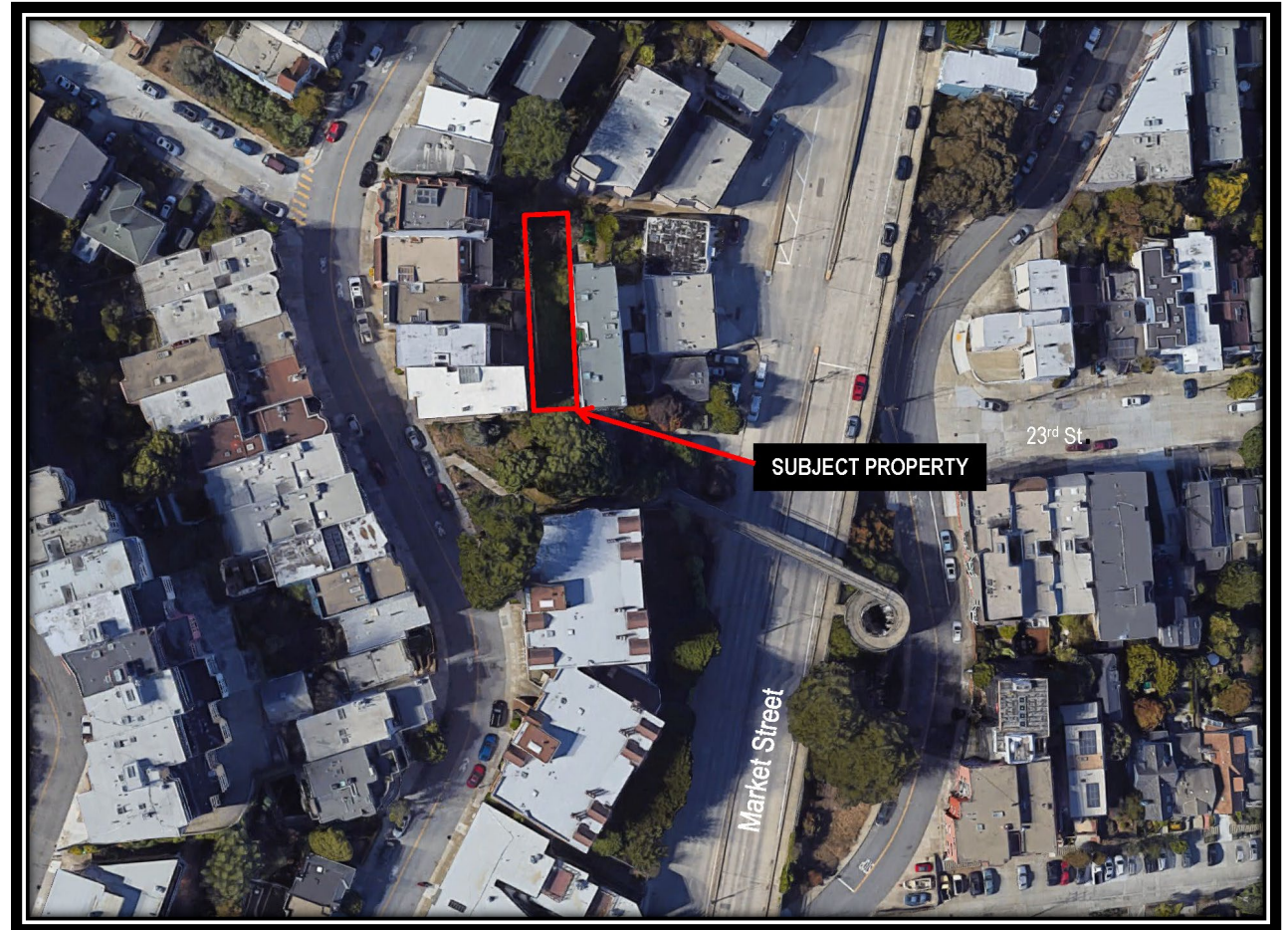


4512 23rd St Development Proposal

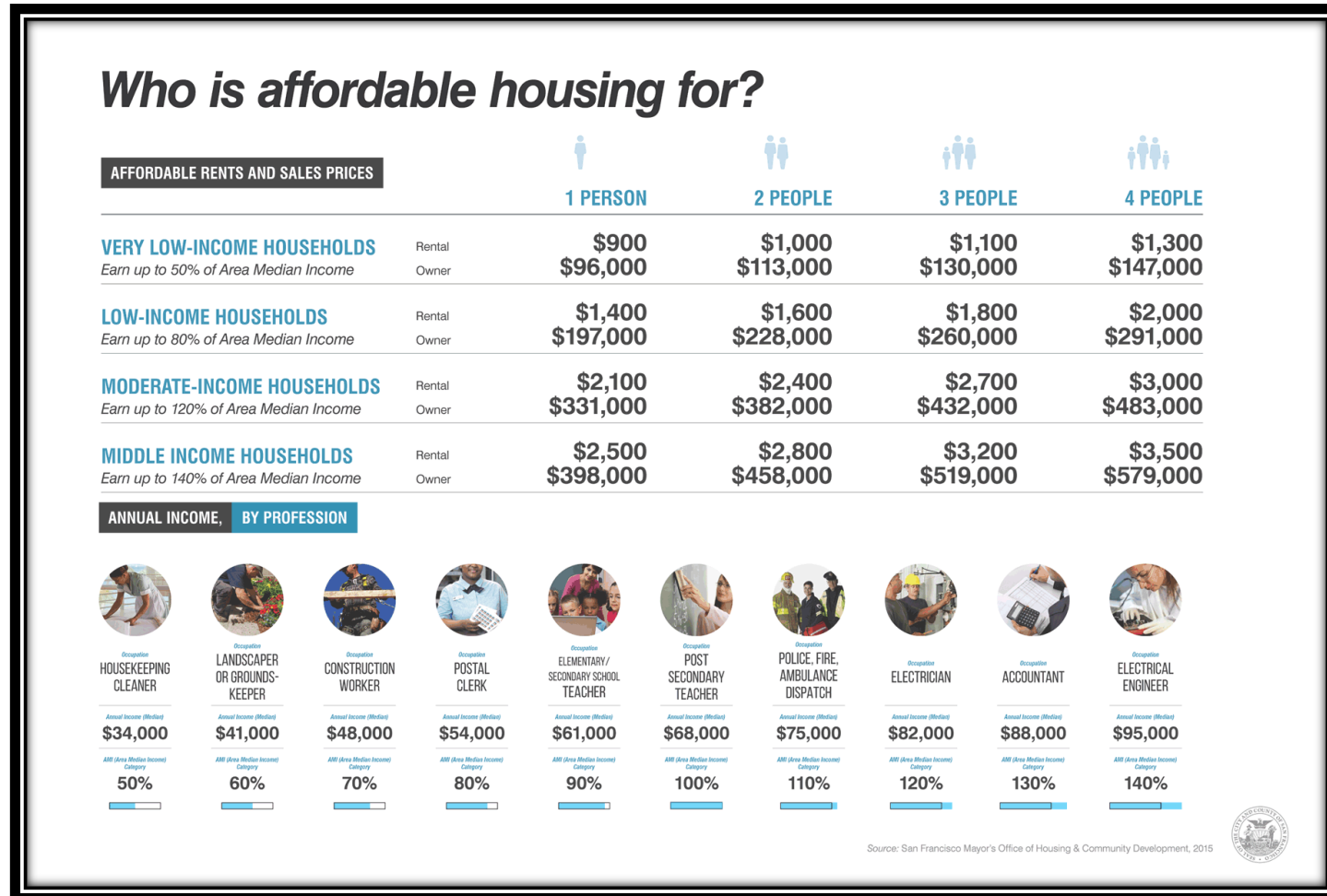
Application No. 2019-019698AHB

- Home-SF 100% Code Compliant
- 13 Affordable-By-Design Units
- 3 BMRs
- Family Housing
- Unique opportunity to demonstrate our commitment to diversity, inclusiveness, and equity in housing
- No demo of existing units, net contributor to RHNA allocation



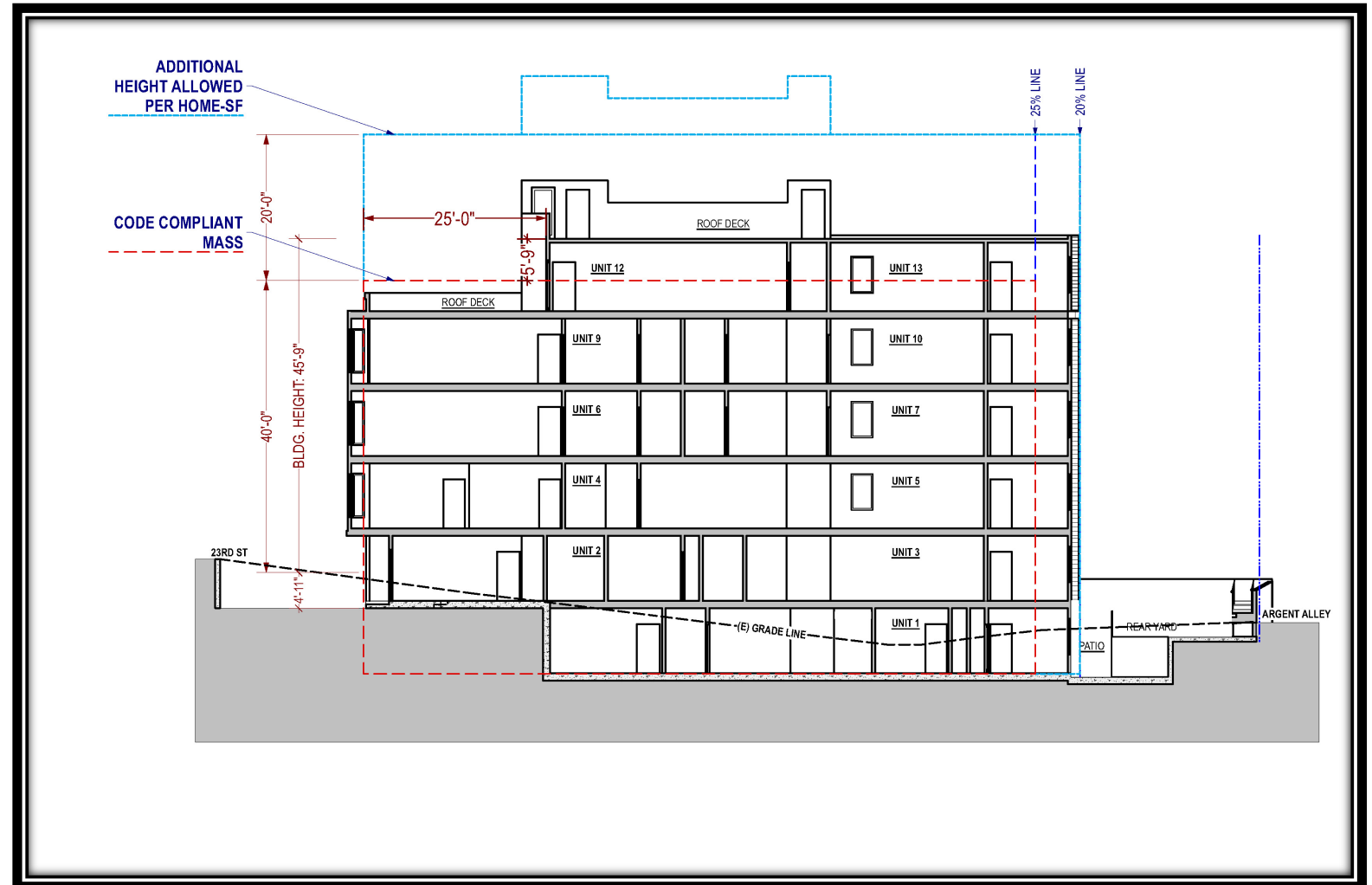
HOME-SF & Sustainable Design

- Provides more BMR units than required by inclusionary ordinance
- Family oriented units, with multi-bedroom units & substantial open space
- Affordable by design, transit-first, multiple MUNI lines, 13 bike parking
- Eco friendly design elements, solar ready, REACH code adoption, etc.



Outreach Efforts & Voluntary Design Changes

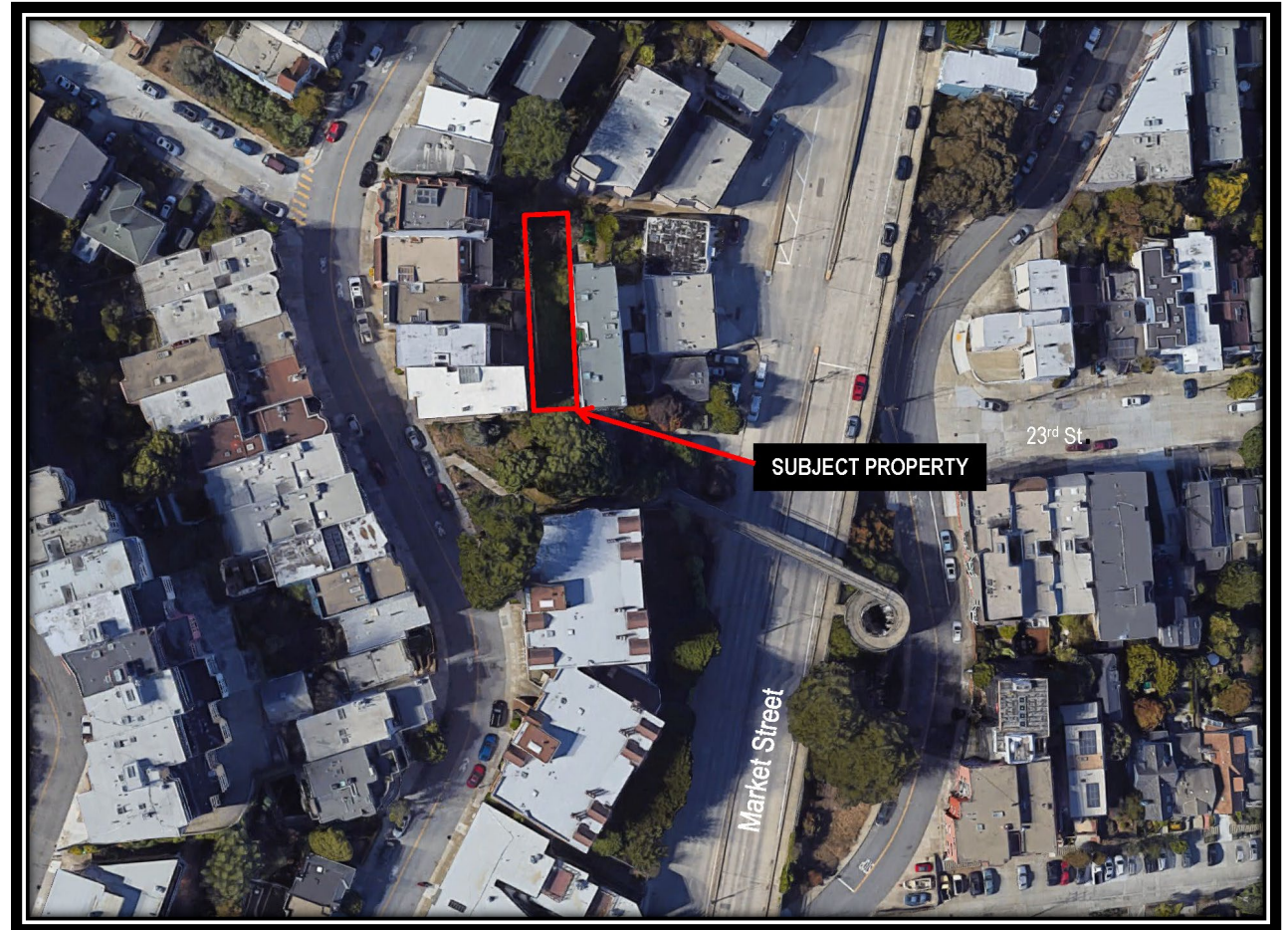
- 4 total neighborhood meetings
- 25-foot 5th floor setback and reduced height
- Reduced elevator penthouse
- Reduce parapet height on 4th & 5th floor
- Opaque windows and façade changes to address privacy & massing issues



Significant Community Benefits

4512 23rd St

- Rebuild aging retaining wall on 23rd st
- New ADA pedestrian pathway connecting Market & Corbett
- Modernizing aging U/G infrastructure - power, sewer, water, broadband access
- Replacement of ONE (1) dying, hazardous, non native tree with THREE (3) new native trees.



Class 32 CEQA Exemption

- Site heavily disturbed, no evidence of habitat for badger or nesting birds
- Ecologists and Planning Department determined site has no value as habitat
- Board of Appeals unanimously rejected claims

*Focused Biological Resources Assessment
For Property at
4512 23rd Street
San Francisco, California*

Prepared for:

*Anders Fung
MAAN Global Development*

Prepared by:

*Coast Ridge Ecology, LLC
1410 31st Avenue
San Francisco, CA 94122*

August, 2021



**San Francisco
Planning**

48 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
4512 23RD ST		2800005
Case No.		Permit No.
2019-019698ENV		202002265479
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction

Project description for Planning Department approval.

The proposed project includes construction of a five-story over basement, 45-foot, 9 inches-tall (53-foot, 9 inches tall including a roof deck), 11,661 square foot residential building on a 3,068 square foot vacant lot which currently contains concrete remnants of a former residential foundation. The building would provide 13 residential units, including three studios, four one-bedroom units, five two-bedroom units, and one three-bedroom unit. The project would include 13 Class I bicycle parking spaces at the basement level. No off-street vehicle parking is proposed. The project would also provide total of 1,782 square feet of common open space, including a 607 square foot rear yard, a 275 square foot deck on the 6th floor, and a 900 square foot roof deck. The project would remove an existing retaining wall on an adjacent parcel, install two new retaining walls, create a paved connection to the 23rd Street right of way requiring the removal of one tree, and add a new six foot wide paved connection to the adjacent pedestrian pathway. The project would also add an access gate from the rear yard on the first floor to provide a pedestrian connection to Argent Alley. The proposed project would require excavation of about 967 cubic yards of material to a depth of about 10 feet. A mat slab foundation is proposed for the new building.
FULL PROJECT DESCRIPTION ATTACHED

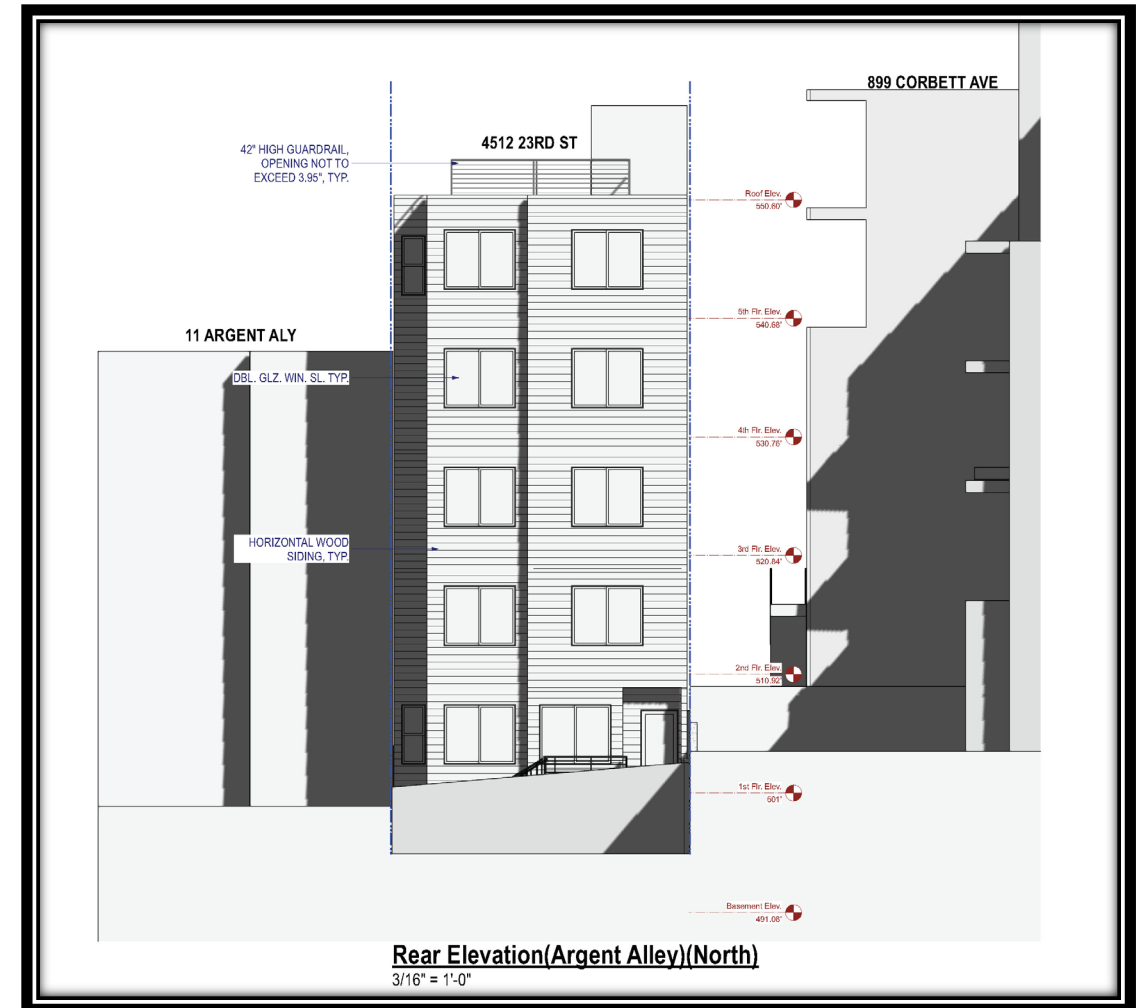
STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).

<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below. (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment.

Housing Accountability Act

- Code-compliant project must be approved at proposed density
- Prohibits any conditions that impact the viability or affordability of the Project
- Must be approved within 60 days of CEQA determination



HOME-SF Project Authorization

Application No. 2019-019698AHB

- Meets or exceeds all HOME-SF and Planning Code requirements
- Responsive to neighbors' concerns
- Significant community benefits and support
- Over 100+ letters of support

