Thereafter, at intervals of two years, each such institution shall file an Update with the Planning Department describing the current status of its Institutional Master Plan. The requirements for an Update are provided in Subsection (f) below.

The Zoning Administrator shall be notified whenever the following occur to determine whether a new Institutional Master Plan or an Update shall be required: there are **significant revisions to the information** contained in the Institutional Master Plan; or 10 years have passed since the last Institutional Master Plan was submitted and heard by the Planning Commission (as described by Subsection (e) below). Significant revisions may include plans to construct new facilities that were not previously discussed in the Institutional Master Plan, plans to demolish existing facilities that were not discussed in the Institutional Master Plan, closure of an existing unit, opening of a new unit, change in use of an existing unit or inpatient facility, an increase in the institution's size by 10,000 square feet or 25% of total square footage (whichever is less), or significant changes in use of existing facilities that were not discussed in the Institutional Master Plan.

(c) **Format and Substance of the Institutional Master Plan.** In the case of an institution occupying a site area of 50,000 or more square feet (100,000 or more square feet in the C-3 District), or occupying a site area of less than 50,000 square feet (100,000 or more square feet in the C-3 District) but

anticipating future expansion over 50,000 square feet (100,000 or more square feet in the C-3 District), the plan submitted shall be a full Institutional Master Plan and shall at a minimum contain textual and graphic descriptions of:

(1) The nature of the institution, its history of growth, physical changes in the neighborhood which can be identified as having occurred as a result of such growth, the services provided and service population, employment characteristics, the institution's affirmative action program, property owned or leased by the institution throughout the City and County of San Francisco, and any other relevant general information pertaining to the institution and its services;

(2) The present physical plant of the institution, including the location and bulk of buildings, land uses on adjacent properties, traffic circulation patterns, and parking in and around the institution;

(3) The development plans of the institution for a future period of not less than 10 years, and the physical changes in the institution projected to be needed to achieve those plans. Any plans for physical development during the first five years shall include the site area, ground coverage, building bulk, approximate floor area by function, off-street parking, circulation patterns, areas for land acquisition, and timing for the proposed construction. In addition, with respect to plans of any duration, the submission shall contain a description and analysis of each of the following:

(A) The conformity of proposed development plans to the General Plan of the City and County of San Francisco, and to any neighborhood plans on file with the Planning Department,

(B) The anticipated impact of any proposed development by the institution on the surrounding neighborhood, including but not limited to the effect on existing housing units, relocation of housing occupants and commercial and industrial tenants, changes in traffic levels and circulation patterns, transit demand and parking availability, and the character and scale of development in the surrounding neighborhood,

(C) Any alternatives which might avoid, or lessen adverse impacts upon the surrounding neighborhood, including location and configuration alternatives, the alternative of no new development, and the approximate costs and benefits of each alternative,

(D) The mitigating actions proposed by the institution to lessen adverse impacts upon the surrounding neighborhood;

(4) A projection of related services and physical development by others, including but not limited to office space and medical outpatient facilities, which may occur as a result of the implementation of the institution's master plan;

(5) Any other items as may be reasonably required by the Planning Department or Planning Commission.

(d) **Format and Substance of the Abbreviated Institutional Master Plan**. In the case of an institution presently occupying or proposing to occupy a site area of less than 50,000 square feet or 100,000 square feet in the C-3 District, and placing on file with the Planning Department a statement that the institution does not anticipate any future expansion to more than 50,000 square feet or 100,000 square feet in the C-3 District, an abbreviated institutional master plan may be filed, consisting of a textual description of

the institution's physical plant and employment, the institution's affirmative action program, all ownership by the institution of properties throughout the City and County of San Francisco, the services provided and service population, parking availability, and any other relevant general information pertaining to the institution and its services.

(e) **Hearing and Acceptance of the Plan.** In a case in which a full Institutional Master Plan, or revision to such a plan, has been filed and the submission has been determined by the Planning Department to contain all information in accordance with Subsection (c) above, the Planning Commission shall hold a public hearing on such plan or revisions. The Zoning Administrator shall set the time and place for the hearing within a reasonable period, but in no event shall the hearing date be less than 30 days nor more than 180 days after the plan, or revisions, have been accepted for filing. An Institutional Master Plan shall be considered accepted when the Planning Commission hearing has closed.

In a case in which an abbreviated institutional master plan has been filed in accordance with Subsection (c) above, the Zoning Administrator shall report the filing to the Planning Commission, and the Commission may, at its option, either hold or not hold a public hearing on such plan, as the Commission may deem the public interest to require. In the event a public hearing is to be held on such an abbreviated institutional master plan, the Planning Department or the Commission may require submission of additional information by the institution as deemed necessary for such hearing. An abbreviated Institutional Master Plan shall be considered accepted after the Zoning Administrator reports the filing to the Planning Commission, unless the Planning Commission requests a public hearing, at which case acceptance shall occur when the Planning Commission hearing has closed.

The public hearing conducted by the Planning Commission on any Institutional Master Plan, or revisions thereto, shall be for the receipt of public testimony only, and shall in no way constitute an approval or disapproval of the Institutional Master Plan or revision, or of any facility described therein, by the Planning Commission.

Notice of all hearings provided for herein shall be given in the same manner as prescribed for conditional use applications under Section 306.3 of this Code. The institution may be required to file with its master plan, or revisions thereto, the information and other material needed for the preparation and mailing of notices as specified in that Section.

To facilitate accessibility of the Master Plan to the public, once an institutional master plan or abbreviated institutional master plan is determined by the Planning Department to contain all information in accordance with Subsection (c) above, the institution shall provide the Planning Department with ten (10) print versions of the document in addition to any other format deemed useful and appropriate for easy public accessibility.

Public testimony, as represented in the official minutes of the Planning Commission and written correspondence to the Commission, concerning the content of an Institutional Master Plan and revisions thereto, shall become a part of the Institutional Master Plan file at the Planning Department and shall be available for public review.

(f) **Update to the Plan.** Every two years or sooner from the date of the most recent approval, the institution must submit an Update to the Planning Department. This Update shall provide a description of all projects that: (1) have been completed since the most recent submission; (2) are ongoing, including a description of the status and estimated timetables for completion of such projects; (3) are

scheduled to begin in the upcoming 24 months, including estimated timetables for the commencement, progress, and completion of such projects; and, (4) are no longer being considered by the institution.

The Update will not require a hearing, although the document will be made publicly accessible. Per Subsection (i) below, the Planning Department will not grant any permits to the Institution until the Update is considered complete. The institution shall provide the Planning Department with ten (10) print versions of the Update in addition to any other format that is deemed useful and appropriate for easy public accessibility.

(g) Submission to Department of Public Health.
omitted

(h) **Conditional Use Authorizations.** In the case of any institution subject to the institutional master plan requirements of this Section, no conditional use or any other entitlement requiring Planning Commission action required for development by the institution under Articles 2, 7 or 8 of this Code shall be authorized by the Planning Commission unless such development shall be as described in the Institutional Master Plan or update, filed with the Planning Department, and heard by the Planning Commission as provided in this Section. Additionally, no hearing shall be held or consent calendar item approved by the Commission on any such application for a new conditional use until three months shall have elapsed after the date on which the public hearing is closed and the Institutional Master Plan, is accepted. The procedures for conditional use applications and other entitlements requiring Planning Commission action shall be those set forth in Section 303 and elsewhere in this Code.

Furthermore, no conditional use authorization or any other entitlement requiring Planning Commission action shall be approved by the Planning Commission for any medical institution until the proposed development has first been approved pursuant to Sections 1513, 1523 and 1604 of Public Law 93-641 or Sections 437 and 438 of the California Health and Safety Code, if such approval is found by the reviewing agencies to be required under those Sections.

(i) **Permit Applications.** The Planning Department shall not approve any building permit application for any construction pertaining to any development of any institution subject to this Section, with the exception of interior alterations which do not significantly intensify, change or expand the use, occupancy or inpatient services or facilities of the institution as determined by the Zoning Administrator, and are necessary to correct immediate hazards to health or safety, unless that institution has complied with all the applicable requirements of Subsections (b), (c), and (f) above with regard to its filing of an Institutional Master Plan or revisions thereto.

(Amended by Ord. 443-78, App. 10/6/78; Ord. 69-87, App. 3/13/87; Ord. 447-97, App. 12/5/97; Ord. 279-07, File No. 070678, App. 12/18/2007; Ord. 22-15, File No. 141253, App. 2/20/2015, Eff. 3/22/2015; Ord. 188-15, File No. 150871, App. 11/4/2015, Eff. 12/4/2015)

AMENDMENT HISTORY

Division (b) amended; Ord. 22-15, Eff. 3/22/2015. Divisions (b) and (c)(3)(A) amended; Ord. 188-15, Eff. 12/4/2015.

The Yerba Buena Neighborhood Consortium

c/o 230 Fourth St. San Francisco, CA 94103

A Council of the Yerba Buena Neighborhood's Residents and Community Organizations

FOR THE MARCH 2020 BALLOT: THE SAN FRANCISCO BALANCED DEVELOPMENT ACT

San Francisco has reached a Tipping Point. Either we build more Affordable Housing faster - or we have to build new office buildings slower.

Overview

San Francisco is experiencing a dramatic Tech Industry Boom. But for every year's supply of new Tech Industry office development now allowed by the 1986 "Prop M" Annual limit on large office developments (@ 875,000 sq ft = 1.25 Transamerica buildings) there are 3,676 new San Francisco workers who will need 1,785 housing units. And 33.5% of those housing units need to be affordable to low/moderate and middle income households = 598 affordable units per year (source: Planning Department "Nexus Study" June 2019) just to keep with Prop M.

Taking this growth into account, the State of California has set legal goals for San Francisco to produce new housing at all income levels – the "Regional Housing Needs Assessment" (RHNA) – from 2015 to 2022 and beyond.

So far after 3 years, San Francisco has produced 215% of the market-rate/luxury housing needed for this growth, but only 68% of the Affordable Housing (for households with up to 120% of Bay Area median income levels) needed to meet the same 3 years' RHNA goals.

	Total RHNA Housing Goals 2015-2022	Pro-Rated Total RHNA Housing Goals 2015-2018 (Q2)	Actual Housing Production 2015-2018 (Q2)	Actual Housing Production % Of Pro-Rated RHNA Goals
TOTAL	28,869	12,630	16,654	131.9%
Very Low Income	6,234	2,727	2,799	102.6%
Low Income	4,639	2,030	1,292	63.7%
Moderate Income	5,460	2,389	760	31.8%
Subtotal Affordable	16,333	7,145	4,851	67.9%
Above Moderate	12,536	5,485	11,803	215.2%

Source: San Francisco Planning Department

We can't go on like this. The consequences of this 32% Affordable Housing production shortfall are devastating the City. Low-income and working class residents of the City are being pushed out of their long-time neighborhoods, and many middle-income residents can no longer afford to live here.

It's time to tighten up the Prop M rules! The San Francisco Balanced Development Act will bind the City's office growth directly to our City's Affordable Housing production.

The TODCO Group's civic action arm, our Yerba Buena Neighborhood Consortium, will now proceed to place a voter initiative measure on the March 2020 ballot to do exactly that. In years when San Francisco's Affordable Housing production falls short of the RHNA goal, the next year's Prop M Annual Limit for office development approvals will be reduced by the same % amount of that deficit.

So for example, if the City increased its Affordable Housing production from the current 3-year rate of 68% of the RHNA goal to an average of 80% during the next decade, then the amount of new San Francisco office development allowed in the next 10 years would be cut by 20% - from a 10 year total of 8,750,000 ft to 7,000,000 ft, as shown in the Chart attached. The result would be 18% more Affordable Housing combined with 20% less office development.

The Voters Are Ready!!

David Binder Research (DBR) polled this ballot measure concept early this month. **Likely voters support it by 61% to 30% opposed - a margin of 2 to 1!** And here are the replies to its most crucial question – 63% want Housing/Jobs Balance! DBR's Summary Report with details is attached.

17. When the City does not meet its affordable housing target, would you prefer the next year's office development approval amount to be reduced proportionately, would you prefer no office development approvals to be allowed in the following year, or neither of these?

Reduce proportionately	38
None allowed	25
Neither	27
Don't know	9
Prefer not to say	1

FOR THE MARCH 2020 BALLOT: THE SAN FRANCISCO BALANCED DEVELOPMENT ACT

Dealing With "Pipeline" Office Developments

There are 10 large proposed San Francisco office developments that have already applied for approval in the last several years. Seven are located in the Central SOMA Plan Area that was just rezoned to accommodate them late in 2018, totaling 5,623,000 sq ft in total size. Three other proposed projects are located in other parts of the City, totaling potentially 1,340,000 sq ft. And two large projects on Port property were approved in 2018 that will formally receive their Prop M project allocations starting this year, ultimately using up to 3,425,000 sq ft when finished.

Most of these pending projects will likely be approved by the San Francisco Planning Commission before the March 10, 2020, Election Day, even while the 2019-2020 Prop M allocation year remains unfinished (it ends on October 17, 2020). To resolve the conflict with these pending project approvals and respect the completion of the long-delayed Central SOMA Plan, the **San Francisco Balanced Development Act** includes a provision allowing the 7 Central SOMA developments to receive their full Prop M office allocations in 2019-20, provided that this additional total of up to 2,552,000 sq ft of Prop M office allocations will be gradually and fully deducted from the normal Prop M annual limit over the following 10 years @ 255,200 sq ft per year. This "borrow/payback" approach resolves the "fairness question" of changing the Prop M approval rules mid-stream for projects that have been waiting years for City consideration.

And depending on the City's success in achieving its RHNA Affordable Housing production goals, there will be at least some Prop M office allocations left available for the other more recently proposed office developments if they are not already approved before the March 2020 Election Day too.

The **San Francisco Balanced Development Act** will not apply at all to small office developments less than 50,000 sq. ft. in size that have a separate limited allocation for approvals of 75,000 sq. ft. per year under Prop M. These projects are often renovated historic buildings and are typically occupied by small companies.

Overall Central SOMA Office Development Limit

In addition, to assure a much better overall housing/jobs balance than the Central SOMA Plan achieved, the **San Francisco Balanced Development Act** includes a provision that caps all future Central SOMA office development at a grand total of no more than 6,000,000 sq. ft. until 15,000 new housing units, both affordable and market rate, are built in the South of Market Neighborhood (not just the 8,000 units anticipated by the Planning Department's the Central SOMA Plan). This means, in addition to the 5,623,000 sq ft of "pipeline" projects, there will only be enough Prop M office allocation available for just one more smaller future office project in Central SOMA until all that new housing is provided first.

Setting Priorities For Approving Office Developments

The San Francisco Planning Department/Commission has refused to prioritize which office projects get top priority for approval in years when there is not enough Prop M office allocation available for them all. Instead they play favorites about which go first and which go last. This is not just bad planning – this is wrong.

We have repeatedly proposed instead that office developments be ranked and prioritized based on the community benefits they provide to the City and our communities that go beyond the minimum requirements of City zoning rules and other regulations. But the Planning Department has stubbornly rejected this equitable and productive approach.

DBR's poll results show that the Voters agree with us! They support the proposition that "The City would prioritize office project approvals based on public benefits that the development would provide to the community" by an overwhelming margin of 60% to 17%!

So the **San Francisco Balanced Development Act** includes a provision requiring that projects that do incorporate "Community Improvements" get first priority for future Prop M office allocations:

Community Improvement(s)" shall include construction, financing, land dedication, or land exchanges for the creation of any of the following facilities: community-serving facilities, including without limitation, childcare facilities, tot lots, community gardens, parks, indoor and outdoor neighborhood-oriented plazas and open space, neighborhood recreation centers, dog parks, and similar facilities that are appropriate for meeting the needs of Neighborhood residents; neighborhood firehouses; community-serving retail services and food markets; permanently Affordable Housing; affordable space for creative arts activities or PDR uses.

Information Contacts

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**San Francisco Voter Survey:
Prop M Reform
Conducted June 27-July 2, 2019**



David Binder Research

Topline Findings

1. By a margin of over two-to-one, San Francisco voters support a measure that would limit the approval of large office developments if the City does not meet its housing production goal, including majority support across key groups.

Voters were presented with the title and summary of a measure that would amend Proposition M to limit approval of new large office space projects to the extent that the City has met its goal for housing production during the previous year. The measure includes an exception for developments that include 100% of the affordable housing units likely to be needed by workers in those developments, and it provides that the City should prioritize projects based on the public benefits developments would provide to the community. (Full measure text is in the table below.)

After reading or hearing this measure, 61% of voters say they would vote yes, 30% say they would vote no, and 8% are undecided. Support for this measure is widespread. Levels of support are highest among voters under 45, those with lower incomes, and those with less time living in San Francisco, but there is also majority support among older voters, those with higher incomes, and among medium and long-term residents.

Support for Measure

Measure Text	Yes	No	Undecided
<i>San Francisco Balanced Development Act</i>	61%	30%	8%
<i>Shall the City only approve new large office space projects to the extent that the City has met its goal for new housing production during the previous year, with an exception to allow approval of office projects that include 100% of the affordable housing units likely to be needed by workers in those new developments, and shall the City prioritize office project approvals based on the public benefits that the development would provide to the community?</i>			
All Voters	67	23	9
Women	55	36	8
Men	68	23	8
Democrat	54	34	9
Independent	37	49	12
Republican*	66	26	7
Under Age 45	55	34	8
Age 45+	67	24	7
Income <\$75K	59	32	7
Income \$75K+	72	21	6
Lived in SF 5 years or less	61	27	12
Lived in SF 6 to 20 years	55	35	9
Lived in SF over 20 years			

*small sample size

2. Support for the measure remains solid after voters hear arguments on both sides.

In this survey, voters were presented with an equal number of arguments for and against this measure, and then asked again how they would vote. After hearing supporter and opponent messages, the yes and no vote are stable, with 60% saying they would vote yes, 31% voting no, and 9% undecided.

This high level of stability suggests that many voters have already considered the major issues at hand—including housing and office development—and they have firm opinions on these issues.

3. Voters are much more likely to rate the supporter arguments as convincing; top-rated supporter messages put the blame on the growth impacts of tech companies and say this measure will push the city to meet its housing goals.

Majorities say each supporter messages is a convincing reason to vote yes, while far fewer say the same about opponent messages.

A top-rated supporter message links the new housing demand caused by large tech company campuses to the housing shortage, to displacement of residents, and to increased housing costs. Six in ten voters say this is a convincing reason to vote yes, including 58% of those who work or have family in the tech sector, and majorities across age groups, income groups, and length of residency in San Francisco.

Another highly-rated supporter message says this measure will give a powerful incentive for developers and City officials to finally meet the City's affordable housing goals. This message is convincing to majorities renters and homeowners, and across age, income, and length of residency.

<i>Top Supporter Messages</i>	Very Convincing	Total Convincing
Large tech companies have been building huge campuses in San Francisco and the housing supply has not kept up. So as thousands of new employees pour in to the city, they are competing with long time San Franciscans for the same housing supply, which causes displacement of current City residents and drives up costs. This measure starts to correct that problem.	34	60
High rents and the lack of affordable housing are forcing families out of San Francisco. This measure would give a powerful incentive for developers and City officials to finally meet the City's affordable housing goals, because if they don't, commercial office development will need to stop.	34	59

4. Majorities say several details of the proposal make them more likely to support it, with the community benefits requirement and link between office development and the housing production goal ranking highest.

Voters were provided with details on the measure's provisions and asked if each makes them more or less likely to support the measure. Majorities say several of these details make them more likely to vote yes.

The top-rated aspects of the measure are the community benefits requirement and link between office development and the City's specific housing production target, with 6 in 10 saying each of these details make them more likely to support the measure.

Majorities say the same about the detail that office development would be limited proportionally when the City falls short of its housing target, and the exception for developments that include 100% of the affordable housing likely to be needed.

<i>Highest-Rated Details of Measure</i>	More likely to support	Less likely to support
The City would prioritize office project approvals based on public benefits that the development would provide to the community.	60	17
Approval of large office projects would be limited, unless San Francisco meets its annual housing production target set by the Association of Bay Area Governments, which is around 2,300 new affordable units and 1,800 new market-rate units per year.	59	18
When annual affordable housing production falls short of the target in any year, the next year's office development approval amount will be reduced proportionately.	57	19
There is an exception allowing approval of large office developments that include enough affordable housing for their expected workforce, which is about 800 units for every 1 million square feet of office space in a project.	53	20

5. Voters who work in tech or have family members who work on tech are even more in support of this measure than those who do not.

While 60% of all voters surveyed state they support this measure, the support levels for those who say they or someone in their family works in the technology sector are even more supportive, at 68% support. And the message that this measure is necessary because large tech companies have built huge campuses for employees without commensurate housing was rated convincing by those whose families are in tech (58%) in similar numbers to all voters (60%).

Methodology

David Binder Research conducted a survey of 600 likely March 2020 voters in San Francisco, from June 27 to July 2, 2019. Interviews were conducted using phone numbers and email addresses from the voter file, with half of the interviews conducted by telephone using cell phones and landlines, and half of the interviews conducted online. The margin of error for the full sample is $\pm 4.0\%$ and larger for subgroups.

M2 BALLOT MEASURE PROP M ALLOCATION - SCENARIO WITH 68% RHNA AFFORDABLE HOUSING PRODUCTION													
LARGE PROJECT PROP M NOW	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
		(before 2/28)	No Prop M Allocation Available										
Allocation Balance Carryover		361,466	(933,534)	(593,734)	(1,538,934)	(1,199,134)	(1,609,334)	(1,269,534)	(1,379,734)	(1,039,934)	(700,134)	(360,334)	(20,534)
Annual Addition On 10/15		875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000
RHNA 32% Shortfall Deduct			(280,000)	(280,000)	(280,000)	(280,000)	(280,000)	(280,000)	(280,000)	(280,000)	(280,000)	(280,000)	(280,000)
Central SOMA Reserve Deduct			(255,200)	(255,200)	(255,200)	(255,200)	(255,200)	(255,200)	(255,200)	(255,200)	(255,200)	(255,200)	N/A
Allocation Balance Available	2,892,466	1,236,466	(593,734)	(253,934)	(1,199,134)	(859,334)	(1,269,534)	(929,734)	(1,039,934)	(700,134)	(360,334)	(20,534)	574,466
Reclaimed Unused Space	400,000												
PIPELINE PROJECTS CITYWIDE													
PENDING													
542 Howard Transbay (Hines)		275,000											
PRE-APPLICATION													
1201 Illinois Power Plant		645,000											110,000
Recology		310,000											
PORT/OTHER DEVELOPMENTS													
Pier 70 (Brookfield)	60,000	450,000		825,000		750,000							
Mission Rock (Tishman)		490,000		460,000				450,000					
PROJECTS CENTRAL SOMA													
598 Brannan (Tishman)	711,000	211,000											
400 Second (Vassar)		421,000											
610 Brannan (Kilroy)	1,385,000	640,000											
725 Harrison (Boston)		765,000											
505 Brannan Phase 2 (TMG)		165,000											
88 Bluxome (TMG)	775,000												
490 Brannan (Strada)		350,000											
CENTRAL SOMA RESERVE	[2,871,000]	2,552,000	(255,200)	(255,200)	(255,200)	(255,200)	(255,200)	(255,200)	(255,200)	(255,200)	(255,200)	(255,200)	N/A
CITYWIDE PROP M DEMAND	2,931,000	2,170,000	0	1,285,000	0	750,000	0	450,000	0	0	0	0	110,000
CITYWIDE BALANCE REMAINING	361,466	(933,534)	(593,734)	(1,538,934)	(1,199,134)	(1,609,334)	(1,269,534)	(1,379,734)	(1,039,934)	(700,134)	(360,334)	(20,534)	464,466

#201310018160
4184-86 25th St.

311 DESCRIPTION SANDY MONTANO AT
ALL ABOUT FACADE/WINDOW RENOV.
PHOTO 12/9/2015

311 DATED
6/6/14
NO D.R.
APPLIC.



SOLD FOR 1.6 million 2013
SOLD FOR 4.45 million 9/2017

+ 2.85 million
increase
after permit

4184 - 4186

25th

DEC 9, 2015

ALTERATION PERMIT

FOR SUBMISSION JULY 18, 2019

For Minutes July 11, 2018 from G. Schuttish

Received at CPC Hearing 7/18/19
Gen. Pub. Com.

Please rewatch **April 12, 2018** Joint BIC/CPC Hearing for context and comparison with more recent Joint Hearing.

Staff reports from Mr. O'Riordan/Mr. Yu and Ms. Watty should be watched as well as ALL Commissioner's comments particularly those at the end starting with Commissioners Moore, Hillis and McCarthy @ **2:48**. Commissioner Koppel @**2:44** had important points about life safety that have further resonance since the Mojave quakes.

Most Commissioners discussed setting up "working group" to deal with issue and another hearing prior to the 2018 Summer break.

From the Public suggest watching the following speakers:

Starting @ :37 - :50

George Wooding
Georgia Schuttish
Paul Webber
Kathleen Courtney

Pat Buscovitch @:58

Starting @ 1:12 - 1:18

Spike Kahn
Jennifer Fieber

Mary Gallagher @ 1:14

Calvin Welch @ 1:50

Kieran Buckley @1:53

Sean Keighran @2:00

Also please rewatch entire General Public Comment **June 25, 2015**