SAN FRANCISCO
PLANNING DEPARTMENT

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Executive Summary
Large Project Authorization

HEARING DATE: OCTOBER 15, 2015
CONTINUED FROM: JULY 16, 2015 & SEPTEMBER 17, 2015

Date:	October 1, 2015
Case No.:	**2011.0586KX**
Project Address:	**363 6th STREET**
Zoning:	MUR (Mixed Use-Residential) Zoning District SoMa Youth and Family Special Use District 85-X Height and Bulk District
Block/Lot:	3753/079
Project Sponsor:	Michael Roach, Realtex, Inc. 505 Sansome Street, Suite 400 San Francisco, CA 94111
Staff Contact:	Richard Sucre – (415) 575-9108 richard.sucre@sfgov.org
Recommendation:	**Approval with Conditions**

PROJECT DESCRIPTION

The proposed project includes demolition of the existing two-story former warehouse, currently used as a church (measuring 12,396 square feet), and new construction of a nine-story (85-feet tall) residential building (approximately 85,571 gross square feet) with 104 dwelling units, approximately 700 square feet of ground floor commercial space, 45 off-street, below-grade parking spaces, 102 Class 1 bicycle parking spaces, and 7 Class 2 bicycle parking spaces. The project includes a dwelling unit mix consisting of 56 two-bedroom units, 20 one-bedroom units, and 28 studios. The proposed project also includes common open space via a ground floor courtyard and a roof deck, as well as private open space for three dwelling units via private terraces. The entrance to the off-street parking is approximately 10-ft wide and is located off of Clara Street.

SITE DESCRIPTION AND PRESENT USE

The project site is located at the northeast corner of 6th and Clara Streets on a rectangular corner lot (with a lot area of 12,800 sq ft) with approximately 80-ft of frontage along 6th Street, and 160-ft of frontage along Clara Street. Currently, the subject lot contains a two-story former warehouse that is currently used as a church, as well as a small surface parking area in the rear.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the MUR Zoning District along a mixed-use corridor in the East SoMa Area Plan. The immediate neighborhood includes two gas stations to the south, a one-story automotive repair

and storage facility on the adjacent site to the north, and several three-to-four-story live/work complexes to the west across 6th Street. To the east, Clara Street possesses a five-story live/work complex, as well as several one-to-three-story single-family and multi-family dwelling units. The project site is within proximity to Gene Friend Recreation Center and Victoria Manolo Davies Park. Other zoning districts in the vicinity of the project site include: MUG (Mixed Use-General), SALI (Service/Arts/Light Industrial), P (Public), and SoMa NCT (SoMa Neighborhood Commercial Transit).

ENVIRONMENTAL REVIEW

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), on October 1, 2015, the Planning Department of the City and County of San Francisco determined that the proposed application was exempt from further environmental review under Section 15183 of the CEQA Guidelines and California 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 Area Plan Final EIR. Since the 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.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 26, 2015	June 26, 2015	109 days
Posted Notice	20 days	June 26, 2015	June 26, 2015	109 days
Mailed Notice	20 days	June 26, 2015	June 26, 2015	109 days

The project received a formal continuance from the Planning Commission on July 15th and September 17th, 2015.

The proposal requires a Section 312 Neighborhood notification, which was conducted in conjunction with the required hearing notification for the Large Project Authorization.

PUBLIC COMMENT

As of October 1, 2015, the Department has numerous public correspondences regarding the proposed project (See Attached). The majority of this correspondence has expressed support for the proposed project. The opposition to the project has expressed concerns over the ground floor uses and the project's overall height.

ISSUES AND OTHER CONSIDERATIONS

- Large Project Authorization Modifications: As part of the Large Project Authorization (LPA), the Commission may grant modifications from certain Planning Code requirements for projects that

exhibit outstanding overall design and are complementary to the design and values of the surrounding area. The proposed project requests modifications from: 1) rear yard (Planning Code Section 134); 2) permitted obstructions over the street (Planning Code Section 136); 3) dwelling unit exposure (Planning Code Section 140); and, 4) off-street parking (Planning Code Section 151.1). Department staff is generally in agreement with the proposed modifications given the overall project and its design.

- Shadow: Per Planning Code Section 295, the Commission must grant authorization to new construction projects that will cast shade or shadow upon any property under the jurisdiction of the Recreation and Park Commission. On October 15, 2015, the Planning Commission and Recreation and Parks Commission will host a joint meeting to consider the shadow impacts upon Gene Friend Recreation Center. The Project will cast new shadow upon Gene Friend Recreation Center. Since Gene Friend Recreation Center possesses a shadow budget, the two Commissions must take joint action to increase the shadow budget of the center, and also adopt a motion that the additional shadow caused by the Project would not be adverse to the use of Gene Friend Recreation Center.
- Inclusionary Affordable Housing: The Project has elected the on-site affordable housing alternative, identified in Planning Code Section 415.6 and 419.3. The project site is located within the MUR Zoning District, which requires 12% of the total number of units to be designated as part of the inclusionary affordable housing program. The Project contains 104 dwelling units and the Project Sponsor will fulfill this requirement by providing the 12 affordable units on-site, which will be available for rent. As part of the project, the Project Sponsor has entered into a Costa-Hawkins Agreement with the City. A copy of this agreement will be provided at the Planning Commission Hearing.
- Interim PDR Moratorium: Per Board File No. 140951/Enactment No. 210-14, the project site is located within the area governed by the Interim Moratorium on PDR Conversation in the Proposed Central South of Market Plan Area. However, the proposed project submitted an Environmental Evaluation Application on June 22, 2012; therefore, the interim moratorium controls do not apply to this project, since the legislation exempts projects which submitted an environmental evaluation application on or before September 1, 2014.
- Entertainment Commission: In compliance with Ordinance No. 70-15, the Project Sponsor will review the Project at the Entertainment Commission on October 6, 2015. The Department shall provide an update of the Entertainment Commission's review at the public hearing on October 15, 2015.
- SoMa Youth and Family Special Use District (SUD): The Project is generally consistent with the SoMa Youth and Family SUD, since the proposal exceeds the required percentage of two-bedroom dwelling units. Therefore, the Project produces new housing opportunities, which are more suitable for families.
- Development Impact Fees: The Project would be subject to the following development impact fees, which are estimated as follows:

FEE TYPE	PLANNING CODE SECTION/FEE	AMOUNT
Eastern Neighborhoods Impact Fee	423 (@ $13.35)	$9,345

FEE TYPE	PLANNING CODE SECTION/FEE	AMOUNT
(700 sq ft – Tier 3; Change in Use from PDR to Non-Residential)		
Eastern Neighborhoods Impact Fee (11,696 sq ft – Tier 3; Change in Use from PDR to Residential)	423 (@ $15.78)	$184,563
Eastern Neighborhoods Impact Fee (73,175 sq ft – Tier 3; New Residential)	423 (@ $19.42)	$1,421,059
	TOTAL	**$1,614,967**

Please note that these fees are subject to change between Planning Commission approval and approval of the associated Building Permit Application, as based upon the annual updates managed by the Development Impact Fee Unit of the Department of Building Inspection.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant a Large Project Authorization pursuant to Planning Code Section 329 to allow the new construction of a nine-story (85-ft tall) residential building with 105 dwelling units and ground floor retail, and to allow modifications to the requirements for rear yard (Planning Code Section 134), permitted obstructions over the street (Planning Code Section 136), dwelling unit exposure (Planning Code Section 140), and off-street parking (Planning Code Section 151.1).

BASIS FOR RECOMMENDATION

The Department believes this project is approvable for the following reasons:

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the objectives and policies of the General Plan.
- The Project is located in a zoning district where residential and ground floor commercial uses are principally permitted.
- The Project produces a new mixed-use development with ground floor retail and significant site updates, including street trees, landscaping, and common open space.
- The Project is consistent with and respects the existing neighborhood character, and provides an appropriate massing and scale for a large corner parcel.
- The Project complies with the First Source Hiring Program.
- The Project adds 104 new dwelling units to the City's housing stock.
- The Project exceeds the number of required two-bedroom dwelling units and produces new housing more suitable for families.
- The Project will fully utilize the Eastern Neighborhoods Area Plan controls, and will pay the appropriate development impact fees.

RECOMMENDATION:	**Approval with Conditions**

Attachments:
Draft Motion-Large Project Authorization
Draft Resolution-Raise Shadow Budget of Gene Friend Recreation Center
Draft Motion-Shadow Findings
Parcel Map
Sanborn Map
Aerial Photograph
Zoning Map
Height and Bulk Map
Site Photos
Architectural Drawings
Affidavit for Compliance with the Inclusionary Affordable Housing Program
Affidavit for First Source Hiring Program
Affidavit for Anti-Discriminatory Housing Policy
Shadow Analysis
Public Correspondence

Attachment Checklist

- ☒ Executive Summary
- ☒ Draft Motion
- ☐ Environmental Determination
- ☒ Zoning District Map
- ☒ Height & Bulk Map
- ☒ Parcel Map
- ☒ Sanborn Map
- ☒ Aerial Photo
- ☒ Context Photos
- ☒ Site Photos
- ☒ Project Sponsor Submittal

  Drawings: Existing Conditions
  - ☒ Check for legibility

  Drawings: Proposed Project
  - ☒ Check for legibility
- ☐ Health Dept. Review of RF levels
- ☐ RF Report
- ☐ Community Meeting Notice
- ☒ Inclusionary Affordable Housing Program: Affidavit for Compliance

Exhibits above marked with an "X" are included in this packet RS

Planner's Initials

RS: G:\Documents\Large Project Authorization\2011.0586X 363 6th St\ExecutiveSummary_363 6th St.doc

SAN FRANCISCO
PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- ☑ Affordable Housing (Sec. 415)
- ☐ Jobs Housing Linkage Program (Sec. 413)
- ☐ Downtown Park Fee (Sec. 412)
- ☑ First Source Hiring (Admin. Code)
- ☐ Child Care Requirement (Sec. 414)
- ☑ Other (EN Impact Fees)

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: OCTOBER 15, 2015

Case No.:	**2011.0586KX**
Project Address:	**363 6th STREET**
Zoning:	MUR (Mixed Use-Residential) Zoning District SoMa Youth and Family Special Use District 85-X Height and Bulk District
Block/Lot:	3753/079
Project Sponsor:	Michael Roach, Realtex, Inc. 505 Sansome Street, Suite 400 San Francisco, CA 94111
Staff Contact:	Richard Sucre – (415) 575-9108 richard.sucre@sfgov.org

ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 329, TO ALLOW EXCEPTIONS TO 1) REAR YARD PURSUANT TO PLANNING CODE SECTION 134, 2) PERMITTED OBSTRUCTIONS OVER A STREET PURSUANT TO PLANNING CODE SECTION 136, 3) DWELLING UNIT EXPOSURE PURSUANT TO PLANNING CODE SECTION 140 AND, 4) OFF-STREET PARKING PURSUANT TO PLANNING CODE SECTION 151.1, TO ALLOW CONSTRUCTION OF A NEW NINE-STORY, 85-FT TALL, RESIDENTIAL BUILDING (APPROXIMATELY 85,571 GSF) WITH 104 DWELLING UNITS (CONSISTING OF 28 STUDIOS, 22 1-BEDROOM UNITS AND 56 2-BEDROOM UNITS) AND APPROXIMATELY 700 GSF OF GROUND FLOOR COMMERCIAL SPACE, LOCATED AT 363 6TH STREET, LOT 103 IN ASSESSOR'S BLOCK 3726, WITHIN THE MUR (MIXED USE-RESIDENTIAL) ZONING DISTRICT, SOMA YOUTH AND FAMILY SPECIAL USE DISTRICT AND A 85-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On September 12, 2012, Michael Roach of Realtex, Inc. (hereinafter "Project Sponsor") filed Application No. 2011.0586X (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Large Project Authorization to construct a new nine-story residential building with 104 dwelling units and 700 gsf of ground floor corner commercial space at 363 6th Street (Block 3753 Lot 079) in San Francisco, California.

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 October 1, 2015, 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 October 15, 2015, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2011.0586X.

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 requested in Application No. 2011.0586X, 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. **Site Description and Present Use.** The project site is located at the northeast corner of 6th and Clara Streets on a rectangular corner lot (with a lot area of 12,800 sq ft) with approximately 80-ft of frontage along 6th Street, and 160-ft of frontage along Clara Street. Currently, the subject lot contains a two-story former warehouse that is currently used as a church, as well as a small surface parking area in the rear.

3. **Surrounding Properties and Neighborhood.** The project site is located in the MUR Zoning District along a mixed-use corridor in the East SoMa Area Plan. The immediate neighborhood includes two gas stations to the south, a one-story automotive repair and storage facility on the adjacent site to the north, and several three-to-four-story live/work complexes to the west across 6th Street. To the east, Clara Street possesses a five-story live/work complex, as well as several one-to-three-story single-family and multi-family dwelling units. The project site is within proximity to Gene Friend Recreation Center and Victoria Manolo Davies Park. Other zoning districts in the vicinity of the project site include: MUG (Mixed Use-General), SALI (Service/Arts/Light Industrial), P (Public), and SoMa NCT (SoMa Neighborhood Commercial Transit).

4. **Project Description.** The proposed project includes demolition of the existing two-story former warehouse, currently used as a church (measuring 12,396 square feet), and new construction of a nine-story (85-feet tall) residential building (approximately 85,571 gross square feet) with 104 dwelling units, approximately 700 square feet of ground floor commercial space, 45 off-street, below-grade parking spaces, 102 Class 1 bicycle parking spaces, and 7 Class 2 bicycle parking spaces. The project includes a dwelling unit mix consisting of 56 two-bedroom units, 20 one-

bedroom units, and 28 studios. The proposed project also includes common open space via a ground floor courtyard and a roof deck, as well as private open space for three dwelling units via private terraces. The entrance to the off-street parking is approximately 10-ft wide and is located off of Clara Street.

5. **Public Comment**. As of October 1, 2015, the Department has numerous public correspondences regarding the proposed project (See Attached). The majority of this correspondence has expressed support for the proposed project. The opposition to the project has expressed concerns over the ground floor uses and the project's overall height.

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 MUR Zoning Districts.** Planning Code Sections 841.20 and 841.45 states that residential and retail uses are principally permitted use within the MUR Zoning District.

   The Project would construct new residential and retail uses within the MUR Zoning District; therefore, the Project complies with Planning Code Sections 841.20 and 841.45.

   B. **Floor Area Ratio.** Planning Code Section 124 establishes a FAR (Floor Area Ratio) of 6.0 to 1 for properties within the MUR Zoning District and an 85-X Height and Bulk District.

   The subject lot is 12,800 sq ft, thus resulting in a maximum allowable floor area of 76,800 sq ft for non-residential uses. The Project would construct a total of 700 gsf of non-residential 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 to be provided at every residential level. Therefore, the Project would have to provide a rear yard, which measures approximately 40-ft from the rear lot line (or approximately 3,200 sq ft).

   Currently, the Project is designed with a ground level courtyard, which measures approximately 25-ft by 100-ft, which has access to Clara Street. The Project provides a rear yard at grade, which is the lowest level possessing a dwelling unit. This rear yard provides approximately 2,648 square feet of common open space. In addition, the Project provides additional common open space via a roof deck, which will measure approximately 5,170 sq ft. Therefore, the Project's total amount of common open space (7,818 sq ft) exceeds the amount of open space that would have been provided through the rear yard. However, the proposed rear yard does not extend the full width of the subject lot; therefore, the Project is seeking a modification of the rear yard requirement as part of the Large Project Authorization (See Below).

   The Project occupies a corner lot at the northeast intersection of 6th and Clara Streets. The subject block possesses a pattern of mid-block open space, which is formed by the residential properties along

Clara and Shipley Streets. The Project contributes to this mid-block open space pattern by providing for a corner courtyard, which appropriately terminates the mid-block open space pattern at the corner.

D. **Useable Open Space.** Planning Code Section 135 requires a minimum of 80 sq ft of open space per dwelling unit, if not publically accessible, or 54 sq ft of open space per dwelling unit, if publically accessible.

Private useable 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 useable open space shall be at least 15 feet in every horizontal dimension and shall be a minimum are of 300 sq ft. Further, inner courts may be credited as common useable open space if the enclosed space is not less than 20 feet in every horizontal dimension and 400 sq ft in area, and if the height of the walls and projections above the court on at least three sides is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court.

For dwelling units that measure less than 350 square feet plus a bathroom, the minimum amount of useable open space shall be one-third the amount required for a dwelling unit. Therefore, only 26.4 square feet of open space is required for this type of dwelling unit.

Currently, the Project includes 104 dwelling units, which includes 14 studio units, which are less than 350 square feet. Therefore, the Project is required to provide at least 7,200 sq ft of open space for 90 dwelling units and 370 square feet of open space for 14 studio units. Therefore, the Project is required to provide 7,570 square feet of open space.

In total, the Project complies with the open space requirements by constructing 7,818 sq ft of common open space via a ground floor courtyard and a roof deck. The ground floor courtyard meets the dimensional requirements of Planning Code Section 135 as an inner court. Therefore, the Project complies with Planning Code Section 135.

In addition, the Project also includes private terraces for three corner dwelling units on the ground floor and private decks for four dwelling units on the second floor, which are not credited towards the open space requirement, but provide private useable open space for these units.

E. **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. The proposed project meets the requirements of feature-related standards and does not include any unbroken glazed segments 24-sq ft and larger in size; therefore, the Project complies with Planning Code Section 139.

F. **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 ft in width, or an open area (inner court) must be no less than 25 ft in every horizontal dimension for the floor at which the dwelling unit is located.

The Project organizes the dwelling units to have exposure either on either 6th Street, Clara Street, or the inner courtyard. Currently, twenty-six dwelling units do not face onto an open area, which meets the dimensional requirements of the Planning Code. Therefore, the Project is seeking a modification of the dwelling unit exposure requirements for twenty-six dwelling units as part of the Large Project Authorization (See Below).

G. **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 14 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 Project meets the requirements of Planning Code Section 145.1. The off-street parking is located below grade with an entrance along Clara Street, which is 10-ft wide. The Project features active uses on the ground floor with commercial use at the corner of 6th and Clara Streets, and three, walk-up dwelling units along Clara Street. The ground floor ceiling height for the commercial space, as well as the residential lobby and community room, is 18-ft 6-in, which far exceeds the requirements for ground floor ceiling height. Finally, the Project features appropriate street-facing ground level spaces, as well as the ground level transparency and fenestration requirements.

H. **Off-Street Parking**. Per Planning Code Section 151.1, off-street parking is principally permitted within the MUR Zoning District at a ratio of one car for each four dwelling units. Under the Large Project Authorization, subject to the conditions of 151.1(g), off-street parking would be permitted at a ratio of .75 cars for each dwelling unit.

For the 104 dwelling units, 26 off-street parking spaces are principally permitted, and a maximum of 78 off-street parking spaces are permitted under the Large Project Authorization by the Planning Commission.

Currently, the Project proposes 45 off-street parking spaces via mechanical stackers for the residential use, which is a parking ratio of .43 per dwelling unit. The project will not include any off-street

parking for the retail use. Of these 45 off-street parking spaces, two handicap parking space have been identified. Therefore, the Project is seeking a modification of the off-street parking requirement, as part of the Large Project Authorization (See Finding 8).

I. **Bicycle Parking.** Per Planning Code Section 155.2, one Class 1 bicycle parking space for each dwelling unit, as well as one Class 1 space for every four dwelling units over 100, and one Class 2 bicycle parking space for each 20 dwelling units. For retail use below 7,500 sq ft, a minimum of two Class 2 bicycle parking spaces are required, as well as one Class 2 bicycle parking space for every 2,500 sq ft. of occupied floor area.

The Project includes 104 dwelling units and 700 square feet of retail use; therefore, the Project is required to provide 101 Class 1 bicycle parking spaces and 7 Class 2 bicycle parking spaces. The Project will provide 102 Class 1 bicycle parking spaces and 7 Class 2 bicycle parking spaces, which exceeds the requirement. Therefore, the proposed project complies with Planning Code Section 155.2.

J. **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.

K. **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 104 dwelling units, the Project is required to provide at least 42 two-bedroom units or 32 three-bedroom units. The Project provides 28 studios, 20 one-bedroom units and 56 two-bedroom units. Therefore, 53% of the total number of units are two-bedroom units, and the Project exceeds the requirements for dwelling unit mix.

L. **Narrow Streets.** Planning Code Section 261.1 outlines height and massing requirements for projects that front onto a "narrow street," which is defined as a public right of way less than or equal to 40-ft in width. Clara Street measures approximately 35-ft wide, and is considered an east-west "narrow street." All subject frontages onto a narrow street shall have upper stories set back at least 10-ft at the property line above a height equivalent to 1.25 times the width of the abutting "narrow street." Therefore, the Project is required to provide a 10-ft setback above a height of 43-ft 9-in. The project site is located on the north side of an east-west "narrow street."

The Project features a 10-ft setback along Clara Street at the fourth floor (approximately 43-ft 9-in above grade) and above for the area of the Project more than 60-ft from the corner. Therefore, the proposed project complies with Planning Code 261.1.

M. **Shadow.** Planning Code Section 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.

Based upon a detail shadow analysis, the Project would cast new shadow upon Gene Friend Recreation Center, which is a property under the jurisdiction of the Recreation and Parks Commission. Based upon the recommendation of the General Manager of the Recreation and Parks Department, in consultation with Recreation and Park Commission, the net new shadow would not be adverse to the use of Gene Friend Recreation Center. The Commission has adopted findings regarding an increase to the shadow budget of this recreation center and park, and the impact of the new shadow on Gene Friend Recreation Center, as documented in Motion Nos. XXXXX and XXXXX.

N. **Inclusionary Affordable Housing Program**. Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, the current percentage requirements apply to projects that consist of ten or more units, where the first application (EE or BPA) was applied for on or after July 18, 2006. Pursuant to Planning Code Section 415.5, the Project must pay the Affordable Housing Fee ("Fee"). This Fee is made payable to the Department of Building Inspection ("DBI") for use by the Mayor's Office of Housing for the purpose of increasing affordable housing citywide.

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 a 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project or submit to the Department a contract demonstrating that the project's on- or off-site units are not subject to the Costa Hawkins Rental Housing Act, California Civil Code Section 1954.50 because, under Section 1954.52(b), the Project Sponsor has entered into an agreement with a public entity in consideration for a direct financial contribution or any other form of assistance specified in California Government Code Sections 65915 et seq. and submits an Affidavit of such to the Department. All such contracts entered into with the City and County of San Francisco must be reviewed and

approved by the Mayor's Office Housing and the City Attorney's Office. The Project Sponsor has indicated the intention to enter into an agreement with the City to qualify for a waiver from the Costa-Hawkins Rental Housing Act based upon the proposed density bonus and concessions provided by the City and approved herein. The Project Sponsor submitted such Affidavit on February 25, 2015 and a draft of the Costa Hawkins agreement on October XX, 2015. The EE application was submitted on August 2, 2013. Pursuant to Planning Code Section 415.3 and 415.6 the on-site requirement is 12%. 12 units (7 two-bedrooms, 2 one-bedrooms and 3 studios) of the 104 units provided will be affordable rental units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable. The Project must execute the Costa Hawkins agreement prior to Planning Commission approval or must revert to payment of the Affordable Housing Fee.

O. **Eastern Neighborhood Infrastructure Impact Fees**. Planning Code Section 423 is applicable to any development project within the MUO (Mixed Use Office) Zoning District that results in the addition of gross square feet of non-residential space.

The Project includes approximately 85,571 gross square feet of new development consisting of approximately 84,870 sq ft of new residential use and 700 sq ft of new retail use. These uses are subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application.

7. **Large Project Authorization 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's mass and scale are appropriate for a large corner lot and the surrounding context, which includes contains three-to-four-story live/work complexes and residential buildings. As part of the Eastern Neighborhoods Area Plan, this portion of 6th Street was rezoned to increase the overall height and density. The Project complies with the East SoMa Area, which is part of the Eastern Neighborhoods Area Plans, by providing for a new nine-story (85-ft tall) residential building and introducing new height along this portion of 6th Street. The Project addresses and defines the corner of 6th and Clara Street with a projecting cornice and an articulated corner bay. The projecting bay windows establish a façade rhythm that is further articulated by projecting cornices. Along Clara Street, the Project meets the narrow streets requirements, and provides for a 10-ft setback, which reduces the scale along the alley. Thus, the Project is appropriate and consistent with the mass and scale of the surrounding neighborhood, which is transitioning to a higher density mixed-use area, as envisioned by the East SoMa Area Plan.

B. Architectural treatments, facade design and building materials.

The Project's architectural treatments, façade design and building materials include bay windows, small Juliet balconies, composite rain screen, cement plaster, porcelain tile, and factory-finished metal

windows. The Project has two street frontages that offer varying façade treatments and articulation. Along 6th Street, the Project is primarily rendered in composite rain screen with cornice accents, and features a double-height ground floor. Along Clara Street, the Project is also rendered in composite rain screen and colored stucco, and includes bay windows and balconies, as well as a massing setback, which starts approximately 60-ft from the corner. Overall, the Project offers an architectural treatment, which provides for contemporary, yet contextual, architectural design that appears consistent and compatible with the surrounding neighborhood, and its former industrial context.

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.

On the lower floors, the Project provides a regularly-spaced glazed storefront openings grounded by a solid bulkhead, and direct access, individual, walk-up dwelling units along Clara Street. The Project includes a single commercial space, which occupies the corner of 6th and Clara Streets. In addition to the commercial space, the 6th Street façade accommodates the residential lobby and a community room, which are both active uses. All of the uses along 6th Street feature a double-height ground floor with an 18-ft 6-in floor-to-floor. On Clara Street, the Project includes a 10-ft setback approximately 60-ft from the corner, and the walk-up dwelling units feature ground floor terraces that are 8-ft in depth, thus providing for an appropriate transition between the street and residential entry. The entrance to off-street parking is located off of Clara Street. The ground floor configuration minimizes conflicts between pedestrians and automobiles, and appropriately references the tall ground floor spaces desired by the Eastern Neighborhoods Area Plan. Overall, the design of the lower floors enhances the pedestrian experience and accommodates new street activity.

D. The provision of required open space, both on- and off-site. In the case of off-site publicly accessible open space, the design, location, access, size, and equivalence in quality with that otherwise required on-site.

The Project provides the required open space for the 104 dwelling units through common open space on the ground floor and a roof deck. In total, the Project provides 7,818 sq ft of open space, which exceeds the required amount for the dwelling units.

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.

Planning Code Section 270.2 does not apply to the Project, since the project does not possess more than 200-ft of frontage along any single street.

F. Streetscape and other public improvements, including tree planting, street furniture, and lighting.

The Project provides the required number of new street trees, as well as new sidewalks and bicycle racks. These improvements will enhance the public realm.

G. Circulation, including streets, alleys and mid-block pedestrian pathways.

Since the subject lot has two street frontages, the Project provides ample circulation around the project site. The Project includes ground floor commercial at the corner of 6th and Clara Streets. The primary focal point for the residents would occur on 6th Street through the residential lobby, which is adjacent to the small commercial space. Automobile access is limited to the one entry/exit (measuring 10-ft wide) along Clara Street. The Project successfully minimizes conflicts with pedestrians by providing the garage entry along Clara Street (and away from 6th Street), and the residential lobby along 6th Street.

H. Bulk limits.

The Project is within an 'X' Bulk District, which does not restrict bulk.

I. Other changes necessary to bring a project into conformance with any relevant design guidelines, Area Plan or Element of the General Plan.

The Project, on balance, meets the Objectives and Policies of the General Plan. See Below.

8. **Large Project Authorization Exceptions**. Proposed Planning Code Section 329 allows exceptions for Large Projects in the Eastern Neighborhoods Mixed Use Districts:

A. Exceeding the principally permitted accessory residential parking ratio described in Section 151.1 and pursuant to the criteria therein;

(1) In granting such Conditional Use or exception per 329 for parking in excess of that principally permitted in Table 151.1, the Planning Commission shall make the following affirmative findings according to the uses to which the proposed parking is accessory:

(A) Parking for All Uses.

(i) Vehicle movement on or around the project does not unduly impact pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district;

The Project would not unduly impact pedestrian movement or transit in the neighborhood. Entrances to off-street parking are limited to one opening (measuring approximately 10-ft) located off of Clara Street.

(ii) Accommodating excess accessory parking does not degrade the overall urban design quality of the project proposal;

The Project is principally permitted 26 off-street parking spaces for the 104 dwelling units. The Project provides 45 below grade, off-street parking spaces via mechanical stackers. The accommodation of the additional 19 below grade parking does not degrade or impact the overall Project and its urban design quality. The Project maintains a strong ground floor level, and also encourages and facilitates pedestrian circulation around the project site.

(iii) All above-grade parking is architecturally screened and lined with active uses according to the standards of Section 145.1, and the project sponsor is not requesting any exceptions or variances requiring such treatments elsewhere in this Code; and

The Project does not include any above-grade parking.

(iv) Excess accessory parking does not diminish the quality and viability of existing or planned streetscape enhancements.

The proposed 45 off-street below-grade parking spaces do not impact any ground floor uses or any other planned streetscape improvements. Entrance to the off-street parking is via a 10-ft garage door located on Clara Street.

B. Exception for rear yards, pursuant to the requirements of Section 134(f):

(1) Modification of Requirements in the Eastern Neighborhoods Mixed Use Districts. The rear yard requirement in Eastern Neighborhoods Mixed Use Districts may be modified or waived by the Planning Commission pursuant to Section 329.

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

The Project provides for a comparable amount of open space, in lieu of the required rear yard. Overall, the project site is 12,800 gsf in size, and would be required to provide a rear yard measuring 3,200 sq ft. The Project provides 7,818 sq ft of open space through a ground floor code-complying courtyard and a roof deck, thus exceeding the amount of space, which would have been provided in a code-conforming rear yard.

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

The Project will not significantly impede access to light and air, since the adjacent property to the north is an automotive repair station and does not possess residential uses, and the adjacent property to the east is a single-family residence, which features a rear yard that aligns to the Project's proposed ground floor courtyard. The proposed ground floor courtyard contributes to the block's pattern of mid-block open space. The project site is a corner lot, and the Project

appropriately terminates the established pattern of mid-block open space, which maximizes light and air to the adjacent residential uses.

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

The Project is not seeking a modification to the open space requirements; however, the Project is seeking a modification to the exposure requirements for 26 of the 104 dwelling units. Overall, the majority of the Project meets the intent of exposure requirements defined in Planning Code Section 140. Currently, these 26 dwelling units do not front onto a code-complying open area.

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

In addition to the modification of the requirements for rear yard and off-street parking, the Project is seeking modifications of the requirements for permitted obstructions (Planning Code Section 136) and exposure (Planning Code Section 140).

Per Planning Code Section 136, rectangular bay windows are limited to 9-ft wide, and 3-ft deep over a street, alley, setback or open area. The Project proposes bay windows over the street and open area (ground floor courtyard), which exceed the dimensions outlined within Planning Code Section 136. The bay windows provide a strong urban design element, which mediates the rhythm of the exterior façade. Given the overall design and composition, the Commission finds this modification is warranted, due to the Project's quality of design and the organization of the bay window relative to the Project's overall design.

Under Planning Code Section 140, all dwelling units must face onto an open area, which is at least 25-wide. The Project organizes the dwelling units to have exposure either on 6th or Clara Street, or along the ground floor courtyard. This courtyard does not meet the rear yard requirements, since the open space does not extend for the width of the subject lot. Currently, 26 dwelling units (located on the first through seventh floors) do not face onto an open area, which meets the dimensional requirements of the Planning Code. These dwelling units still face onto an open area and are also afforded sufficient access to light and air. Given the overall design and composition of the Project, the Commission finds this modification is warranted, due to the Project's quality of design and comparable amount of open space/open areas.

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

HOUSING

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.

The Project is a residential development with a small ground floor commercial sapce in a mixed-use area that features industrial, commercial and residential uses. The subject lot is an ideal infill site occupied by a former warehouse. The project site was rezoned to MUR as part of a long range planning goal to create a cohesive, higher density residential and mixed-use neighborhood. The surrounding neighborhood features a wide variety of zoning, which is consistent with the desired mixed-use character. The Project includes 12 on-site affordable housing units, which complies with the inclusionary affordable housing requirements.

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.

The design of this Project responds to the site's location within a mixed-use area with industrial, commercial and residential uses. The Project's facades provide a simple expression that relates to the surrounding neighborhood, while providing for a material palette and aesthetic, which is contemporary in character and relatively simple in design. The exterior is designed with modern materials including composite rain screen, cement plaster, porcelain tile, and factory-finished metal windows. The massing and scale are indicative of the urban fabric of the surrounding area.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24:
IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:
Maintain and expand the planting of street trees and the infrastructure to support them.

Policy 24.4:
Preserve pedestrian-oriented building frontages.

The Project will install new street trees along 6th and Clara Streets, as permitted by the Department of Public Works (DPW). Street frontages are designed with active spaces oriented at the pedestrian level.

OBJECTIVE 28:
PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:
Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 28.3:
Provide parking facilities which are safe, secure, and convenient.

The Project includes 102 Class 1 bicycle parking spaces in secure, convenient locations, and 7 Class 2 bicycle parking spaces, which are publically-accessible.

OBJECTIVE 34:
RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

Policy 34.1:
Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

Policy 34.3:
Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

Policy 34.5:
Minimize the construction of new curb cuts in areas where on-street parking is in short supply and locate them in a manner such that they retain or minimally diminish the number of existing on-street parking spaces.

The Project has a parking to dwelling unit ratio of .43 parking spaces per unit, which is below the maximum permitted ratio of .75 per unit. The parking spaces are accessed by one ingress/egress point measuring 10-ft wide from Clara Street. The Project does not include any off-street parking for the retail uses. The Eastern Neighborhoods Area Plan does not require off-street parking for retail uses. Overall, the proposed parking is adequate for the project and complies with maximums prescribed by the Planning Code.

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 1.7:
Recognize the natural boundaries of districts, and promote connections between districts.

The Project is located within the East SoMa neighborhood. The surrounding area is characterized by the mixed in character with industrial, commercial and residential uses. As such, the Project provides an appropriate ground floor, massing and scale, which responds to the form and scale of the existing neighborhood, while also providing a new contemporary architectural vocabulary and a better pedestrian experience, as compared to the existing site.

OBJECTIVE 4:
IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.5:
Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.13:
Improve pedestrian areas by providing human scale and interest.

Although the project site has two street frontages, it only provides one vehicular access point for the entire project, thus limiting conflicts with pedestrians and bicyclists. Numerous street trees will be planted on each street. The Project provides ample frontages for commercial and residential use and an active ground floor, which appropriately engages the street. Along the project site, the pedestrian experience will be greatly improved. Currently, the site contains a former warehouse.

EAST SOMA AREA PLAN

Objectives and Policies

Land Use

OBJECTIVE 1.1
ENCOURAGE PRODUCTION OF HOUSING AND OTHER MIXED-USE DEVELOPMENT IN EAST SOMA WHILE MAINTAINING ITS EXISTING SPECIAL MIXED-USE CHARACTER.

Policy 1.1.8
Permit small and moderate retail establishments in mixed use areas of East SoMa, but permit larger retail only as part of a mixed-use development.

OBJECTIVE 1.2
MAXIMIZE HOUSING PONTETIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER

Policy 1.2.1
Encourage development of new housing throughout East SoMa.

Policy 1.2.2
Ensure that in-fill housing development is compatible with its surroundings.

Policy 1.2.3
For new construction, and as part of major expansion of existing buildings, encourage housing development over commercial.

Policy 1.2.4
In general, where residential development is permitted, control residential density through building height and bulk guidelines and bedroom mix requirements.

Housing

OBJECTIVE 2.3
ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES

Policy 2.3.5
Explore a range of revenue- generating tools including impact fees, public funds and grants, assessment districts, and other private funding sources, to fund community and neighborhood improvements.

Policy 2.3.6
Establish an Eastern Neighborhoods Public Benefit Fund to mitigate the impacts of new development on transit, pedestrian, bicycle, and street improvements, park and recreational facilities, and community facilities such as libraries, child care and other neighborhood services in the area.

Built Form

OBJECTIVE 3.1
PROMOTE AN URBAN FORM THAT REINFORCES THE EAST SOMA'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER

Policy 3.1.1
Adopt heights that are appropriate for SoMa's location in the city, the prevailing street and block pattern, and the anticipated land uses, while preserving the character of its neighborhood enclaves.

Policy 3.1.8
New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have greater flexibility as to where open space can be located.

Policy 3.1.11
Establish and require height limits along alleyways to create the intimate feeling of an urban room.

OBJECTIVE 3.2
PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM

Policy 3.2.1
Require high quality design of street-facing building exteriors.

Policy 3.2.4
Strengthen the relationship between a building and its fronting sidewalk.

Policy 3.2.5
Building form should celebrate corner locations.

The Project is largely residential, but does include a single ground floor commercial space. The Project provides the mix of uses encouraged by the Area Plan for this location. In addition, the Project is located within the prescribed height and bulk guidelines, and includes the appropriate dwelling unit mix, since approximately 53% or 56 units are two-bedroom dwellings. Further, the Project includes the appropriate massing setbacks along Clara Street, which is identified as a narrow street, and also addresses the corner through projecting architectural elements and façade articulation. The Project introduces a contemporary architectural vocabulary, which responds to the prevailing scale and neighborhood fabric and which compliments the broader context of large buildings along Mission and Market Streets. The Project provides an exterior which features a variety of materials, colors and textures, including cement plaster, metal panels, and tinted vision glass. The Project will also pay the appropriate development impact fees, including the Eastern Neighborhoods Impact Fees.

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

      On the project site, the existing use includes a former warehouse currently used as a church. No retail uses exist on the project site. The Project improves the urban form of the neighborhood by removing the former warehouse. The Project would add new residents, visitors, and employees to the neighborhood, which would strengthen nearby retail uses and would provide new opportunity for retail employment/ownership.

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

      No housing exists on the project site. The Project will provide 104 new dwelling units, thus resulting in an increase in the neighborhood housing stock. The Project is simple in design, and relates to the scale and form of the surrounding neighborhood by providing architectural gestures to the surrounding live/work and residential complexes. 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 provide 12 on-site affordable housing units for rent, thus increasing the City's stock of affordable housing units.

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

The project site is well-served by public transportation. The Project is located within walking distance to the Powell Street Muni and BART Station, and is within a .25 mile of several Muni bus stops, including the 8-City College, 12-Mission, 14X-Daly City and 12-Jackson & Van Ness. Future residents would be afforded close proximity to bus or rail transit. The Project also provides sufficient off-street parking at a ratio of .43 per dwelling unit, and ample bicycle parking for residents and their guests.

E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project is consistent with the East SoMa Area Plan, which encourages new residential development with ground floor commercial uses. The Project would enhance opportunities for resident employment and ownership by providing new housing and retail spaces, which will increase the diversity of the City's housing supply (a top priority in the City) and provide new potential neighborhood-serving uses.

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 Project will not impact the building's ability to withstand an earthquake.

G. That landmarks and historic buildings be preserved.

There are no landmarks or historic buildings on the project site or within the immediate vicinity.

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

The Project will cast additional shadow on the nearby Gene Friend Recreation Center and will have an effect on a property managed and owned by the Recreation and Parks Commission. As noted in Planning Commission Motion No. XXXXX, the additional shadow cast by the Project would not be adverse to the usability of Gene Friend Recreation Center.

10. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (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.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

12. The Commission hereby finds that approval of the 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. 2011.0586X** under Planning Code Section 329 to allow the new construction of a nine-story (85-ft tall) residential building with 104 dwelling units and approximately 700 square feet of ground floor commercial space, and a modification to the requirements for: 1) rear yard (Planning Code Section 134); 2) permitted obstructions over the street (Planning Code Section 136); 3) dwelling unit exposure (Planning Code Section 140); and, 4) off-street parking (Planning Code Section 151.1), within the MUR (Mixed Use-Residential) Zoning District, SoMa Youth and Family Special Use District, and a 85-X Height and Bulk District. The project is subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 8, 2015, 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 October 15, 2015.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 15, 2015

EXHIBIT A

AUTHORIZATION

This authorization is for a Large Project Authorization to allow for the new construction of a nine-story (85-ft tall) residential building with 104 dwelling units and ground floor commercial space, and a modification to the requirements for rear yard, permitted obstructions over the street, dwelling unit exposure, and off-street parking, located at 363 6th Street, Lot 079 in Assessor's Block 3753, pursuant to Planning Code Section 329, within the MUR (Mixed Use-Residential) Zoning District, SoMa Youth and Family Special Use District, and a 85-X Height and Bulk District; in general conformance with plans, dated July 8, 2015, and stamped "EXHIBIT B" included in the docket for Case No. 2011.0586X and subject to conditions of approval reviewed and approved by the Commission on October 15, 2015 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 October 15, 2015 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 Office Development 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 authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

Mitigation Measures. Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2011.0586E) attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

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

Garbage, Composting and Recycling Storage. Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Rooftop Mechanical Equipment. Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application for each building. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Transformer Vault. The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

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

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, http://sfdpw.org

PARKING AND TRAFFIC

Unbundled Parking. 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

Parking Maximum. Pursuant to Planning Code Section 151.1, the Project shall provide no more than 45 off-street parking spaces for the 104 dwelling units (or .43 off-street parking spaces for each dwelling unit) contained therein.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Bicycle Parking. Pursuant to Planning Code Sections 155.2, the Project shall provide no fewer than **101** Class 1 bicycle parking spaces and **7** Class 2 bicycle parking spaces. Currently, the Project provides 102 Class 1 bicycle parking spaces and 7 Class 2 bicycle parking spaces.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

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

Eastern Neighborhoods Infrastructure Impact Fee. Pursuant to Planning Code Section 423 (formerly 327), the Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING

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

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

Garbage, Recycling, and Composting Receptacles. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, http://sfdpw.org

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

Community Liaison. Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

INCLUSIONARY HOUSING

Affordable Units

1. **Number of Required Units.** Pursuant to Planning Code Section 415.6, the Project is required to provide 12% of the proposed dwelling units as affordable to qualifying households. The Project contains 104 units; therefore, 12 affordable units are required. The Project Sponsor will fulfill this requirement by providing the 12 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing ("MOH").
   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 28 studios, 20 one-bedroom and 56 two-bedroom units; therefore, the required affordable unit mix is 3 studios, 2 one-bedroom, and 7 two-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOH.
   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. **Unit Location.** 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 first construction permit.

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. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than twelve percent (12%) of the each phase's total number of dwelling units as on-site affordable units.
   For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

5. **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.

6. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at:

   http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451.

   As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

   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.

   a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as

long they are of good and new quality and are consistent with then-current standards for new housing**.** Other specific standards for on-site units are outlined in the Procedures Manual.

b. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average 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.

c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.

d. Required parking spaces shall be made available to renters of affordable units according to the Procedures Manual.

e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.

f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating the intention to enter into an agreement with the City to qualify for a waiver from the Costa-Hawkins Rental Housing Act based upon the proposed density bonus and concessions (as defined in California Government Code Section 65915 et seq.) provided herein. The Project Sponsor has executed the Costa Hawkins agreement and will record a Memorandum of Agreement prior to issuance of the first construction document or must revert payment of the Affordable Housing Fee.

g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning

Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.

h. If the Project becomes ineligible at any time for the On-Site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit or may seek a fee deferral as permitted under Ordinances 0107-10 and 0108-10. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.

MITIGATION MONITORING AND REPORTING PROGRAM
(Including the Text of the Mitigation Measures Adopted as Conditions of Approval)

MITIGATION MEASURES	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
ARCHEOLOGICAL RESOURCES				
Project Mitigation Measure 1 – Properties With No Previous Studies (Eastern Neighborhoods Mitigation Measure J-2) This measure would apply to those properties within the project area for which no archeological assessment report has been prepared or for which the archeological documentation is incomplete or inadequate to serve as an evaluation of potential effects on archeological resources under CEQA (CEQA Guidelines § 15064.5(a)(1)(3) and (c)(1)(2)), with the exception of those properties within Archeological Mitigation Zone B as shown in Figure 29 in Chapter IV, for which Mitigation Measure J-3, below, is applicable). That is, this measure would apply to the entirety of the study area outside of Archeological Mitigation Zones A and B. For projects proposed outside Archeological Mitigation Zones A and B, a Preliminary Archeological Sensitivity Study must be prepared by an archeological consultant with expertise in California prehistoric and urban historical archeology. The Sensitivity Study should contain the following: 1) Determine the historical uses of the project site based on any previous archeological documentation and Sanborn maps; 2) Determine types of archeological resources/properties that may have been located within the project site and whether the archeological resources/property types would potentially be eligible for listing in the CRHR; 3) Determine if 19th or 20th century soils-disturbing activities may adversely affected the identified potential archeological resources; 4) Assess potential project effects in relation to the depth of any identified potential archeological resource; 5) Conclusion: assessment of whether any CRHP-eligible archeological resources could be adversely affected by the proposed project and recommendation as to appropriate further action. Based on the Sensitivity Study, the Environmental Review Officer (ERO) shall determine if an Archeological Research Design/Treatment Plan (ARD/TP) shall be required to more definitively identify the potential for CRHP-eligible archeological resources to be present within the project site and determine the appropriate action necessary to reduce the potential effect	Project Sponsor/project archeologist of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Areas Plans and Rezoning	Prior to construction	The ERO to review and approve the ARDTEP	The project archeologist to report on progress bi-monthly to the ERO. Considered complete after review and approval of ARDTEP by the ERO.

MITIGATION MONITORING AND REPORTING PROGRAM
(Including the Text of the Mitigation Measures Adopted as Conditions of Approval)

MITIGATION MEASURES	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
of the project on archeological resources to a less than significant level. The scope of the ARD/TP shall be determined in consultation with the ERO and consistent with the standards for archeological documentation established by the Office of Historic Preservation for purposes of compliance with CEQA, in Preservation Planning Bulletin No. 5).				
NOISE				
Project Mitigation Measure 2 – Construction Noise (Eastern Neighborhoods Mitigation Measure F-1) For subsequent development projects within proximity to noise-sensitive uses that would include pile-driving, individual project sponsors shall ensure that piles be pre-drilled wherever feasible to reduce construction-related noise and vibration. No impact pile drivers shall be used unless absolutely necessary. Contractors would be required to use pile-driving equipment with state-of-the-art noise shielding and muffling devices. To reduce noise and vibration impacts, sonic or vibratory sheetpile drivers, rather than impact drivers, shall be used wherever sheetpiles are needed. Individual project sponsors shall also require that contractors schedule pile-driving activity for times of the day that would minimize disturbance to neighbors.	Project Sponsor along with Project Contractor of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Rezoning and Area Plans Project.	During construction	Each Project Sponsor to provide Planning Department with monthly reports during construction period.	Considered complete upon receipt of final monitoring report at completion of construction.
Project Mitigation Measure 3 – Construction Noise (Eastern Neighborhoods Mitigation Measure F-2) Where environmental review of a development project undertaken subsequent to the adoption of the proposed zoning controls determines that construction noise controls are necessary due to the nature of planned construction practices and the sensitivity of proximate uses, the Planning Director shall require that the sponsors of the subsequent development project develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible: • Erect temporary plywood noise barriers around a construction site, particularly where a site adjoins noise-sensitive uses;	Project Sponsor along with Project Contractor of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Rezoning and Area Plans Project.	During construction	Each Project Sponsor to provide Planning Department with monthly reports during construction period.	Considered complete upon receipt of final monitoring report at completion of construction.

MITIGATION MONITORING AND REPORTING PROGRAM
(Including the Text of the Mitigation Measures Adopted as Conditions of Approval)

MITIGATION MEASURES	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
• Utilize noise control blankets on a building structure as the building is erected to reduce noise emission from the site; • Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses; • Monitor the effectiveness of noise attenuation measures by taking noise measurements; and • Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem, with telephone numbers listed.				
Project Mitigation Measure 4 – Interior Noise Levels (Eastern Neighborhoods Mitigation Measure F-3) For new development including noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn), as shown in EIR Figure 18, where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations, the project sponsor shall conduct a detailed analysis of noise reduction requirements. Such analysis shall be conducted by person(s) qualified in acoustical analysis and/or engineering. Noise insulation features identified and recommended by the analysis shall be included in the design, as specified in the San Francisco General Plan Land Use Compatibility Guidelines for Community Noise to reduce potential interior noise levels to the maximum extent feasible.	Project Sponsor along with Project Contractor of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Rezoning and Area Plans Project.	Design measures to be incorporated into project design and evaluated in environmental/ building permit review, prior to issuance of a final building permit and certificate of occupancy	San Francisco Planning Department and the Department of Building Inspection	Considered complete upon approval of final construction drawing set.
Project Mitigation Measure 5 – Siting of Noise-Sensitive Uses (Eastern Neighborhoods Mitigation Measure F-4) To reduce potential conflicts between existing noise-generating uses and new sensitive receptors, for new development including noise-sensitive uses, the Planning Department shall require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within 900 feet of, and that have a direct line-of-sight to, the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first project approval action. The analysis shall be prepared by persons qualified in	Project Sponsor along with Project Contractor of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Rezoning and Area Plans Project.	Design measures to be incorporated into project design and evaluated in environmental/ building permit review, prior to issuance of a final building permit and certificate of	San Francisco Planning Department and the Department of Building Inspection	Considered complete upon approval of final construction drawing set.

MITIGATION MONITORING AND REPORTING PROGRAM
(Including the Text of the Mitigation Measures Adopted as Conditions of Approval)

MITIGATION MEASURES	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity. Should such concerns be present, the Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained.		occupancy		
Project Mitigation Measure 6 – Open Space in Noisy Environments (Eastern Neighborhoods Mitigation Measure F-6) To minimize effects on development in noisy areas, for new development including noise-sensitive uses, the Planning Department shall, through its building permit review process, in conjunction with noise analysis required pursuant to Mitigation Measure F-4, require that open space required under the Planning Code for such uses be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings, and implementation would also be undertaken consistent with other principles of urban design.	Project Architect of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Rezoning and Area Plans Project	Design measures to be incorporated into project design and evaluated in environmental/ building permit review	San Francisco Planning Department and the Department of Building Inspection	Considered complete upon approval of final construction drawing set.
AIR QUALITY				
Project Mitigation Measure 7 – Construction Air Quality (Eastern Neighborhoods Mitigation Measure G-1) The City shall condition approval of individual development proposals under the proposed project upon implementation of an appropriate dust abatement program, patterned after the Bay Area Air Quality Management District (BAAQMD) approach described below. The BAAQMD approach to dust abatement, as put forth in the BAAQMD CEQA Guidelines, calls for "basic" control measures that should be	Project Sponsor along with Project Contractor of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Rezoning and Area Plans Project.	During construction	Each Project Sponsor to provide Planning Department with monthly reports during construction period.	Considered complete upon receipt of final monitoring report at completion of construction.

MITIGATION MONITORING AND REPORTING PROGRAM
(Including the Text of the Mitigation Measures Adopted as Conditions of Approval)

MITIGATION MEASURES	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
implemented at all construction sites, "enhanced" control measures that should be implemented at construction sites greater than four acres in area, and "optional" control measures that should be implemented on a case-by-case basis at construction sites that are large in area, located near sensitive receptors or which, for any other reason, may warrant additional emissions reductions. Elements of the "basic" dust control program for project components that disturb less than four acres shall include, but not necessarily be limited to the following: • Water all active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible. • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). • Pave, apply water (reclaimed if possible) three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites. • Sweep streets (with water sweepers using reclaimed water if possible) at the end of each day if visible soil material is carried onto adjacent paved roads. Elements of the "enhanced" dust abatement program for project components that disturb four or more acres are unlikely to be required, in that no sites anticipated for development in the Plan area are as large as four acres. Should a site this size be proposed for development, dust control shall include all of the "basic" measures in addition to the following measures to be implemented by the construction contractor(s): ▪ Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more). ▪ Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.). ▪ Limit traffic speeds on unpaved roads to 15 miles per hour. ▪ Limit the amount of the disturbed area at any one time, where possible. ▪ Pave all roadways, driveways, sidewalks, etc. as soon as possible. In addition, building pads should be laid as soon as possible after grading				

MITIGATION MONITORING AND REPORTING PROGRAM
(Including the Text of the Mitigation Measures Adopted as Conditions of Approval)

MITIGATION MEASURES	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
unless seeding or soil binders are used. ▪ Replant vegetation in disturbed areas as quickly as possible. ▪ Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the BAAQMD prior to the start of construction. The "optional" dust-control measures supplement the "basic" and "enhanced" programs to address site-specific issues. They include: ▪ Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site. ▪ Install windbreaks, or plant tree/vegetative wind breaks at windward side(s) of construction areas. ▪ Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph. Ordinance 175-91, passed by the San Francisco Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, project sponsors would require that construction contractors obtain reclaimed water from the Clean Water Program for this purpose. The City would also condition project approval such that each subsequent project sponsor would require the contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period. Implementation of Mitigation Measure G-1 would reduce construction-related air quality effects to a less-than-significant level.				
Project Mitigation Measure 8 – Best Available Control Technology for Diesel Generators (Implementing Eastern Neighborhoods PEIR Mitigation Measure G-4) The project sponsor shall ensure that the backup diesel generator meet or exceed one of the following emission standards for particulate matter: (1)	Project Sponsor along with Project Contractor of each subsequent development project undertaken pursuant	During construction	Each Project Sponsor to provide Planning Department with monthly reports during construction period.	Considered complete upon receipt of final monitoring report at completion of construction.

MITIGATION MONITORING AND REPORTING PROGRAM
(Including the Text of the Mitigation Measures Adopted as Conditions of Approval)

MITIGATION MEASURES	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
Tier 4 certified engine, or (2) Tier 2 or Tier 3 certified engine that is equipped with a California Air Resources Board (ARB) Level 3 Verified Diesel Emissions Control Strategy (VDECS). A non-verified diesel emission control strategy may be used if the filter has the same particulate matter reduction as the identical ARB verified model and if the Bay Area Air Quality Management District (BAAQMD) approves of its use. The project sponsor shall submit documentation of compliance with the BAAQMD New Source Review permitting process (Regulation 2, Rule 2, and Regulation 2, Rule 5) and the emission standard requirement of this mitigation measure to the Planning Department for review and approval prior to issuance of a permit for a backup diesel generator from any City agency.	to the Eastern Neighborhoods Rezoning and Area Plans Project.			
HAZARDOUS MATERIALS				
Project Mitigation Measure 9 – Hazardous Building Materials (Eastern Neighborhoods Mitigation Measure L-1) The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.	Project Sponsor/project archeologist of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Areas Plans and Rezoning	Prior to approval of each subsequent project, through Mitigation Plan.	Planning Department, in consultation with DPH; where Site Mitigation Plan is required, Project Sponsor or contractor shall submit a monitoring report to DPH, with a copy to Planning Department and DBI, at end of construction.	Considered complete upon approval of each subsequent project.

SAN FRANCISCO
PLANNING DEPARTMENT

Subject to: (Select only if applicable)

☑ Affordable Housing (Sec. 415)
☐ Jobs Housing Linkage Program (Sec. 413)
☐ Downtown Park Fee (Sec. 412)
☑ First Source Hiring (Admin. Code)
☐ Child Care Requirement (Sec. 414)
☑ Other (EN Impact Fees)

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Resolution

HEARING DATE: OCTOBER 15, 2015

Case No.:	**2011.0586KX**
Project Address:	**363 6th STREET**
Project Zoning:	MUR (Mixed Use-Residential) Zoning District SoMa Youth and Family Special Use District 85-X Height and Bulk District
Project Block/Lot:	3753/079
Project Sponsor:	Michael Roach, Realtex, Inc. 505 Sansome Street, Suite 400 San Francisco, CA 94111
Park Property:	Gene Friend Recreation Center
Park Block/Lots:	3731/010, 011, 012 and 111
Staff Contact:	Richard Sucre – (415) 575-9108; richard.sucre@sfgov.org (Planning Department) Stacy Bradley – 415-575-5609; stacy.bradley@sfgov.org (Recreation and Park Department)

JOINT RESOLUTION TO RAISE THE ABSOLUTE CUMULATIVE SHADOW LIMIT ON GENE FRIEND RECREATION CENTER IN ORDER TO ALLOW THE PROPOSED PROJECT FOR A NEW NINE-STORY (85-FT TALL) RESIDENTIAL BUILDING WITH 104 DWELLING UNITS AT 363 6TH STREET (ASSESSOR'S BLOCK 3753 LOT 079).

PREAMBLE

The people of the City and County of San Francisco, in June 1984, adopted an initiative ordinance, commonly known as Proposition K, codified as Section 295 of the Planning Code.

Section 295 requires that the Planning Commission disapprove any building permit application to construct a structure that will cast shadow on property under the jurisdiction of the Recreation and Park Department, unless it is determined that the shadow would not be significant or adverse. The Planning Commission and the Recreation and Park Commission must adopt criteria for the implementation of that ordinance.

Section 295 is implemented by analyzing park properties that could be shadowed by new construction, including the current patterns of use of such properties, how such properties might be used in the future,

and assessing the amount of shadowing, its duration, times of day, and times of year of occurrence. The Commissions may also consider the overriding social or public benefits of a project casting shadow.

Pursuant to Planning Code Section 295, the Planning Commission and the Recreation and Park Commission, on February 7, 1989, adopted standards for allowing additional shadows on the greater downtown parks (Resolution No. 11595). The quantitative standard that was established for Gene Friend Recreation Center (or "Rec Center") was zero percent or no net new shadow.

Gene Friend Recreation Center is a 1.02 acre park (44,618 square feet) located at 270 6th Street in the SoMa neighborhood. It is bounded by a two-story, 26-ft tall private property on the northwest, Harriet Street to the west, Folsom Street to the south, and 6th Street to the east. Gene Friend Recreation Center provides a mix of outdoor and indoor recreation space. It includes a sports court, playground and green field to the west along Harriet Street and a 24- to 34-foot-high structure (with a 16,835 square-foot footprint (the "Rec Center Building") to the east along 6th Street. The Rec Center Building includes a full indoor gymnasium, activity room, weight room and auditorium and occupies approximately ¾ of the 6th Street frontage. A 9-foot-tall fence and guardrails encircles Gene Friend Recreation Center and is locked at night. Access to the park is provided via three gates: one at the corner of Folsom and 6th Streets, another on Harriet Street, and the third on 6th Street. Gene Friend Recreation Center is managed by the Recreation and Park Department ("RPD"). The park is open from 9:00am until 9:00pm from Tuesday to Friday. In addition, the Rec Center is open from 9:00am to 5:00pm on Saturdays, and is closed on Sunday and Mondays.

Gene Friend Recreation Center is located within a mixed-use neighborhood in the South of Market (SoMa) neighborhood. The scale of development varies greatly in the vicinity of the project site. The immediate area is characterized by one-and-two-story commercial and industrial properties on the adjacent street corners at 6th and Folsom Streets, three-to-four-story live/work and residential buildings further west along Folsom Street, and two-story commercial buildings and an eight-story apartment complex farther north along 6th Street. Within a short distance of the Rec Center is Victoria Manalo Draves Park, which is a 2.52 acres accessible park, bounded by Columbia Square, Folsom Street, Sherman Street and Harrison Street.

On an annual basis, the Theoretically Available Annual Sunlight ("TAAS") on the Rec Center (with no adjacent structures present) is approximately 166,041,425.20 square-foot-hours of sunlight. Existing structures, including the shadow from the Rec Center Building and its building footprint, currently shade Gene Friend Recreation Center 60.67% of the year, with an existing shadow load of 100,738,858.17 square-foot-hours ("sfh").

On September 12, 2012, Michael Roach of Realtex, Inc. (hereinafter "Project Sponsor") filed Application No. 2011.0586X with the Planning Department (hereinafter "Department") for a Large Project Authorization to construct a new nine-story residential building with 104 dwelling units and 700 gsf of ground floor corner commercial space at 363 6th Street (Block 3753 Lot 079) in San Francisco, California.

A technical memorandum, prepared by Adam Noble of CADP, was submitted to the Planning Department on June 8, 2015, analyzing the potential shadow impacts of the Project to properties under the jurisdiction of the Recreation and Parks Department (Case No. 2011.0586K).

The Planning Commission and the Recreation and Park Commission held a duly advertised joint public hearing on October 15, 2015 to consider whether to establish an absolute cumulative shadow limit equal to 0.02788% of the TAAS for Gene Friend Recreation Center.

The Planning Commission has reviewed and considered reports, studies, plans and other documents pertaining to the Project.

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

Therefore, the Commission hereby resolves:

FINDINGS

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

1. The foregoing recitals are accurate, and also constitute findings of this Commission.

2. The additional shadow cast by the Project, while numerically significant, would not be adverse, and is not expected to interfere with the use of the Park, for the following reasons:

   - The new shadow would increase the shadow load on Gene Friend Recreation Center in the southern quarter of the park in passive recreational areas, such as walkways and a portion of the green field south of the Rec Center Building.
   - New shadows would be cast in the early morning hours before the Rec Center is open. All shadow would be gone by 8:41am.
   - New shadows would occur for a few minutes on 20 days out of 365 days in the Fall and Winter. During the Rec Center's current hours of operation, new shadow would be cast on approximately 8 percent of the days of the year or 20 out of 240 days.
   - When new shadows occur, they would be fleeting and of relatively short duration, ranging from 5 to 22 minutes, with an average duration of approximately 12 minutes.

3. The Project at 363 6th Street provides substantial public benefits in the form of new housing, new streetscape amenities, development impact fees, and inclusionary affordable housing. The Project provides 104 dwelling units to the City's housing stock, and would pay the appropriate development impact fees for the new residential development. The Project includes 12 inclusionary affordable housing units for rent. Finally, the Project provides new sidewalks, street trees and site furnishings, which is a notable public benefit.

4. The staff of both the Planning Department and the Recreation and Park Department have recommended establishing a cumulative shadow limit for the Park of 0.02788% of the TAAS, equal to approximately 46,297.80 annual square-foot-hours of net new shadow.

5. A determination by the Planning Commission and the Recreation and Park Commission to raise the absolute cumulative shadow limit for the park in an amount that would accommodate the additional shadow that would be cast by the Project does not constitute an approval of the Project.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Planning Department, the recommendation of the General Manager of the Recreation and Park Department, in consultation with the Recreation and Park Commission, and other interested parties, the oral testimony presented to the Planning Commission at the public hearing, and all other written materials submitted by all parties, the Planning Commission hereby ADOPTS, under Shadow Analysis Application No. **2011.0586K,** the proposal to establish a cumulative shadow limit for Gene Friend Recreation Center of 0.02788%.

I hereby certify that the foregoing Resolution was ADOPTED by the Planning Commission at its regular meeting on October 15, 2015.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 15, 2015

SAN FRANCISCO
PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- ☑ Affordable Housing (Sec. 415)
- ☐ Jobs Housing Linkage Program (Sec. 413)
- ☐ Downtown Park Fee (Sec. 412)
- ☑ First Source Hiring (Admin. Code)
- ☐ Child Care Requirement (Sec. 414)
- ☑ Other (EN Impact Fees)

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: OCTOBER 15, 2015

Case No.:	**2011.0586KX**
Project Address:	**363 6th STREET**
Zoning:	MUR (Mixed Use-Residential) Zoning District SoMa Youth and Family Special Use District 85-X Height and Bulk District
Block/Lot:	3753/079
Project Sponsor:	Michael Roach, Realtex, Inc. 505 Sansome Street, Suite 400 San Francisco, CA 94111
Staff Contact:	Richard Sucre – (415) 575-9108 richard.sucre@sfgov.org

Recommendation: **Approval with Conditions**

ADOPTING FINDINGS, WITH THE RECOMMENDATION FROM THE GENERAL MANAGER OF THE RECREATION AND PARK DEPARTMENT, IN CONSULTATION WITH THE RECREATION AND PARK COMMISSION, THAT NET NEW SHADOW ON GENE FRIEND RECREATION CENTER BY THE PROPOSED PROJECT FOR A NINE-STORY (85-FT TALL) RESIDENTIAL BUILDING AT 363 6TH STREET WOULD NOT BE ADVERSE TO THE USE OF GENE FRIEND RECREATION CENTER.

PREAMBLE

Under Planning Code Section ("Section") 295, a building permit application for a project exceeding a height of 40 feet cannot be approved if there is any shadow impact on a property under the jurisdiction of the Recreation and Park Department, unless the Planning Commission, upon recommendation from the General Manager of the Recreation and Park Department, in consultation with the Recreation and Park Commission, makes a determination that the shadow impact will not be significant or adverse.

On February 7, 1989, the Recreation and Park Commission and the Planning Commission adopted criteria establishing absolute cumulative limits for additional shadows on fourteen parks throughout San Francisco (Planning Commission Resolution No. 11595). The quantitative standard that was established for Gene Friend Recreation Center (or "Rec Center") was zero percent or no net new shadow.

Gene Friend Recreation Center is a 1.02 acre park (44,618 square feet) located at 270 6th Street in the SoMa neighborhood. It is bounded by a two-story, 26-ft tall private property on the northwest, Harriet Street to the west, Folsom Street to the south, and 6th Street to the east. Gene Friend Recreation Center provides a mix of outdoor and indoor recreation space. It includes a sports court, playground and green field to the west along Harriet Street and a 24- to 34-foot-high structure (with a 16,835 square-foot footprint (the "Rec Center Building") to the east along 6th Street. The Rec Center Building includes a full indoor gymnasium, activity room, weight room and auditorium and occupies approximately ¾ of the 6th Street frontage. A 9-foot-tall fence and guardrails encircles Gene Friend Recreation Center and is locked at night. Access to the park is provided via three gates: one at the corner of Folsom and 6th Streets, another on Harriet Street, and the third on 6th Street. Gene Friend Recreation Center is managed by the Recreation and Park Department ("RPD"). The park is open from 9:00am until 9:00pm from Tuesday to Friday. In addition, the Rec Center is open from 9:00am to 5:00pm on Saturdays, and is closed on Sunday and Mondays.

On an annual basis, the Theoretically Available Annual Sunlight ("TAAS") on Gene Friend Recreation Center (with no adjacent structures present) is approximately 166,041,425.20 square-foot-hours of sunlight. Existing structures, including the shadow from the Rec Center Building, currently shade Gene Friend Recreation Center 60.67% of the year, with an existing shadow load of 100,738,858.17 square-foot-hours ("sfh").

On October 3, 2012, Michael Roach of Realtex (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for a Shadow Impact Study and a Large Project Authorization on the property at 363 6th Street, located at the northeast corner 6th and Clara Streets; Lot 079 in Assessor's Block 3753, (hereinafter "Subject Property") to construct a nine-story (85-ft tall) residential building (hereinafter "the Project"). The Project is located within the MUR (Mixed Use-Residential) Zoning District, SoMa Youth and Family Special Use District, and a 85-X Height and Bulk District.

A technical memorandum, prepared by Adam Noble of CADP, was submitted to the Planning Department on June 8, 2015, analyzing the potential shadow impacts of the Project to properties under the jurisdiction of the Recreation and Parks Department (Case No. 2011.0586K). In addition, this memorandum examined the cumulative shadow impact caused by the Project and the nearby project at 345 6th Street (Case No. 2013.1773K). The memorandum concluded that the Project would cast approximately 46,297.80 square-foot-hours of new shadow on Gene Friend Recreation Center, equal to approximately 0.02788 percent of the theoretically available annual sunlight ("TAAS") on Gene Friend Recreation Center.

On October 15, 2015, the Planning Commission and the Recreation and Park Commission held a duly advertised joint public hearing and established an absolute cumulative shadow limit equal to 0.02788% of the TAAS for Gene Friend Recreation Center as noted in Planning Commission Resolution No. XXXXX.

On October 15, 2015, the Recreation and Park Commission conducted a duly noticed public hearing at a regularly scheduled meeting and recommended that the Planning Commission find that the shadows cast by the Project on Gene Friend Recreation Center will/will not be adverse to the use of Gene Friend Recreation Center.

The Planning Commission has reviewed and considered reports, studies, plans and other documents pertaining to the Project.

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

FINDINGS

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

1. The foregoing recitals are accurate, and also constitute findings of this Commission.

2. The additional shadow cast by the Project, while numerically significant, would not be adverse, and is not expected to interfere with the use of the Park, for the following reasons:

    a. The proposed project would cast net new shadow within the allocated shadow budget for Gene Friend Recreation Center.

    b. The proposed project would result in a total shadow load of 46,297.80 square foot hours equivalent to a shadow load of 0.02788 percent of the TAAS. The largest shadow would occur on October 25th and February 15th, gone by 7:38am, for approximately 8 minutes.

    c. Although the additional shadow cast by the proposed project has a numerically significant effect, the magnitude of the additional shadow is well below one percent, and amounts to a reasonable and extremely small loss of sunlight for a park in an area of slated for increased building heights and residential density.

    d. The net new shadow cast upon Gene Friend Recreation Center from the Project occurs exclusively within the morning prior to the opening of the Rec Center. All net new shadow would be gone by 8:41 am.

    e. The new net shadow is localized to the southern quarter of the park along walkways, apportion of the green field south of the Rec Center Building and the southeastern corner of the playground in the sandbox area.

    f. The net new shadow cast is relatively small in area in comparison to the size of Gene Friend Recreation Center and at its greatest extent never exceeds 13 percent of the area of Gene Friend Recreation Center. The average duration of the net new shadow is 12 minutes and 22 minutes.

    g. The Project would produce new public benefits, including, but not limited to, new housing, new on-site affordable housing units for rent, streetscape improvements and payment of development impact fees.

3. A determination by the Planning Commission and the Recreation and Park Commission to allocate net new shadow to the Project does not constitute an approval of the Project.

DECISION

That based upon the Record, the submissions by the Project Sponsor, the staff of the Planning Department, the recommendation of the General Manager of the Recreation and Park Department, in consultation with the Recreation and Park Commission, and other interested parties, the oral testimony presented to the Planning Commission at the public hearing, and all other written materials submitted by all parties, the Planning Commission hereby DETERMINES, under Shadow Analysis Application No. **2011.0586K,** that the net new shadow cast by the Project on Gene Friend Recreation Center will not be adverse to the use of Gene Friend Recreation Center.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting on October 15, 2015.

Jonas P. Ionin
Commission Secretary

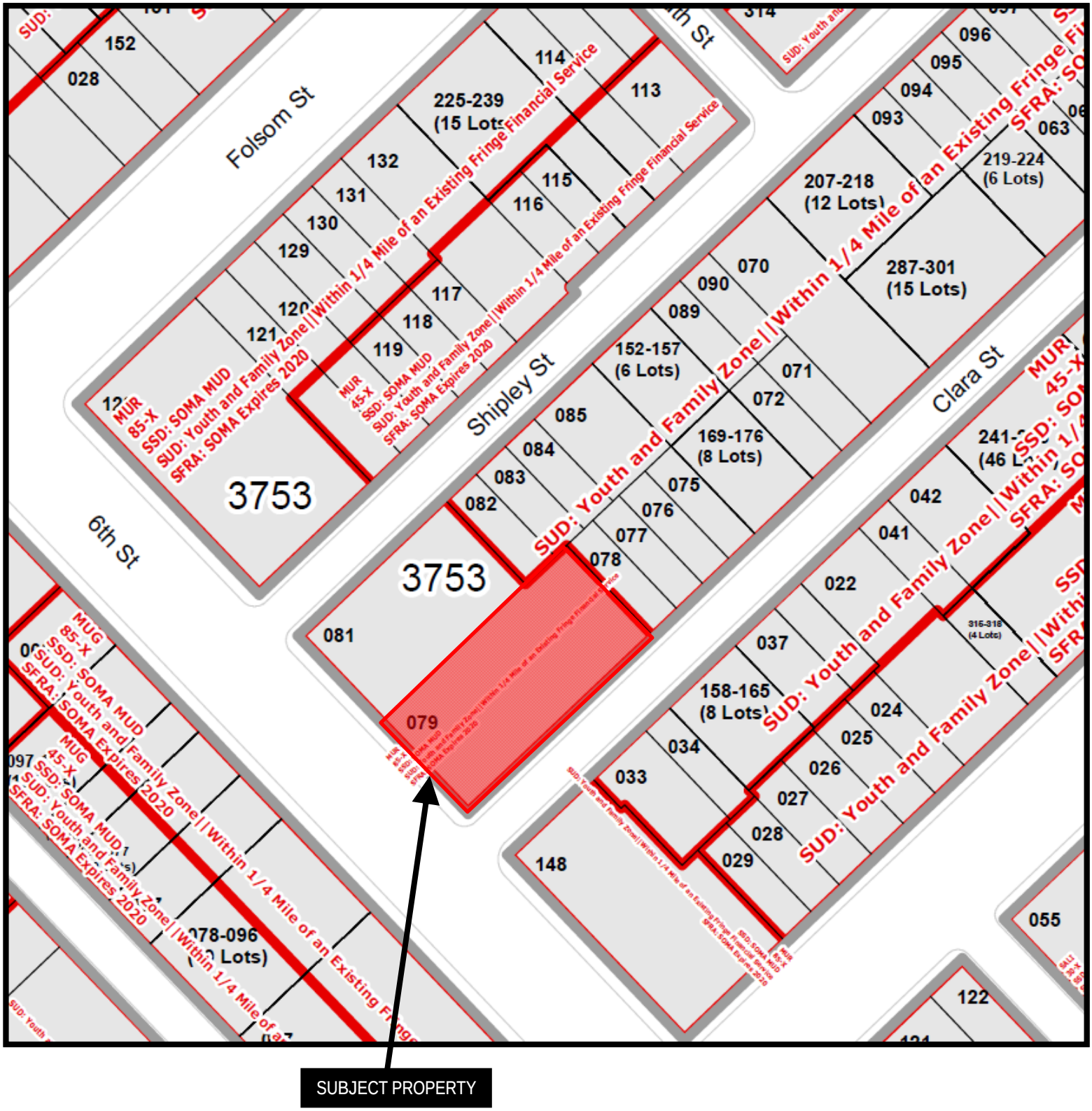
AYES:

NAYES:

ABSENT:

ADOPTED: October 15, 2015

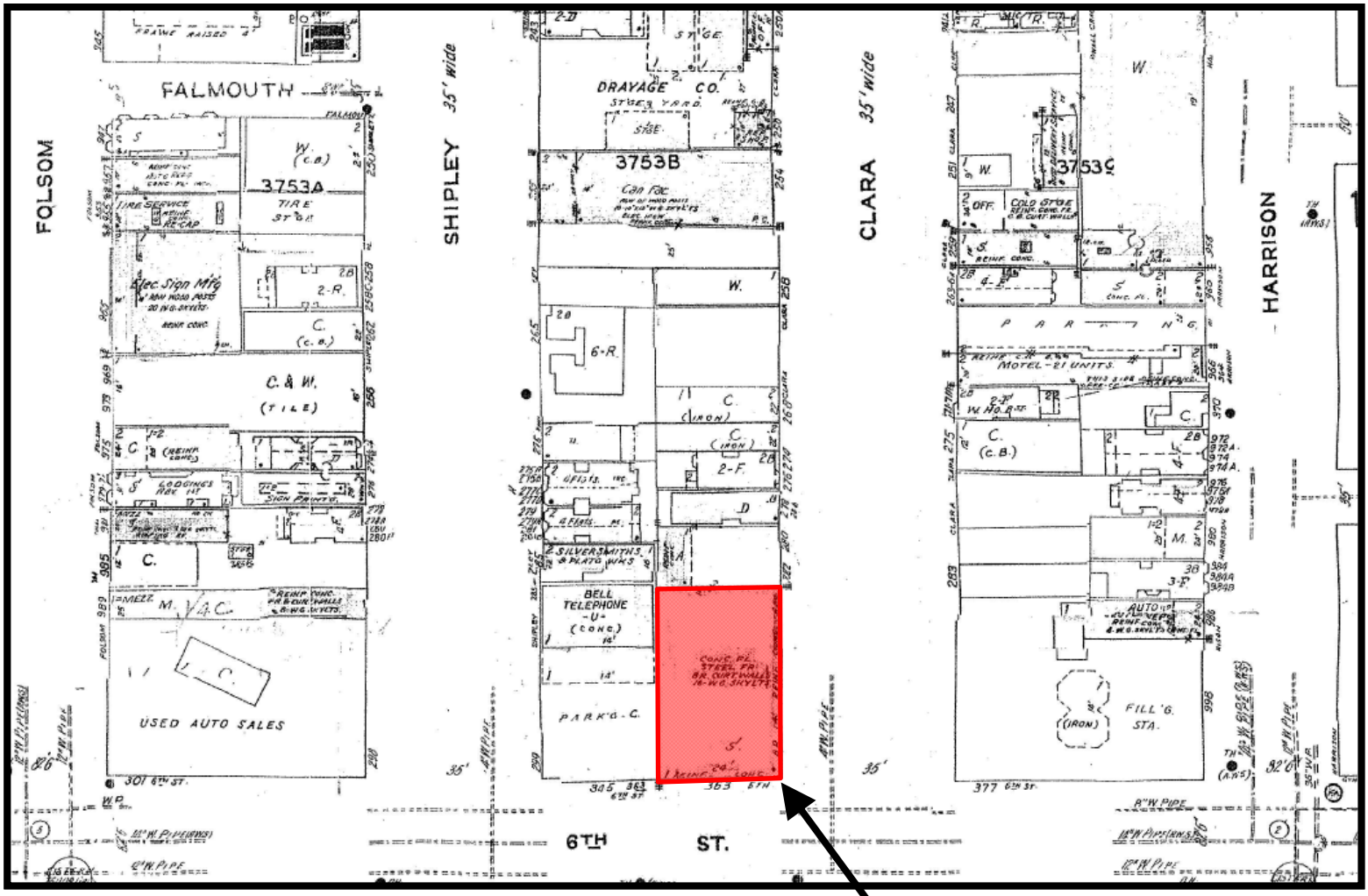
Parcel Map



Large Project Authorization & Shadow
Case Number 2011.0586KX
363 6th Street

SAN FRANCISCO
PLANNING DEPARTMENT

Sanborn Map*



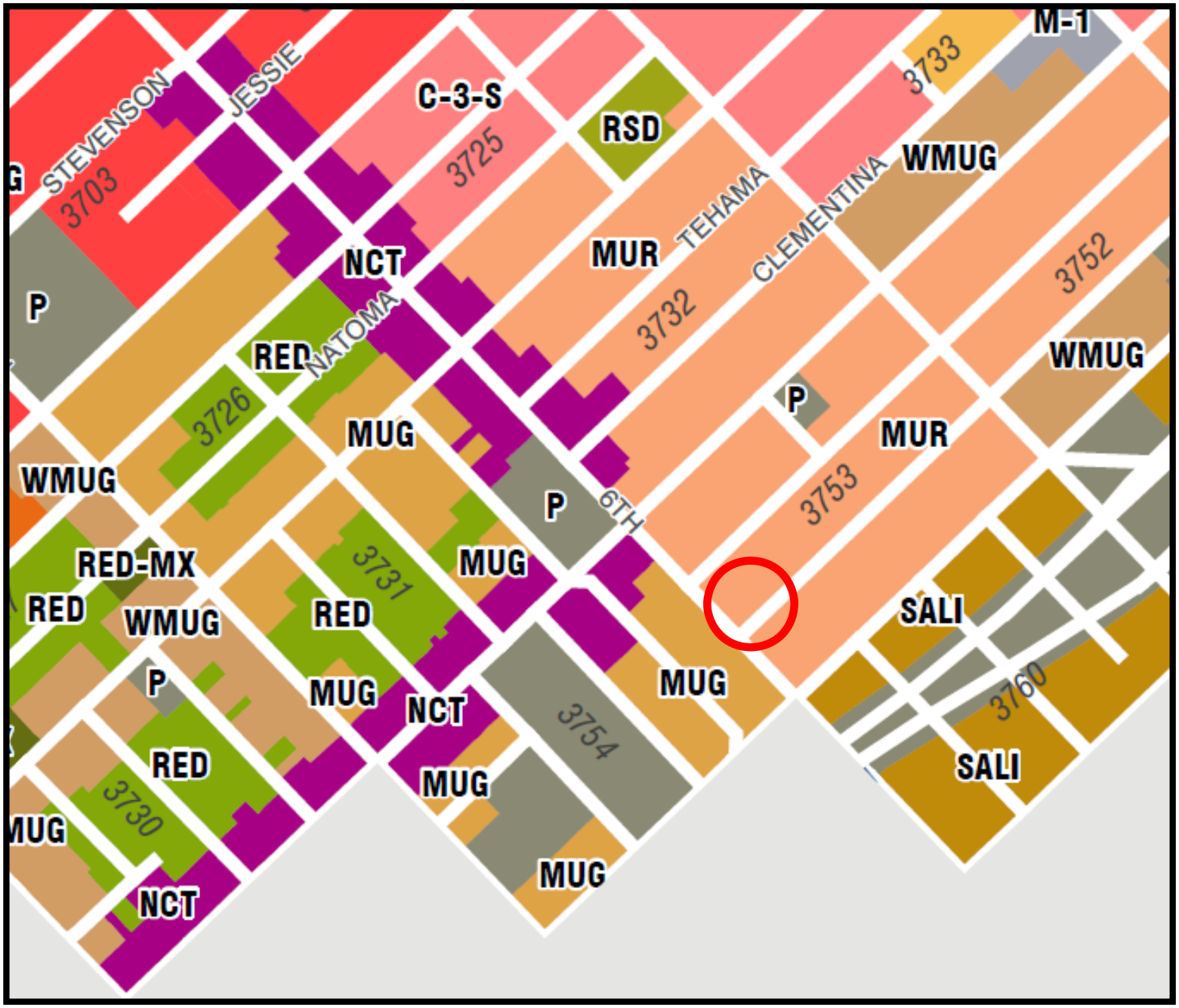
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SUBJECT PROPERTY

Large Project Authorization & Shadow
Case Number 2011.0586KX
363 6th Street

SAN FRANCISCO
PLANNING DEPARTMENT

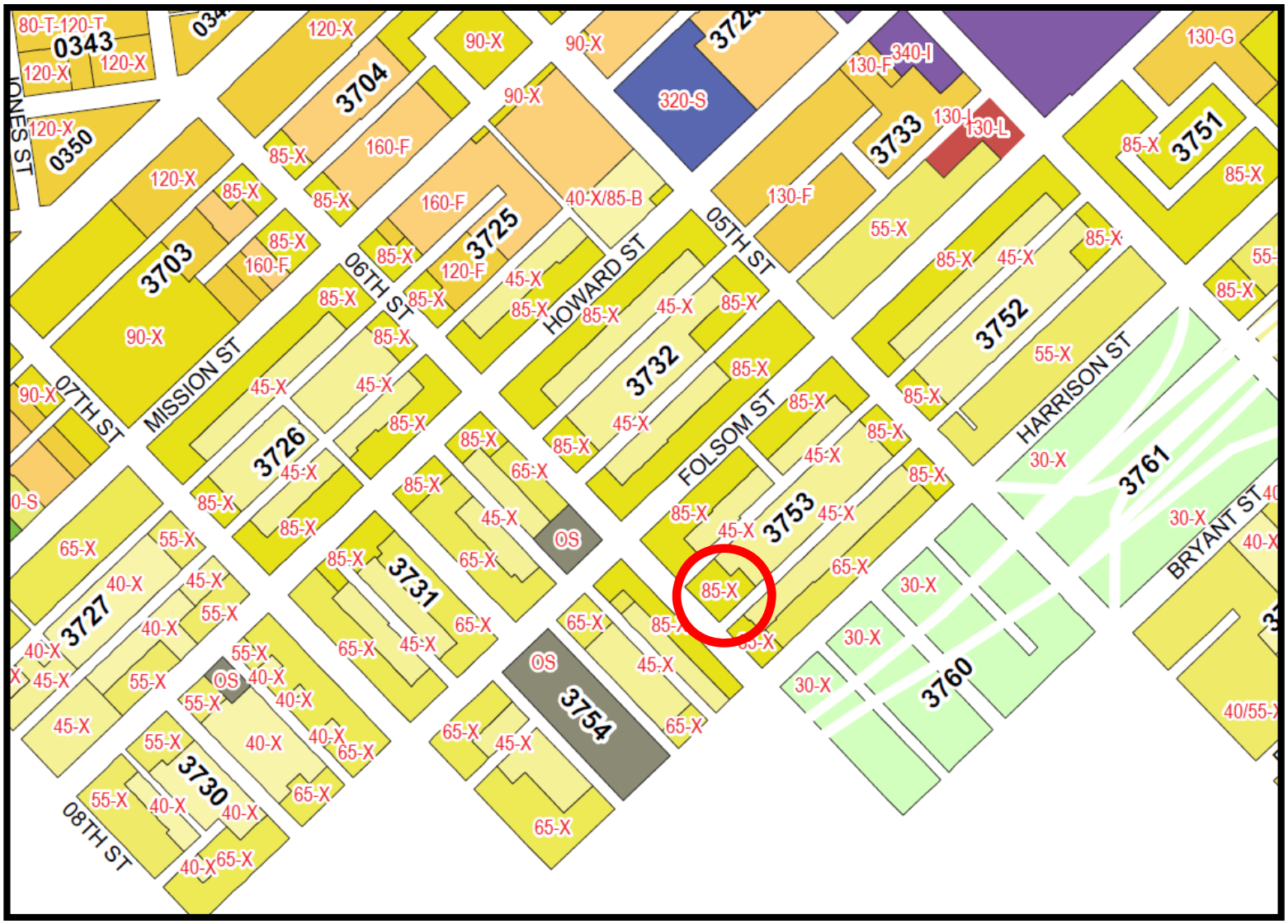
Zoning Map



Large Project Authorization & Shadow
Case Number 2011.0586KX
363 6th Street

SAN FRANCISCO
PLANNING DEPARTMENT

Height & Bulk Map

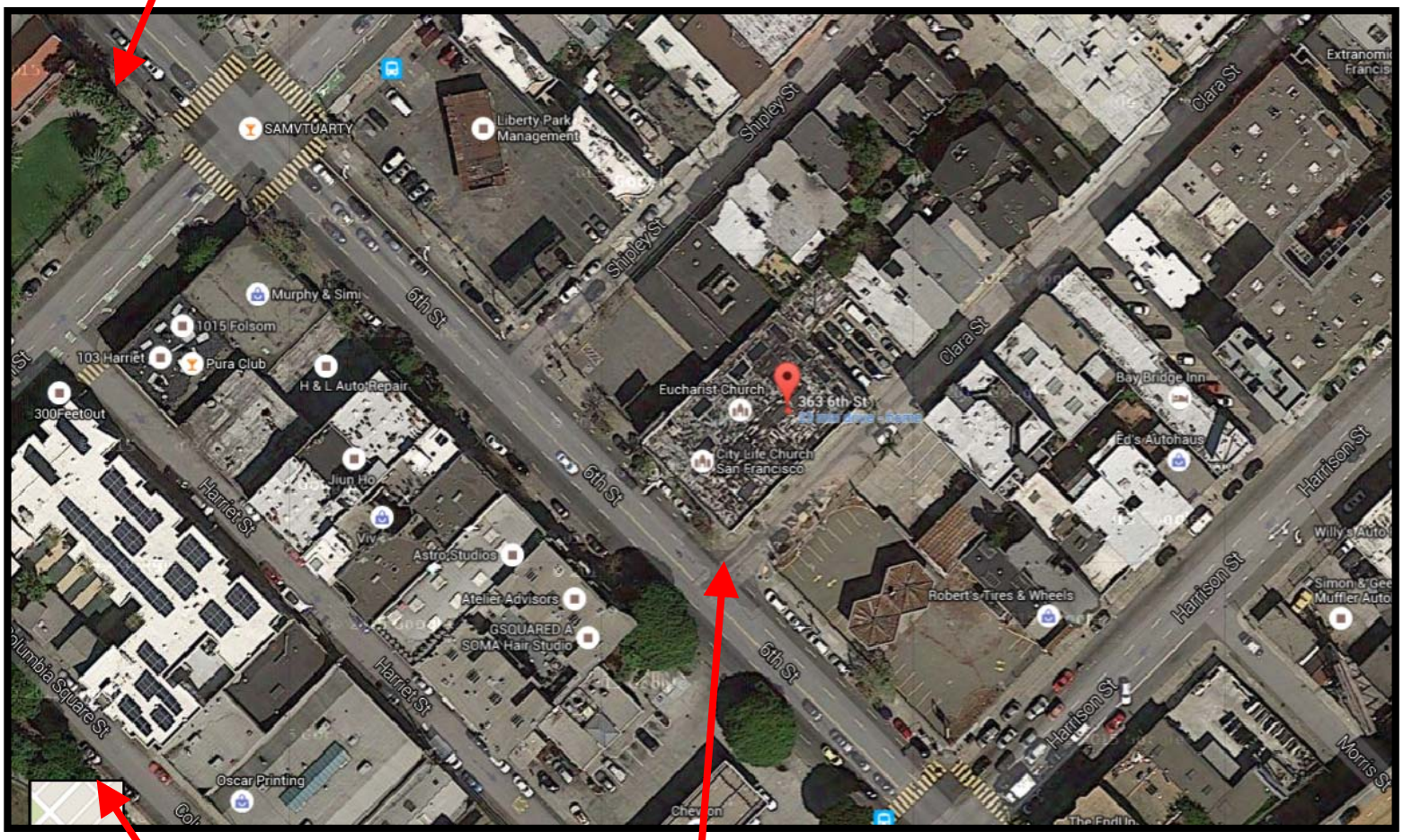


Large Project Authorization & Shadow
Case Number 2011.0586KX
363 6th Street

SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo

GENE FRIEND



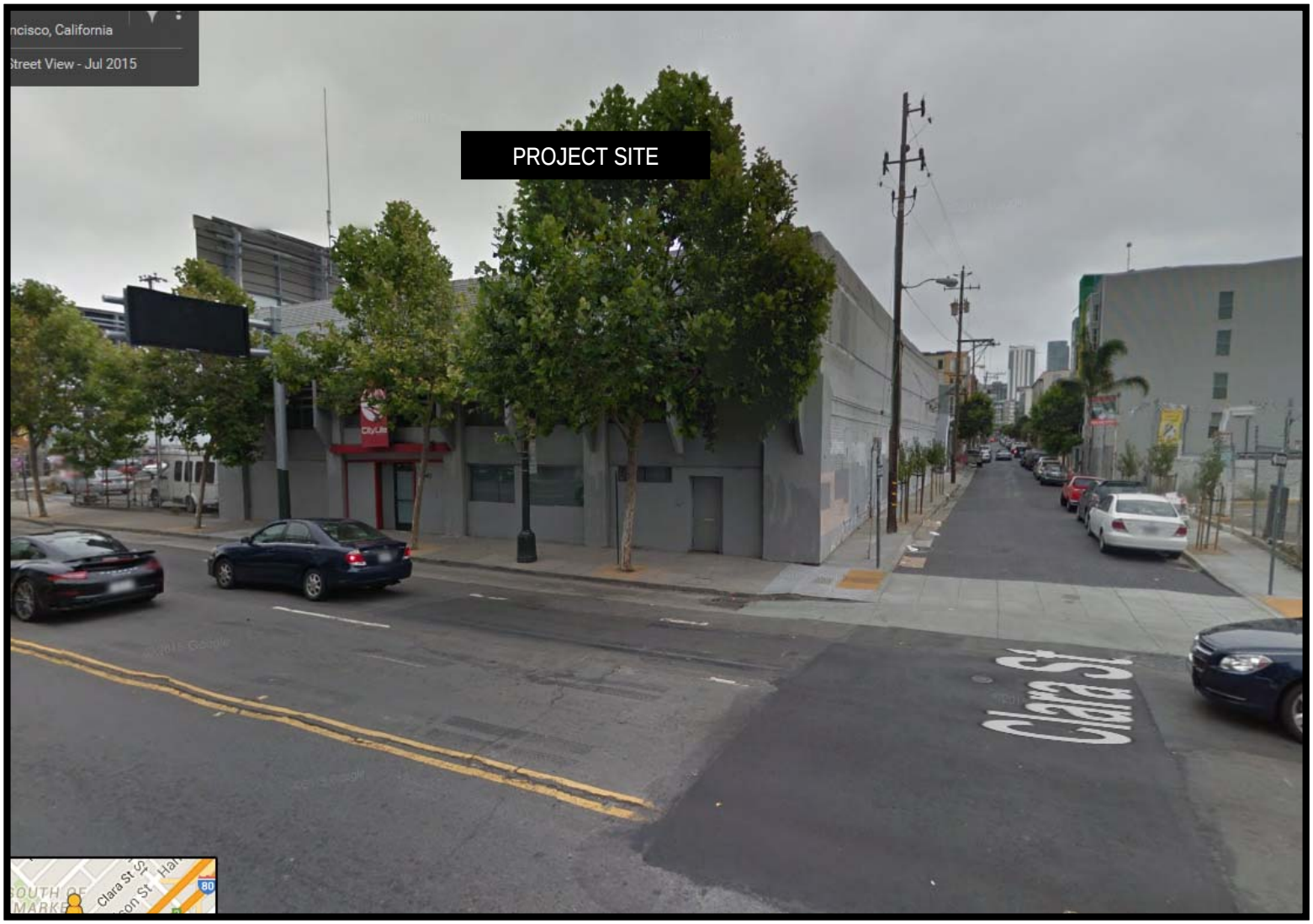
VICTORIA MANOLO

PROJECT SITE

Large Project Authorization & Shadow
Case Number 2011.0586KX
363 6th Street

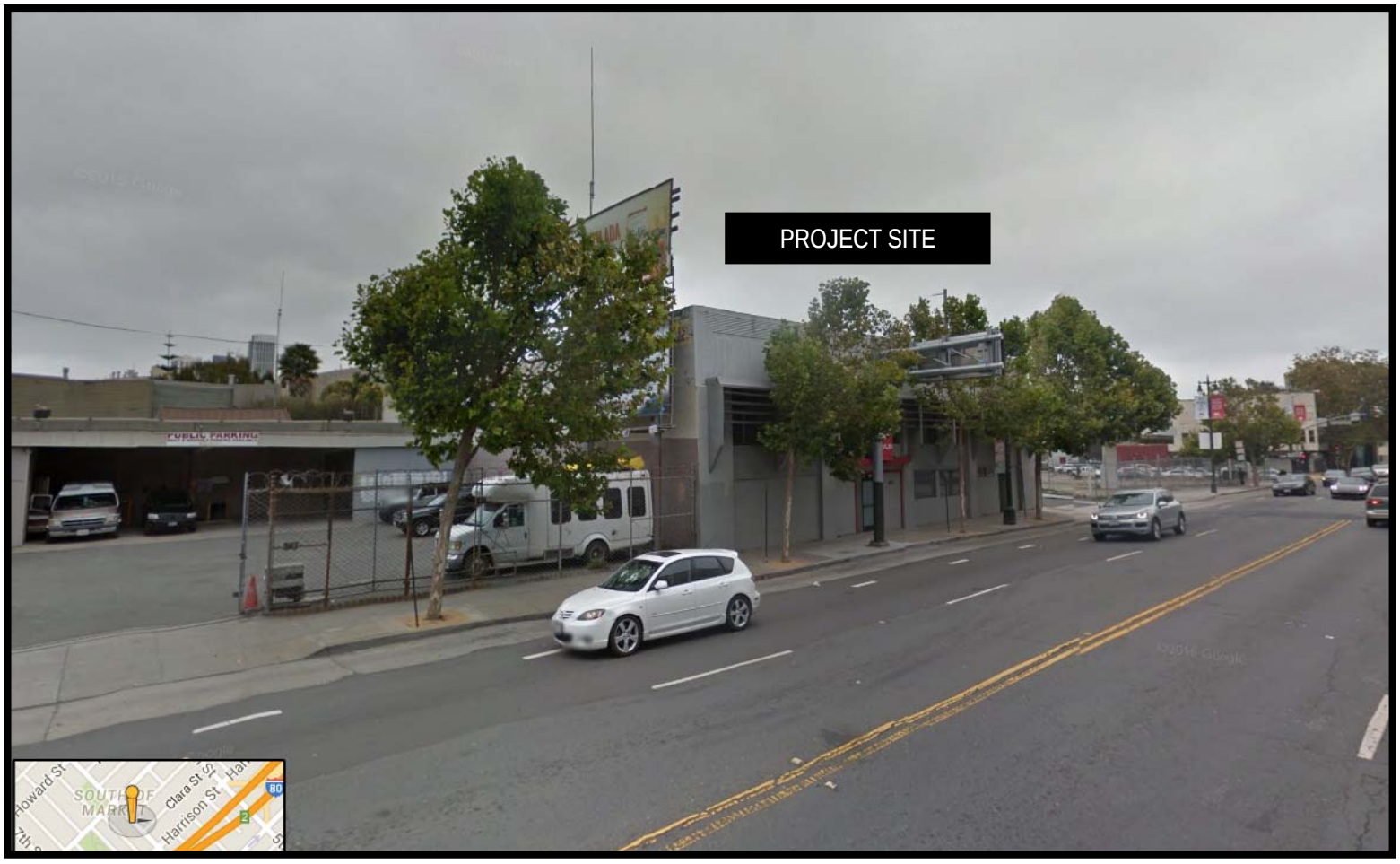
SAN FRANCISCO
PLANNING DEPARTMENT

Site Photo



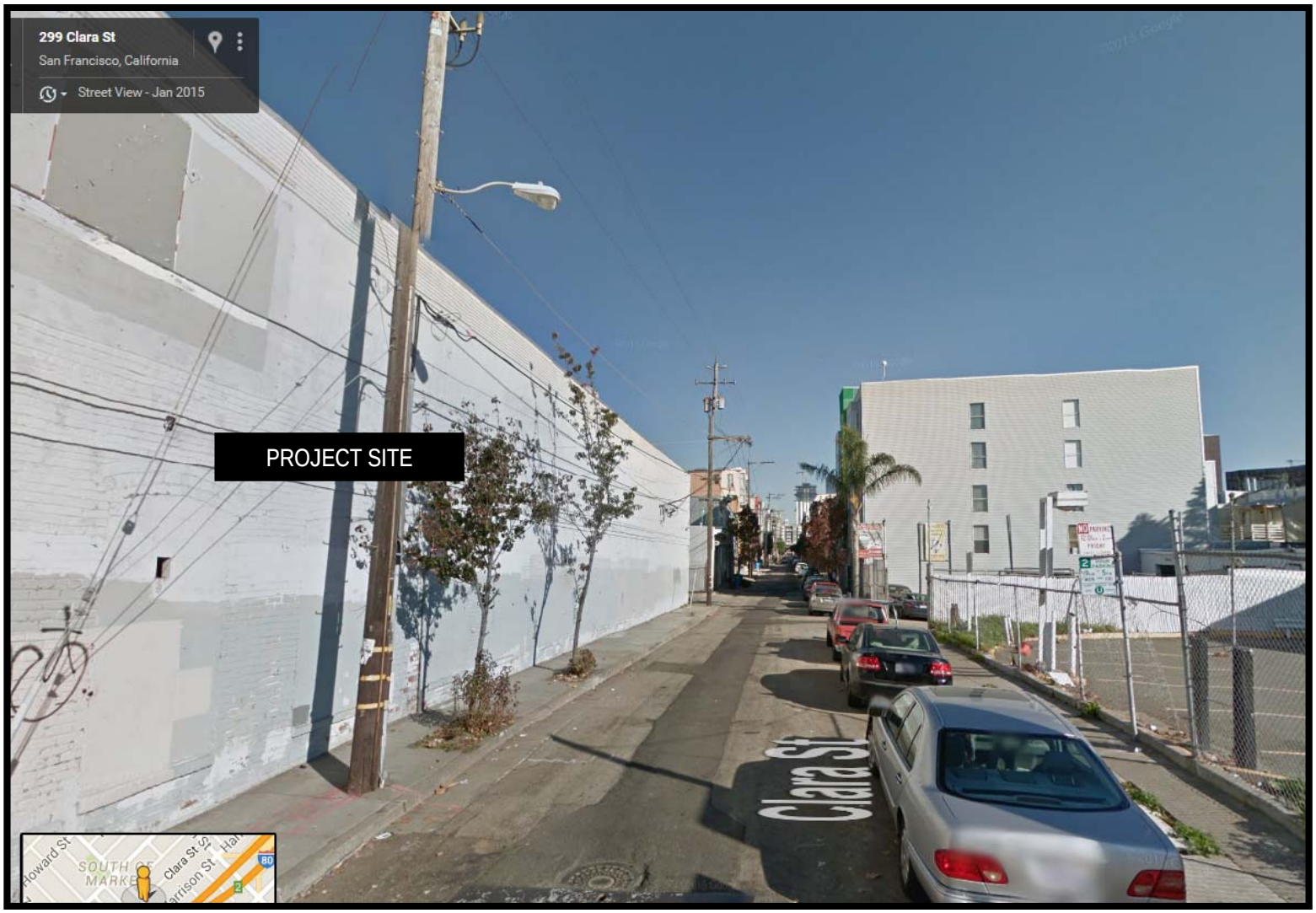
363 6th Street, View of 6th & Clara Streets

Site Photo



363 6th Street, View of 6th & Clara Streets

Site Photo



363 6th Street, View along Clara Street

6TH STREET PERSPECTIVE

363 6TH STREET

SAN FRANCISCO, CALIFORNIA 94109

REND-1

7-8-15

FORUMDESIGN ARCHITECTS

CLARA STREET PERSPECTIVE

363 6TH STREET

SAN FRANCISCO, CALIFORNIA 94109

REND-2

7-8-15

FORUMDESIGN ARCHITECTS

ROOF DECK

363 6TH STREET

SAN FRANCISCO, CALIFORNIA 94109

REND-3

7-8-15

FORUMDESIGN ARCHITECTS

PLANNING DATA

ADDRESS:	363 6TH STREET
ZONING:	MUR - MIXED USE
BLOCK/LOT:	3753/079
LOT AREA:	12,800 SF
BLDG HEIGHT:	85'

GROSS FLOOR AREA - PLANNING CODE

BASEMENT RESID.	1,856 S.F.
1ST FLOOR RESID.	6,490 S.F.
2ND FLOOR RESID.	7,522 S.F.
3RD & 4TH FLOOR RESID.	10,639 x 2=21,278 S.F.
5TH - 9TH FLOOR RESID.	9,545 X 5=47,725 S.F.
RESIDENTIAL AREA SUBTOTAL	84,871 S.F.
COMMERCIAL AREA SUBTOTAL	700 S.F
GROSS BUILDING AREA	85,571 S.F.

REAR YARD OPEN SPACE

REQUIRED 3,200 SF 25% OF LOT AREA
PROVIDED 2,500 SF 19.53% OF LOT AREA

DWELLING UNIT USABLE OPEN SPACE

REQUIRED 14 STUDIOS UNDER 350 SF=14 X 26.4 =370 SF
90 UNITS X 80 = 7,200 SF
TOTAL COMMON REQ'D= 7,570 SF

PROVIDED

1ST FL COURTYARD	2,648 SF
ROOFTOP	5,170 SF
TOTAL COMMON USABLE OPEN SPACE	7,818 SF

NOTE: 14 STUDIOS REQUIRE 26.4 SF PRIVATE OPEN SPACE (80 SF X 1/3=26.4 SF) PER CH. 135 d(2)

RETAIL USABLE OPEN SPACE

REQUIRED 1 SF PER EVERY 250 SF OF RETAIL

PROVIDED 3.5 SF OF OPEN SPACE

CAR PARKING SUMMARY

45 CAR PARKING SPACES PROVIDED (0.43/UNIT) TOTAL

BICYCLE PARKING SUMMARY

REQUIRED
1 CLASS I SPACE/UNIT = 102 CLASS 1 BICYCLE PARKING SPACES
1 CLASS II SPACE/20 UNITS = 7 CLASS II BICYCLE PARKING SPACES

PROVIDED
102 CLASS I BICYCLE PARKING SPACES
7 CLASS II BICYCLE PARKING SPACES

B.M.R. UNITS

REQUIRED
12% B.M.R. UNITS ON-SITE (104 X 0.12) 12 UNITS

PROVIDED
12 B.M.R. UNITS

UNIT COUNT / MIX

LEVEL	STUDIO	1-BR	2-BR	TOTAL UNITS
1	0	4	1	5
2	0	1	7	8
3-4	4 UNITS X 2=8	0	9 UNITS X 2=18	26
5-9	4 UNITS X 5=20	3 UNIT X 5=15	6 UNITS X 5=30	65
TOTALS	28	20	56 (53.8% OF TOTAL NO. OF UNITS)	104 UNITS TOTAL

SHEET INDEX

363 6TH STREET

SAN FRANCISCO, CALIFORNIA 94109

A-0.0
7-8-15

FORUMDESIGN ARCHITECTS

VICINITY PLAN

363 6TH STREET

SAN FRANCISCO, CALIFORNIA 94109

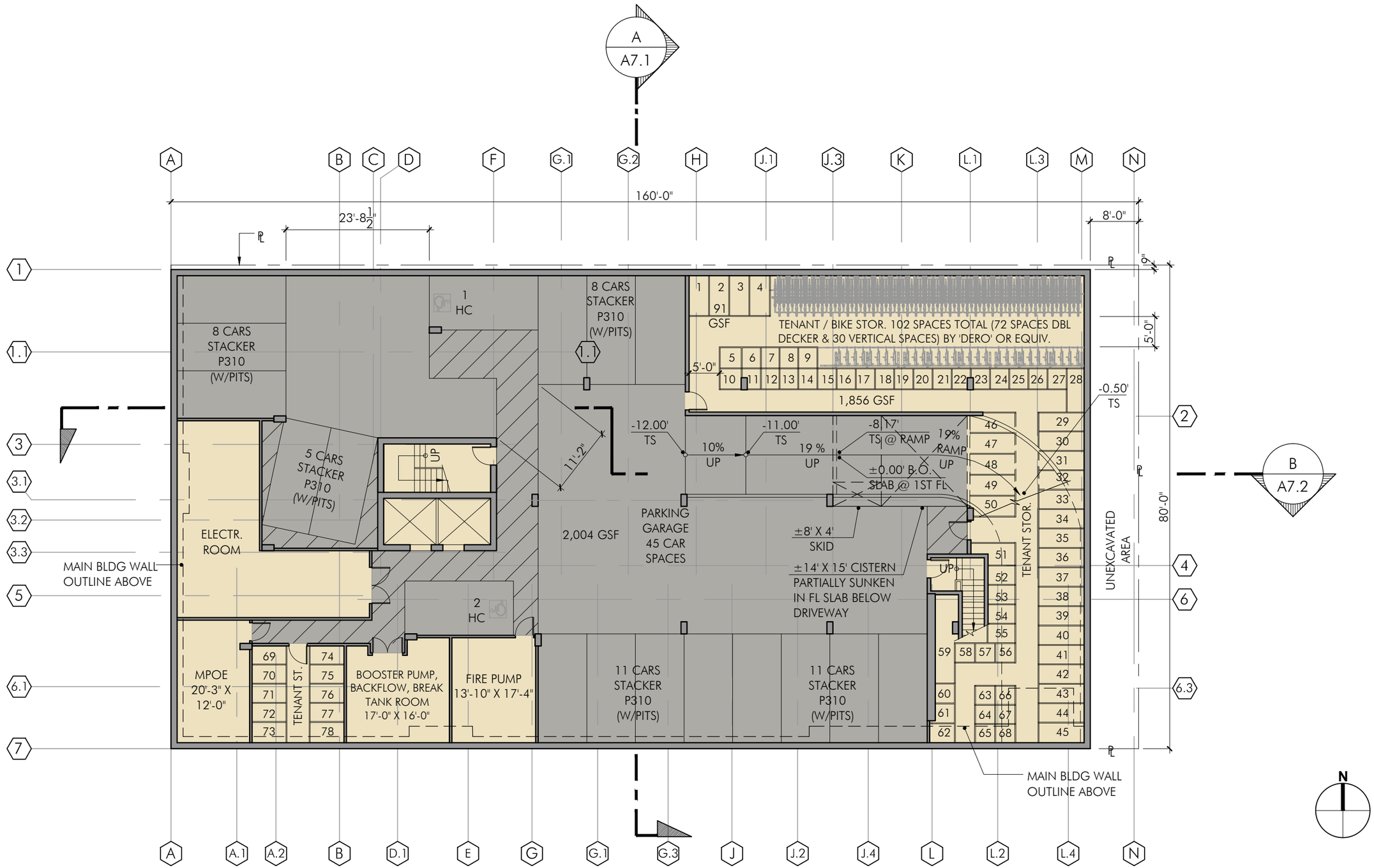
SCALE: N.T.S.

N

A-0.1

7-8-15

FORUMDESIGN ARCHITECTS



BASEMENT FLOOR PLAN

363 6TH STREET

SAN FRANCISCO, CALIFORNIA 94109

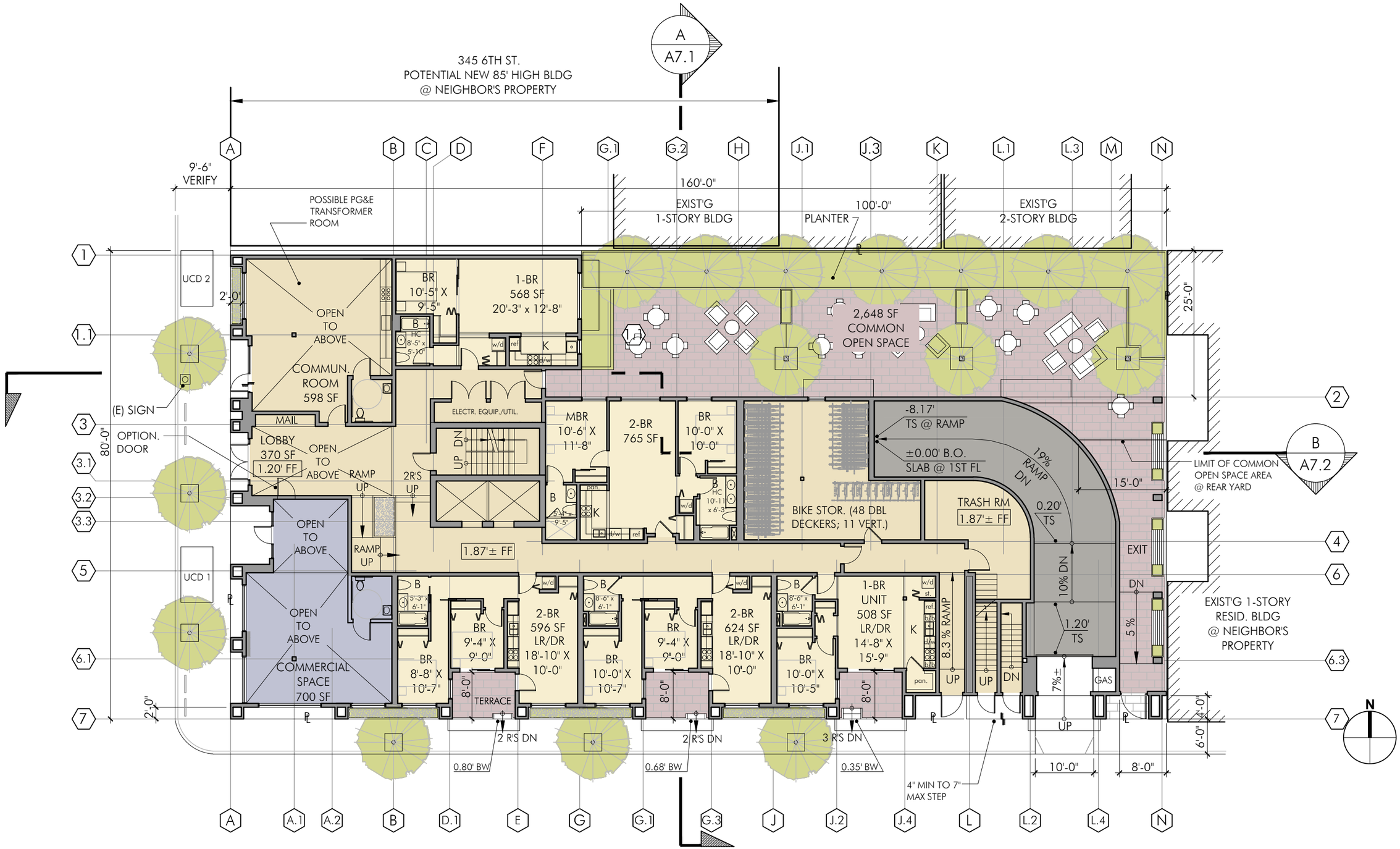
SCALE: 1" = 16'-0"

0 4' 8' 16' 32'

A-1

7-8-15

FORUMDESIGN ARCHITECTS



FLOOR PLAN 1

363 6TH STREET

SAN FRANCISCO, CALIFORNIA 94109

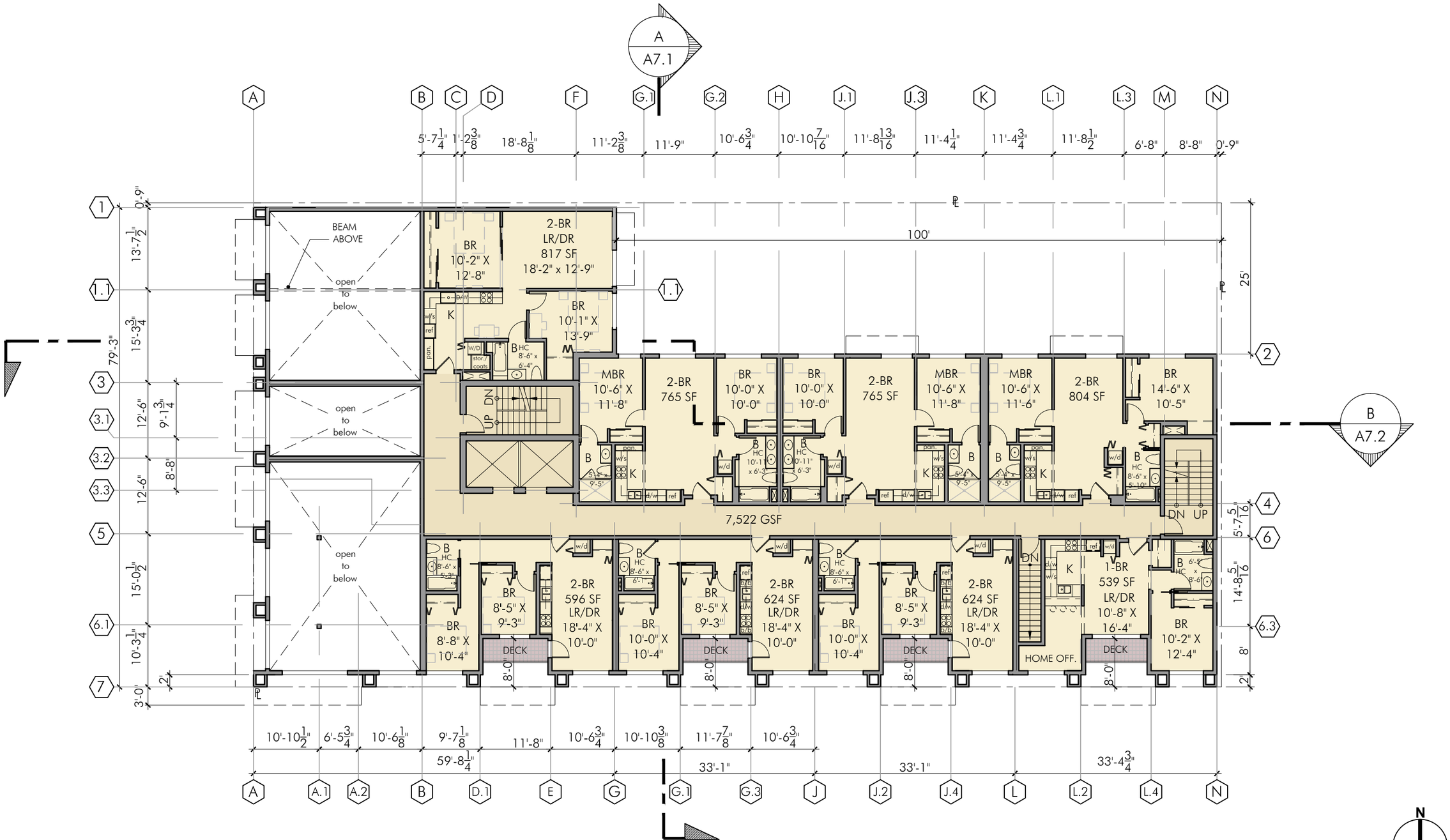
SCALE: 1" = 16'-0"

0 4' 8' 16' 32'

A-2

7-8-15

FORUMDESIGN ARCHITECTS



FLOOR PLAN 2

363 6TH STREET

SAN FRANCISCO, CALIFORNIA 94109

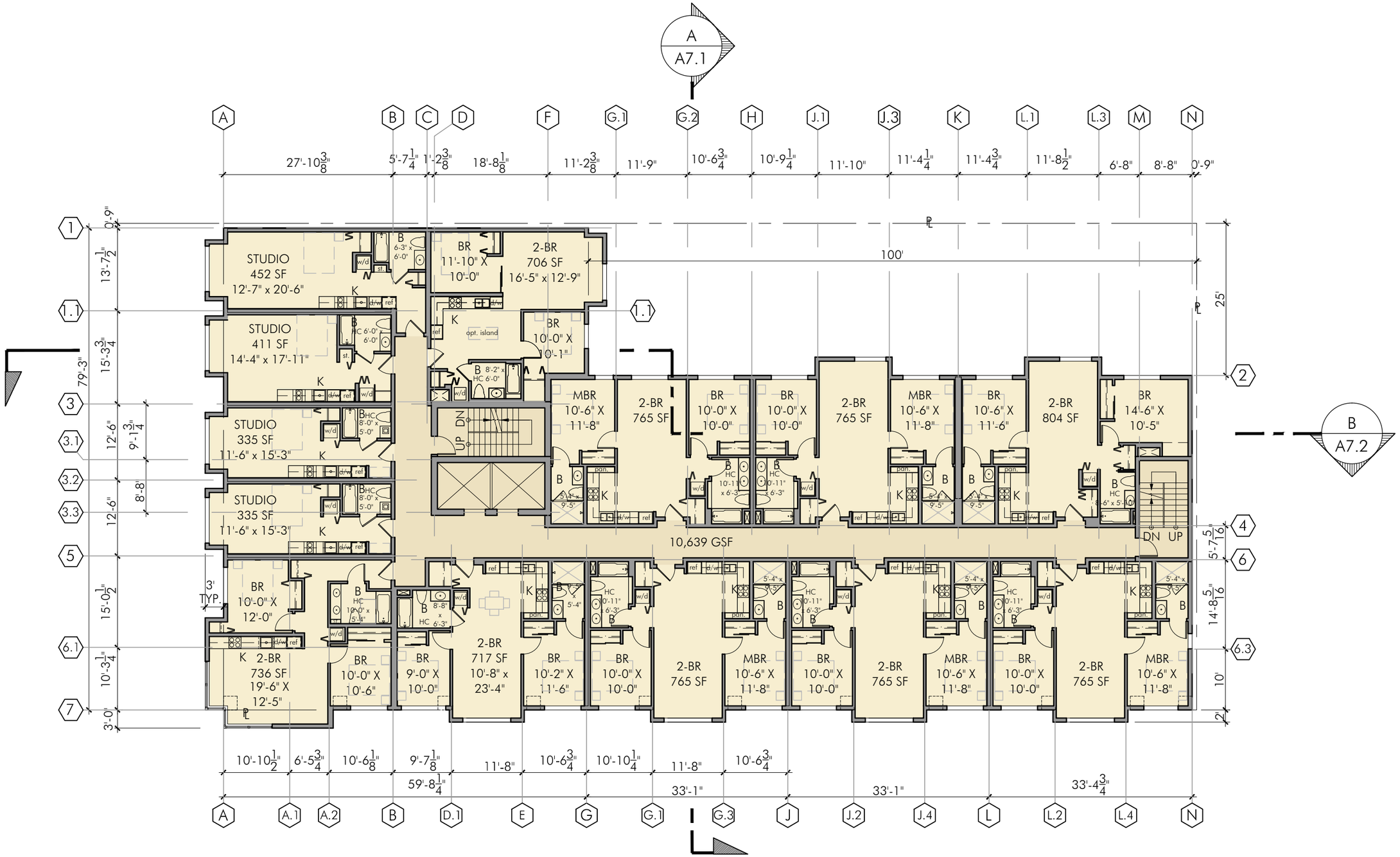
SCALE: 1" = 16'-0"

0 4' 8' 16' 32'

A-3

7-8-15

FORUMDESIGN ARCHITECTS



FLOOR PLAN 3 & 4

363 6TH STREET

SAN FRANCISCO, CALIFORNIA 94109

SCALE: 1" = 16'-0"

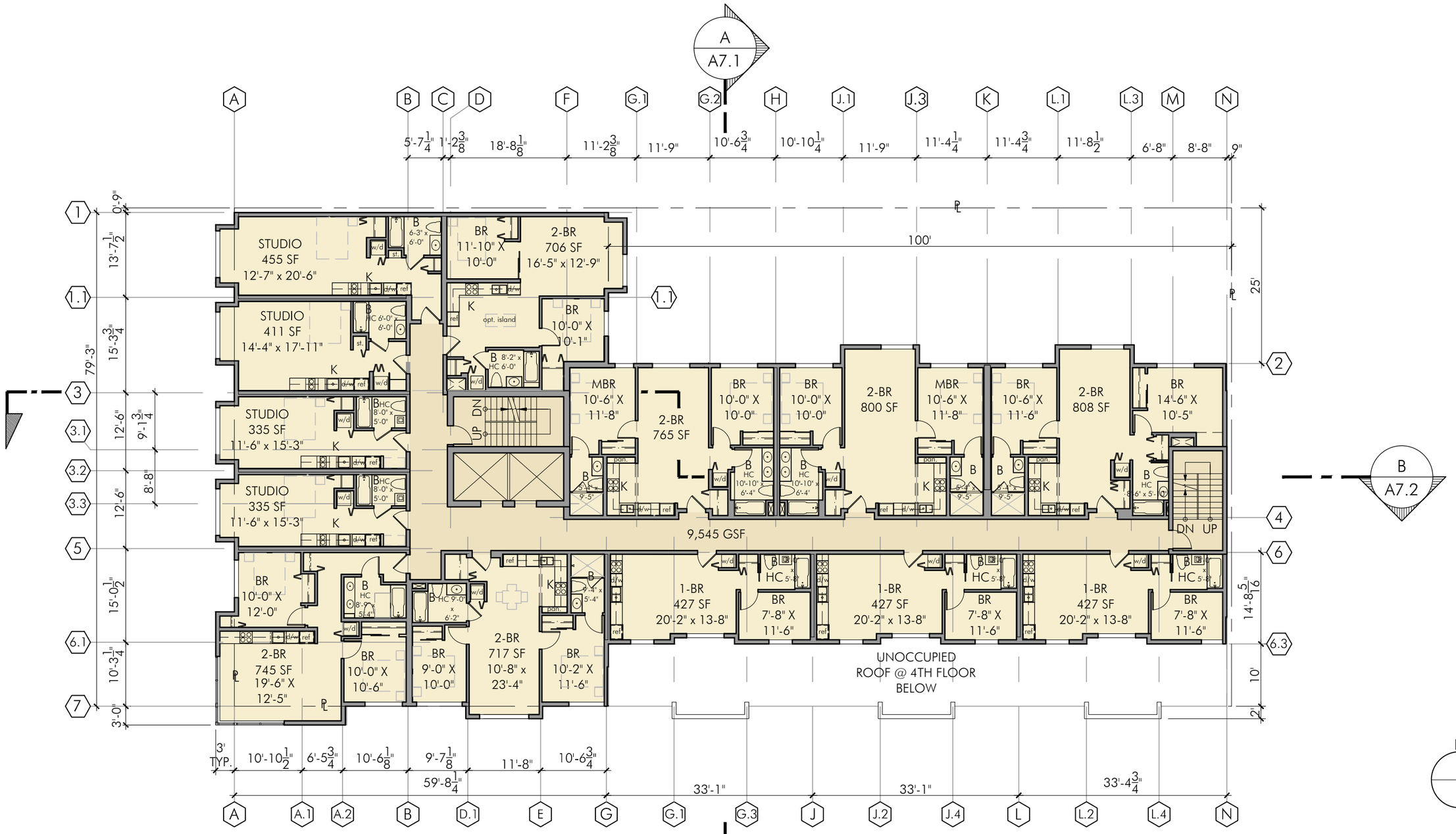
0 4' 8' 16' 32'

N

A-4

7-8-15

FORUMDESIGN ARCHITECTS



FLOOR PLAN 5-9

363 6TH STREET

SAN FRANCISCO, CALIFORNIA 94109

SCALE: 1" = 16'-0"

0 4' 8' 16' 32'

A-5

7-8-15

FORUMDESIGN ARCHITECTS

ROOF PLAN

363 6TH STREET

SAN FRANCISCO, CALIFORNIA 94109

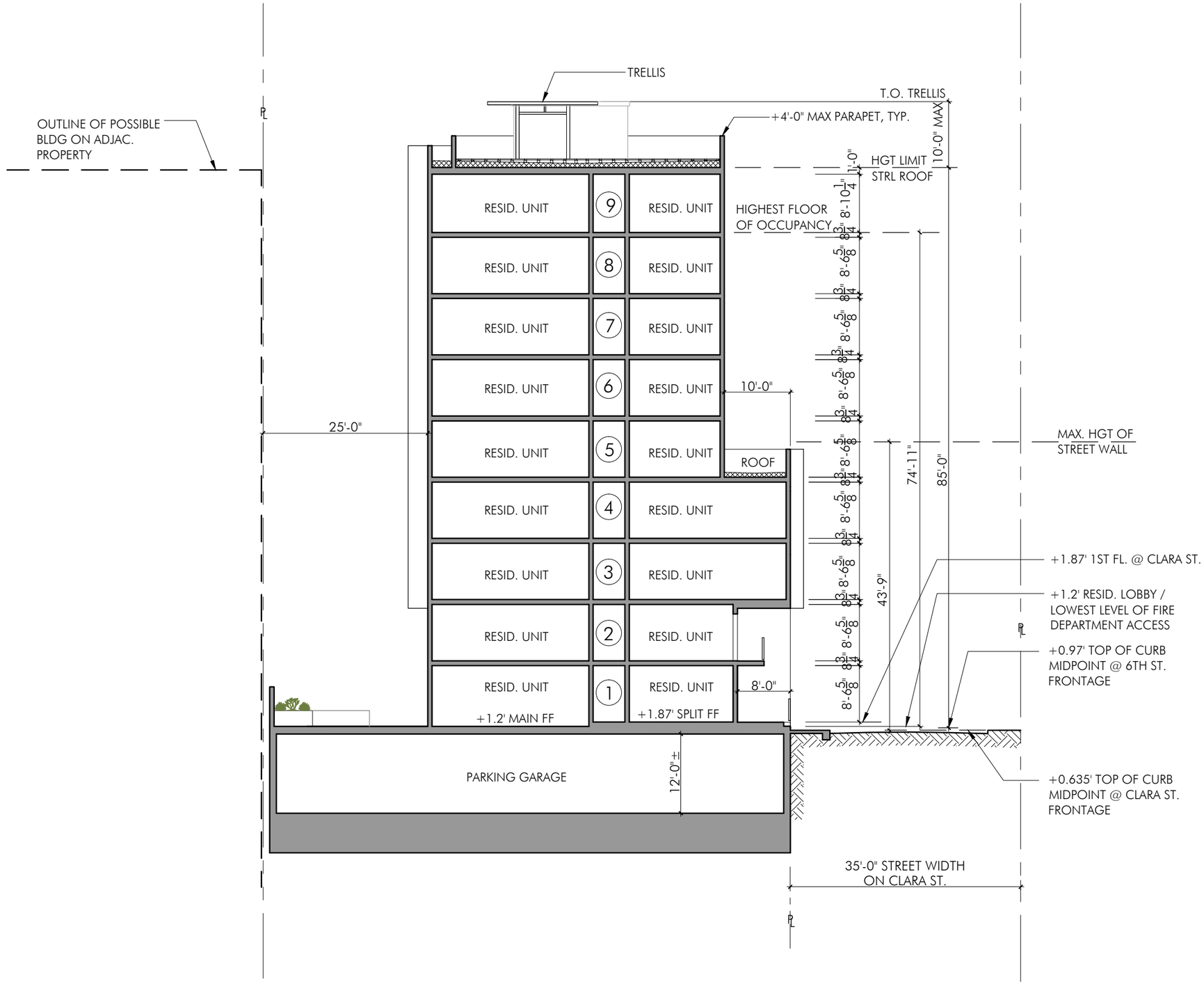
SCALE: 1" = 16'-0"

0 4' 8' 16' 32'

A-6

7-8-15

FORUMDESIGN ARCHITECTS



CONCEPTUAL BUILDING SECTION (A)

SCALE: 1" = 16'-0"

0 4' 8' 16' 32'

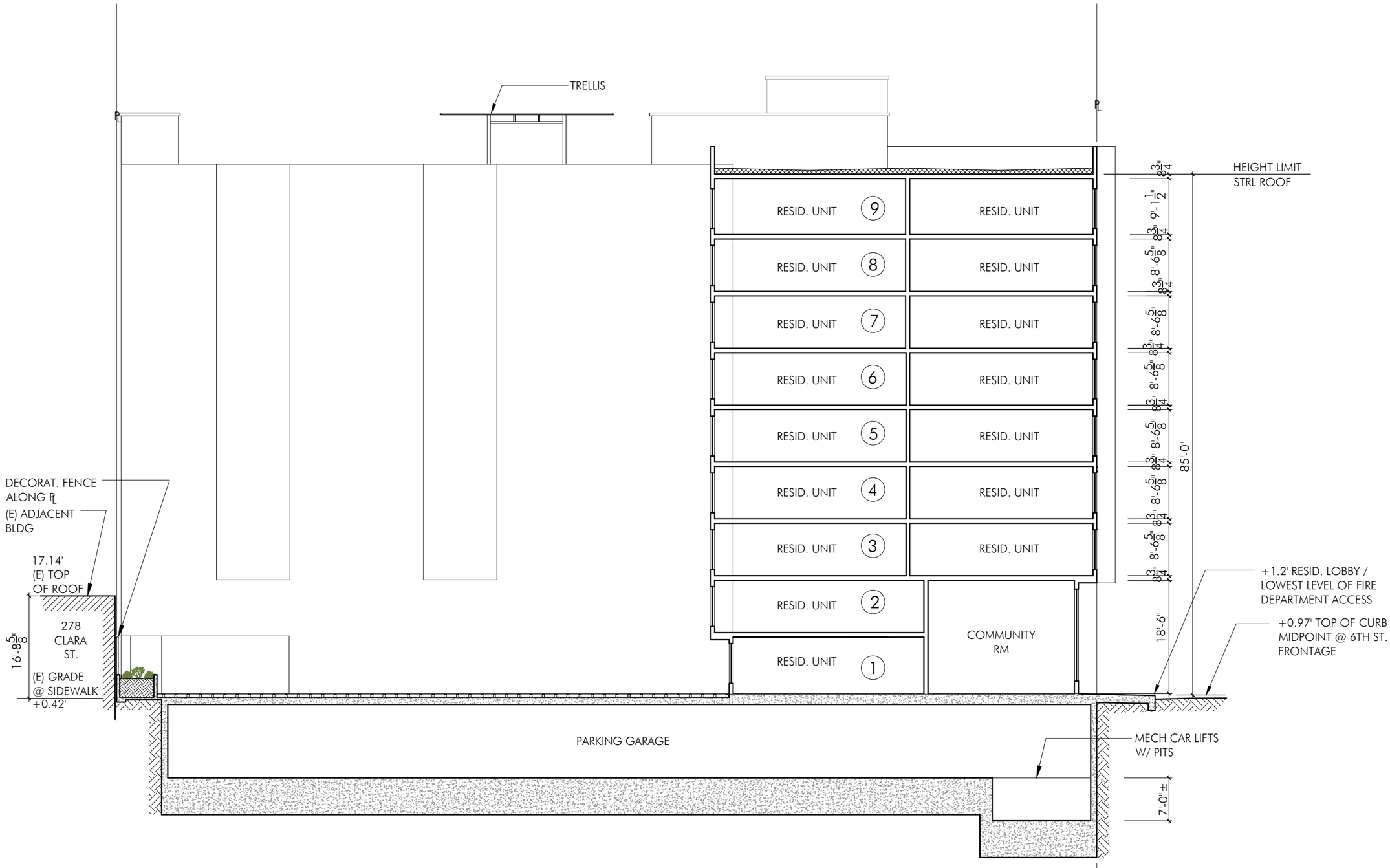
363 6TH STREET

SAN FRANCISCO, CALIFORNIA 94109

A-7.1

7-8-15

FORUMDESIGN ARCHITECTS



CONCEPTUAL BUILDING SECTION (B)

363 6TH STREET

SAN FRANCISCO, CALIFORNIA 94109

SCALE: 1" = 16'-0"

0 4' 8' 16' 32'

A-7.2

7-8-15

FORUMDESIGN ARCHITECTS

6TH STREET ELEVATION

363 6TH STREET

SAN FRANCISCO, CALIFORNIA 94109

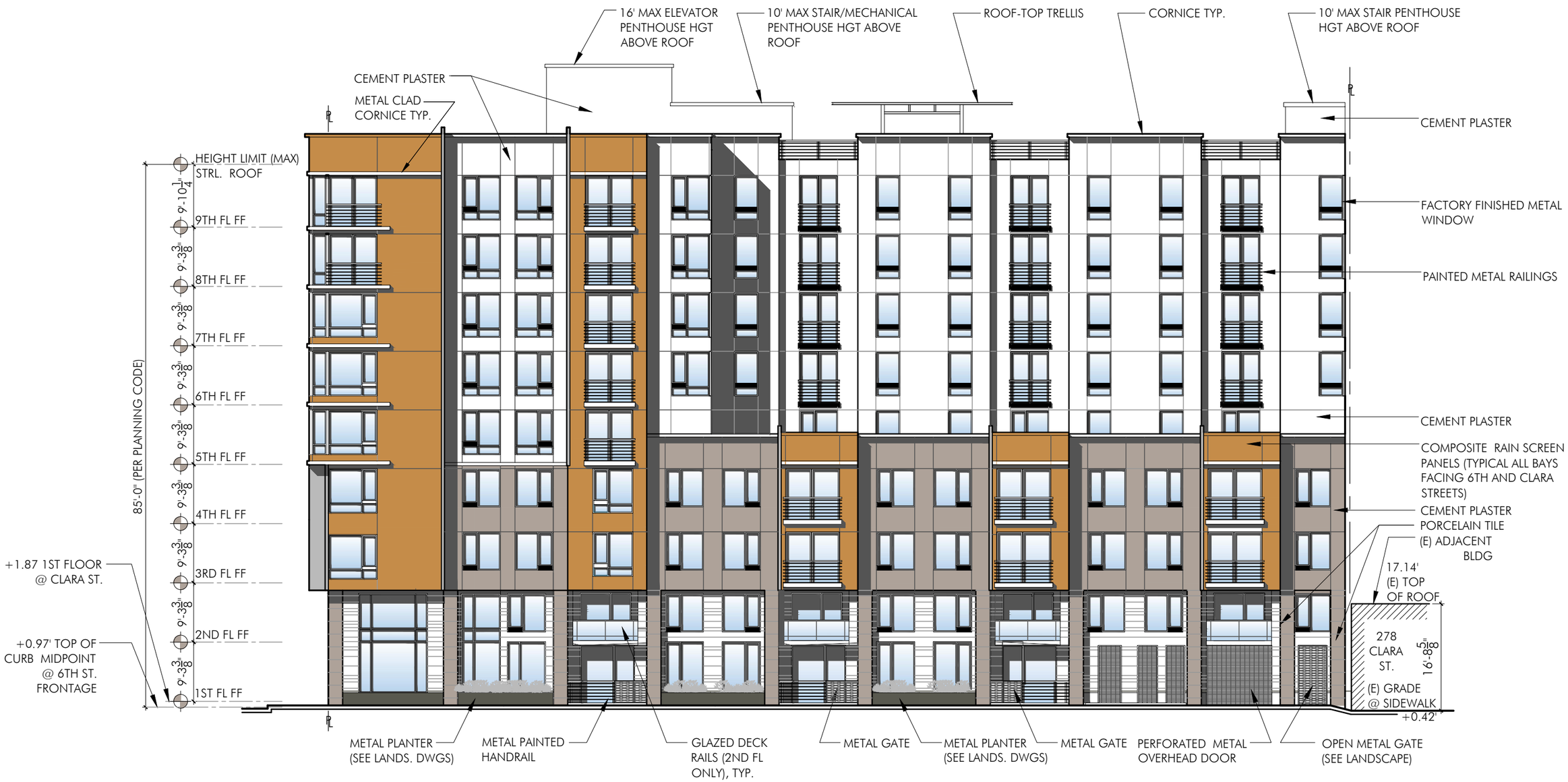
SCALE: 1" = 16'-0"

0 4' 8' 16' 32'

A-7.3

7-8-15

FORUMDESIGN ARCHITECTS



CLARA STREET ELEVATION

363 6TH STREET

SAN FRANCISCO, CALIFORNIA 94109

SCALE: 1" = 16'-0"

0 4' 8' 16' 32'

A-7.4

7-8-15

FORUMDESIGN ARCHITECTS

COURTYARD ELEVATION - NORTH

363 6TH STREET

SAN FRANCISCO, CALIFORNIA 94109

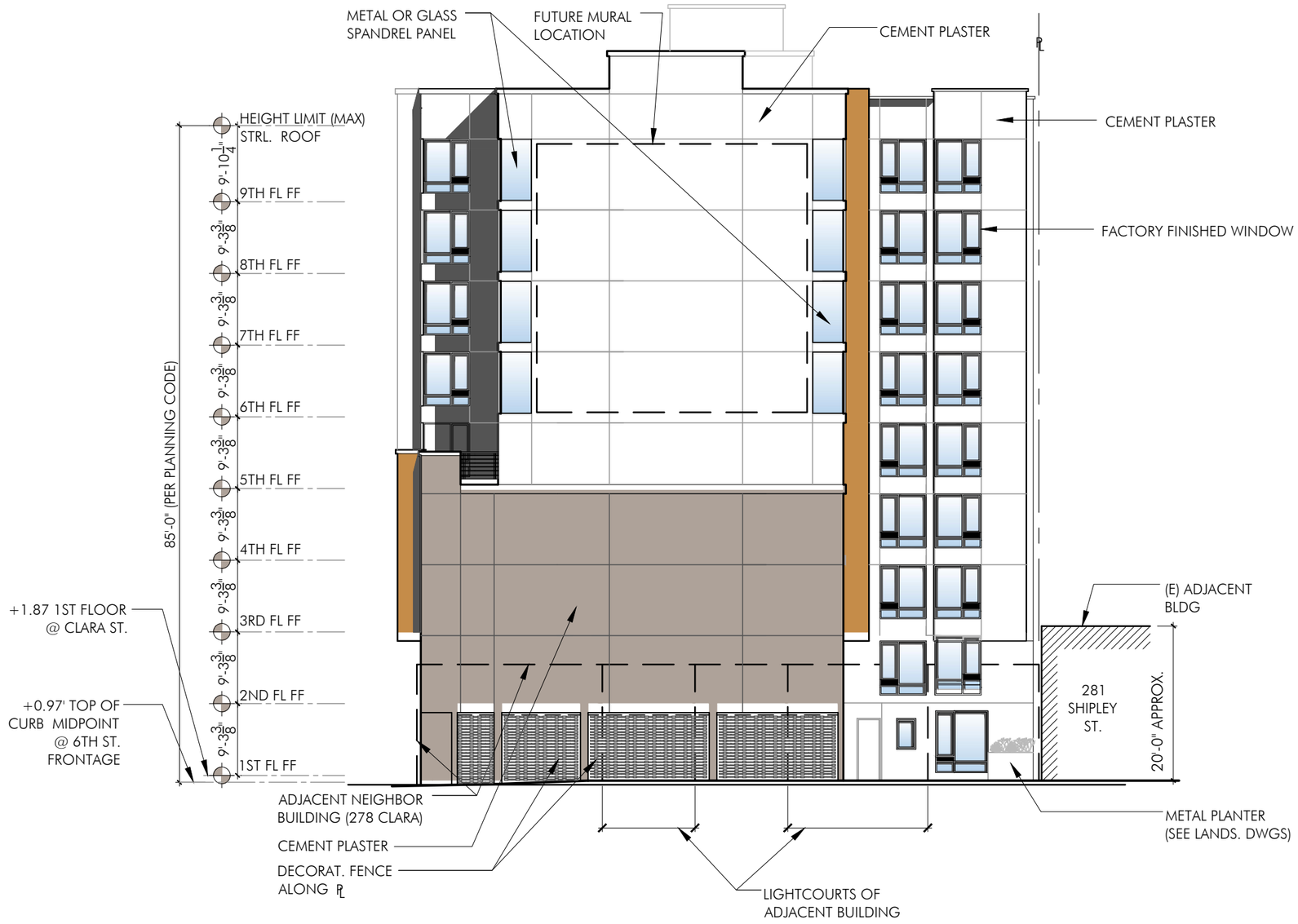
SCALE: 1" = 16'-0"

0 4' 8' 16' 32'

A-7.5

7-8-15

FORUMDESIGN ARCHITECTS



EAST ELEVATION

363 6TH STREET

SAN FRANCISCO, CALIFORNIA 94109

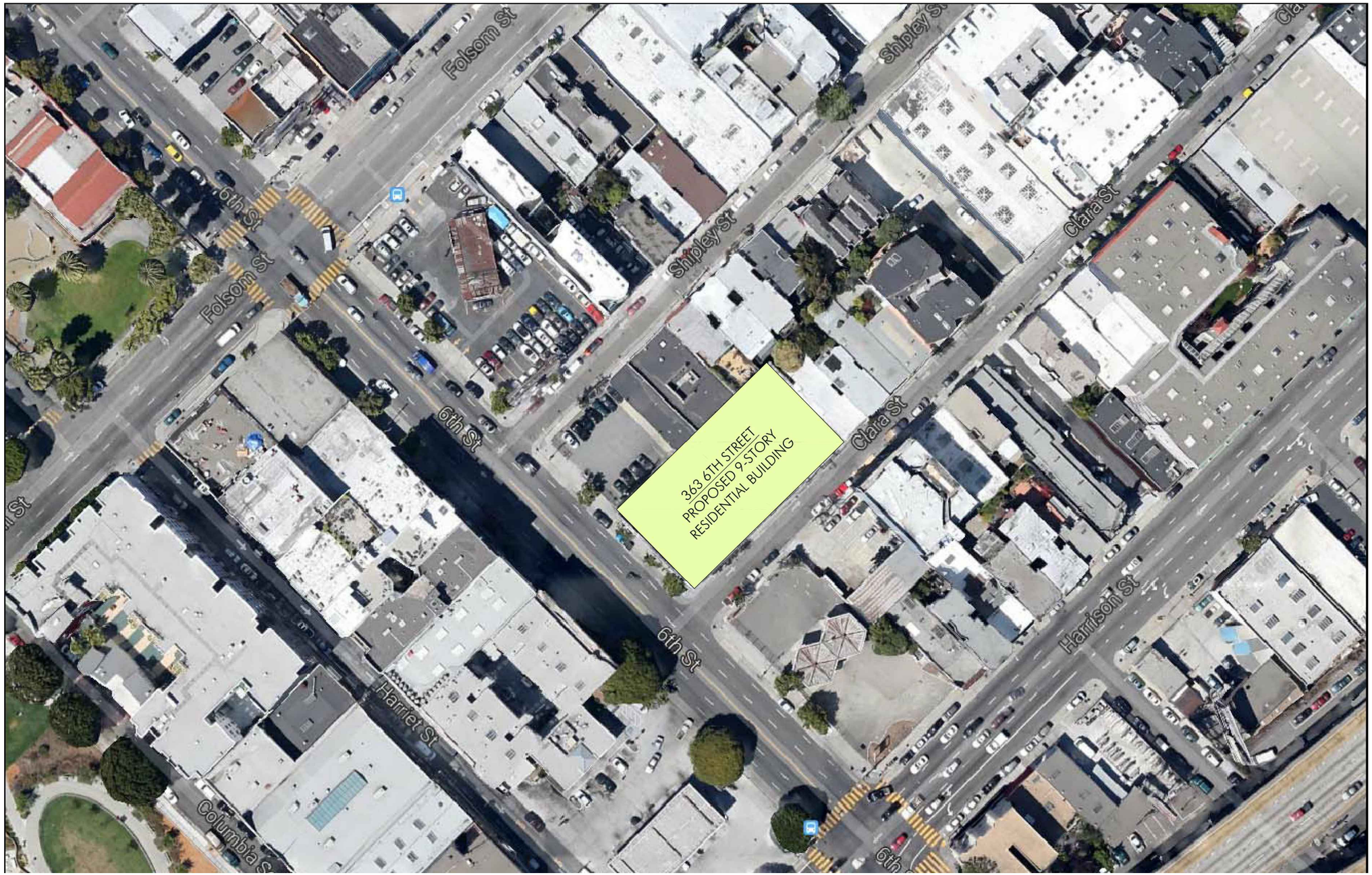
SCALE: 1" = 16'-0"

0 4' 8' 16' 32'

A-7.6

7-8-15

FORUMDESIGN ARCHITECTS



N

AERIAL VIEW

363 6TH STREET

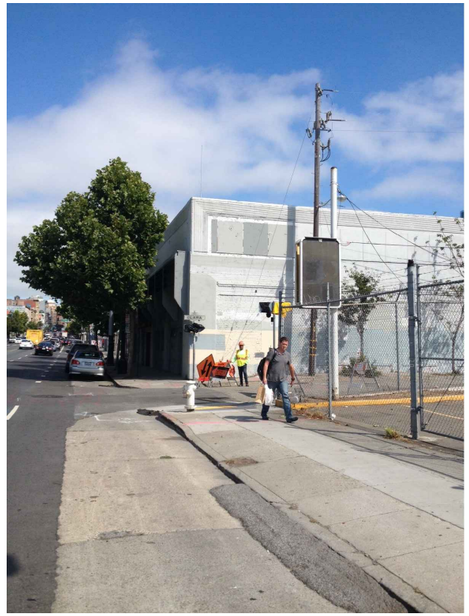
SAN FRANCISCO, CALIFORNIA 94109

A-8.0

7-8-15

FORUMDESIGN ARCHITECTS

1. VIEW OF SUBJECT PROPERTY FROM 6TH ST. TOWARDS HARRISON ST.



2. VIEW OF SUBJECT PROPERTY FROM 6TH ST. TOWARDS SHIPLEY ST.

3. VIEW OF SUBJECT PROPERTY FROM CLARA ST. TOWARDS 6TH ST.

4. VIEW OF SUBJECT PROPERTY FROM 6TH ST. TOWARDS CLARA ST.

SITE PHOTOS

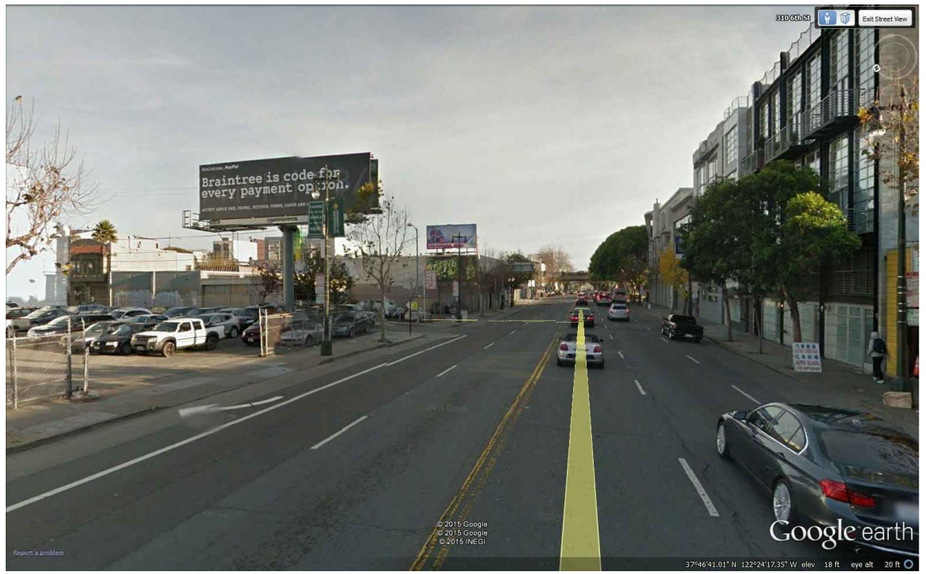
363 6TH STREET

SAN FRANCISCO, CALIFORNIA 94109

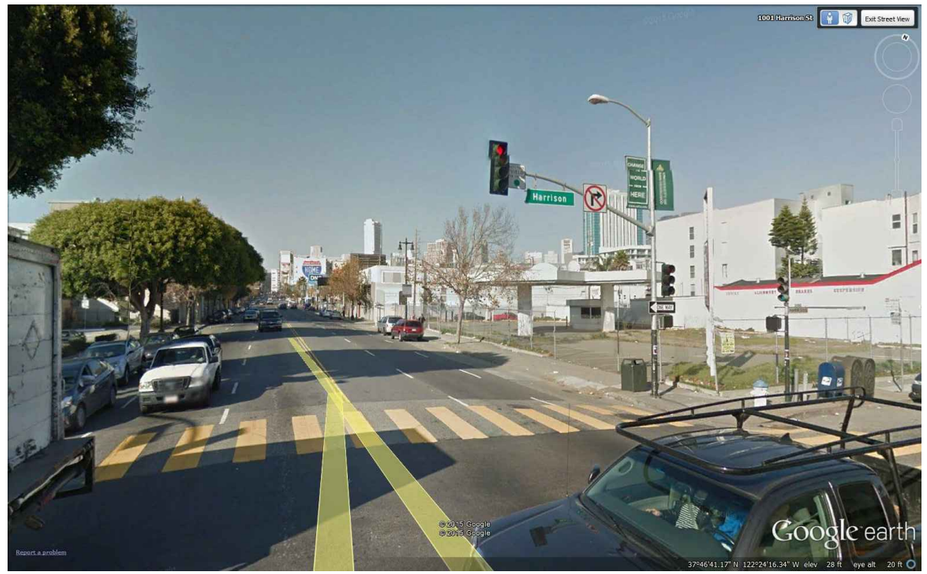
N

A-9.0

FORUMDESIGN ARCHITECTS

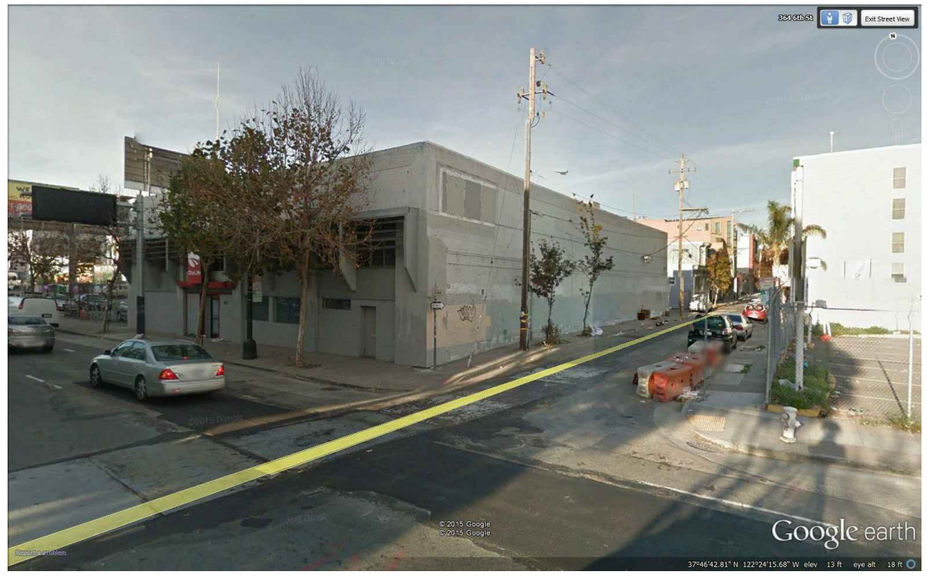


1. VIEW OF SUBJECT PROPERTY FROM 6TH ST. TOWARDS HARRISON ST.



2. VIEW OF SUBJECT PROPERTY FROM 6TH ST. TOWARDS SHIPLEY ST.

3. VIEW OF SUBJECT PROPERTY FROM 6TH ST. TOWARDS SHIPLEY ST.



4. VIEW OF SUBJECT PROPERTY FROM 6TH ST. TOWARDS CLARA ST.

SITE PHOTOS

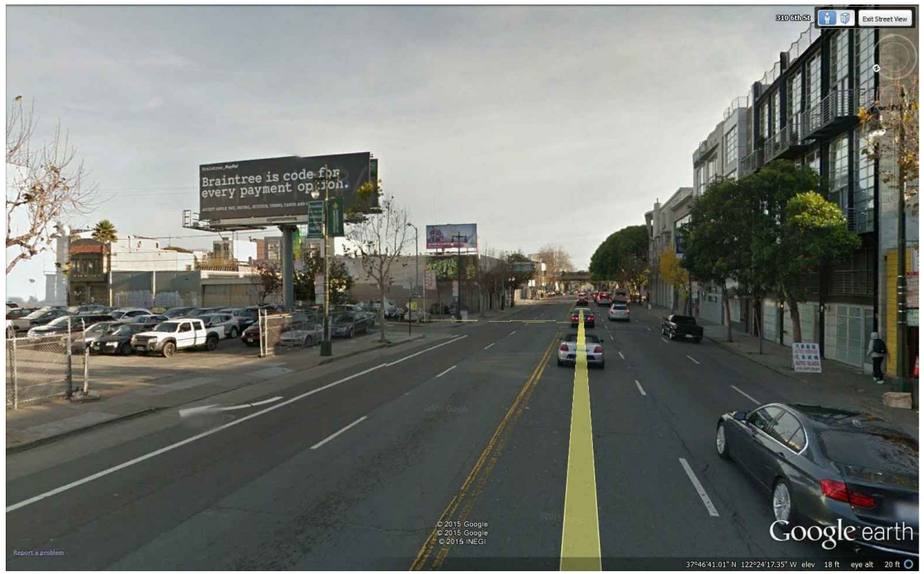
363 6TH STREET

SAN FRANCISCO, CALIFORNIA 94109

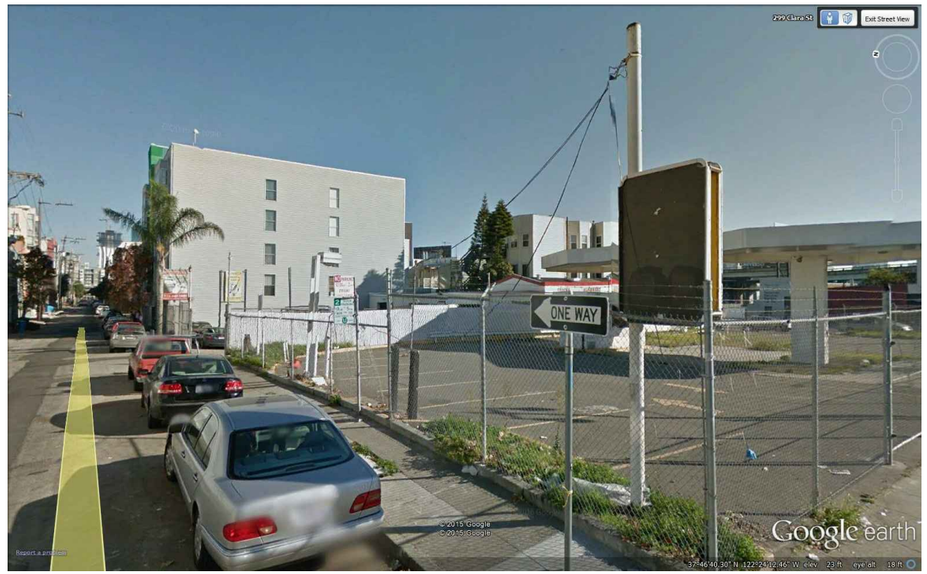
N

A-9.1

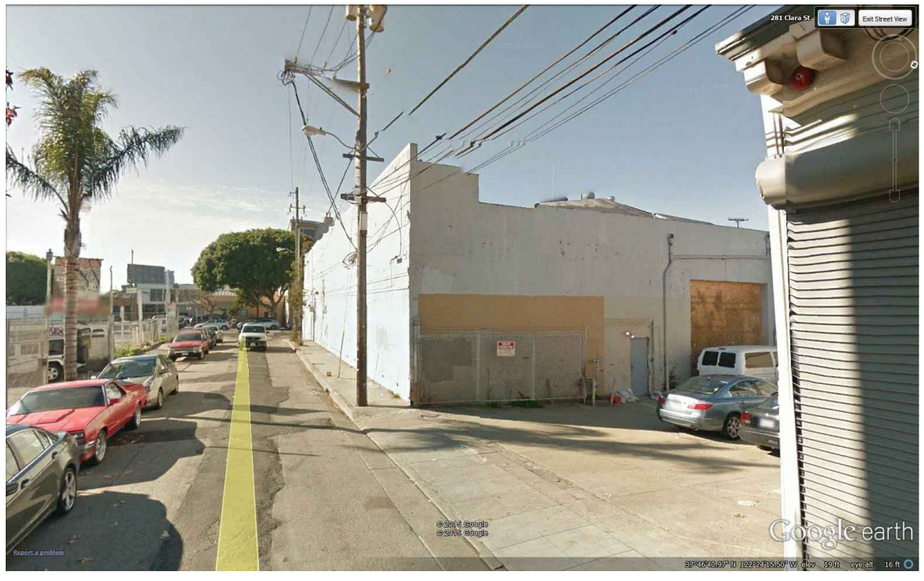
FORUMDESIGN ARCHITECTS



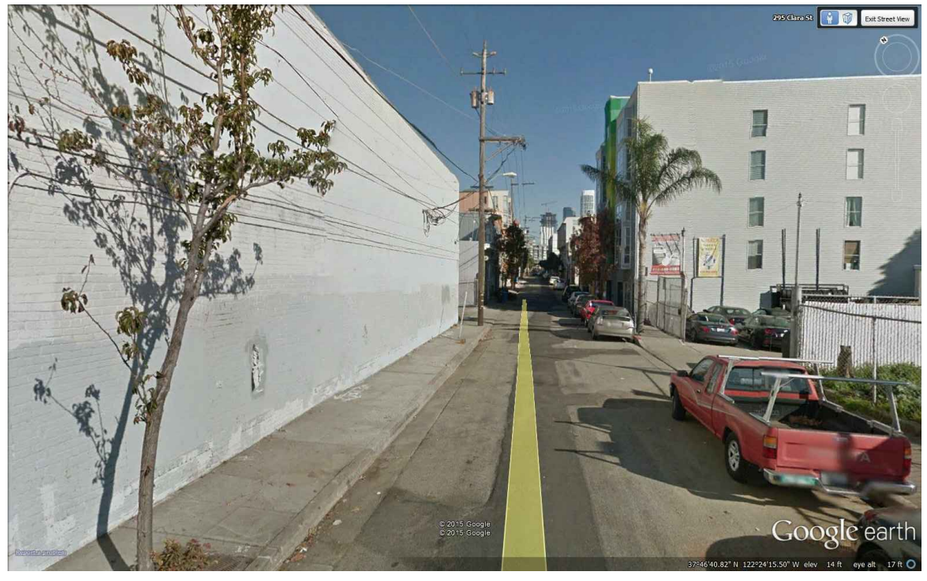
1. VIEW OF SUBJECT PROPERTY FROM 6TH ST. TOWARDS HARRISON ST.



2. VIEW OF SUBJECT PROPERTY FROM 6TH ST. TOWARDS CLARA ST.



3. VIEW OF SUBJECT PROPERTY FROM CLARA ST. TOWARDS 6TH ST.



4. VIEW OF SUBJECT PROPERTY FROM 6TH ST. TOWARDS CLARA ST.

SITE PHOTOS

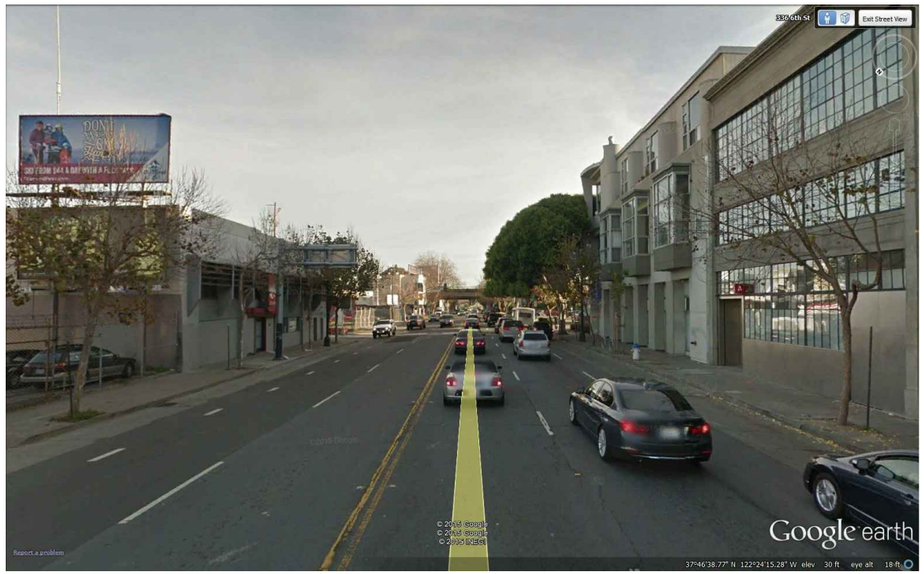
363 6TH STREET

SAN FRANCISCO, CALIFORNIA 94109

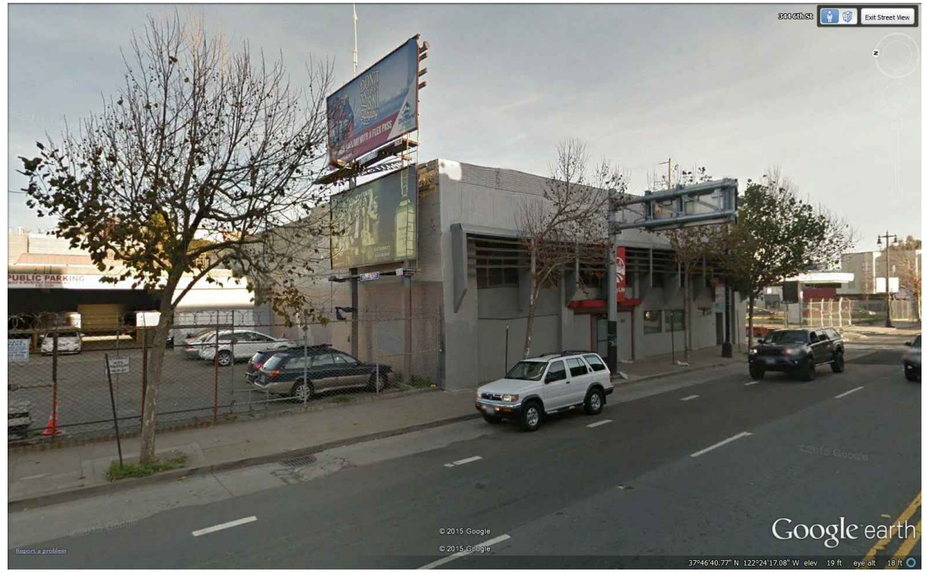
N

A-9.2

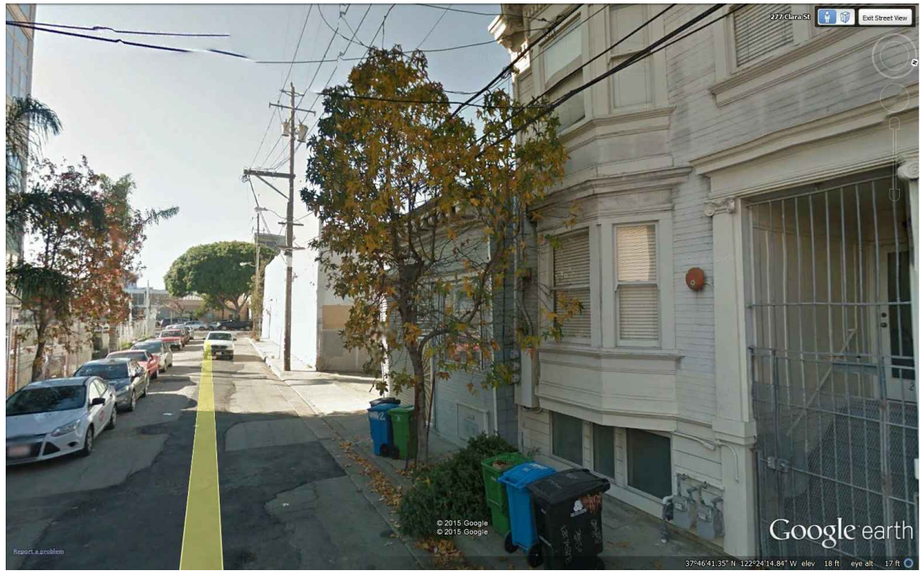
FORUMDESIGN ARCHITECTS



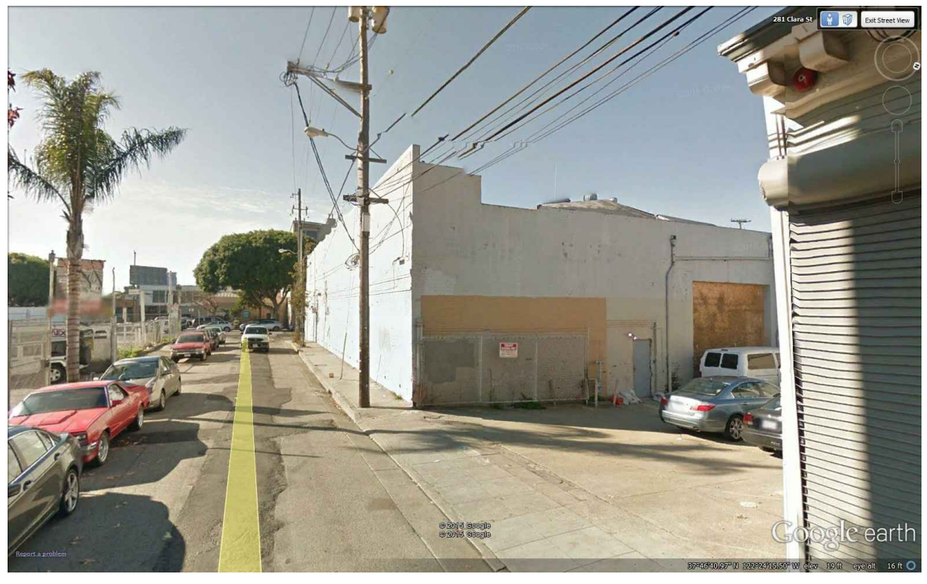
1. VIEW OF SUBJECT PROPERTY FROM 6TH ST. TOWARDS HARRISON ST.



2. VIEW OF SUBJECT PROPERTY FROM 6TH ST. TOWARDS HARRISON ST.



3. VIEW OF SUBJECT PROPERTY FROM CLARA ST. TOWARDS 6TH ST.



4. VIEW OF SUBJECT PROPERTY FROM CLARA ST. TOWARDS 6TH ST.

SITE PHOTOS

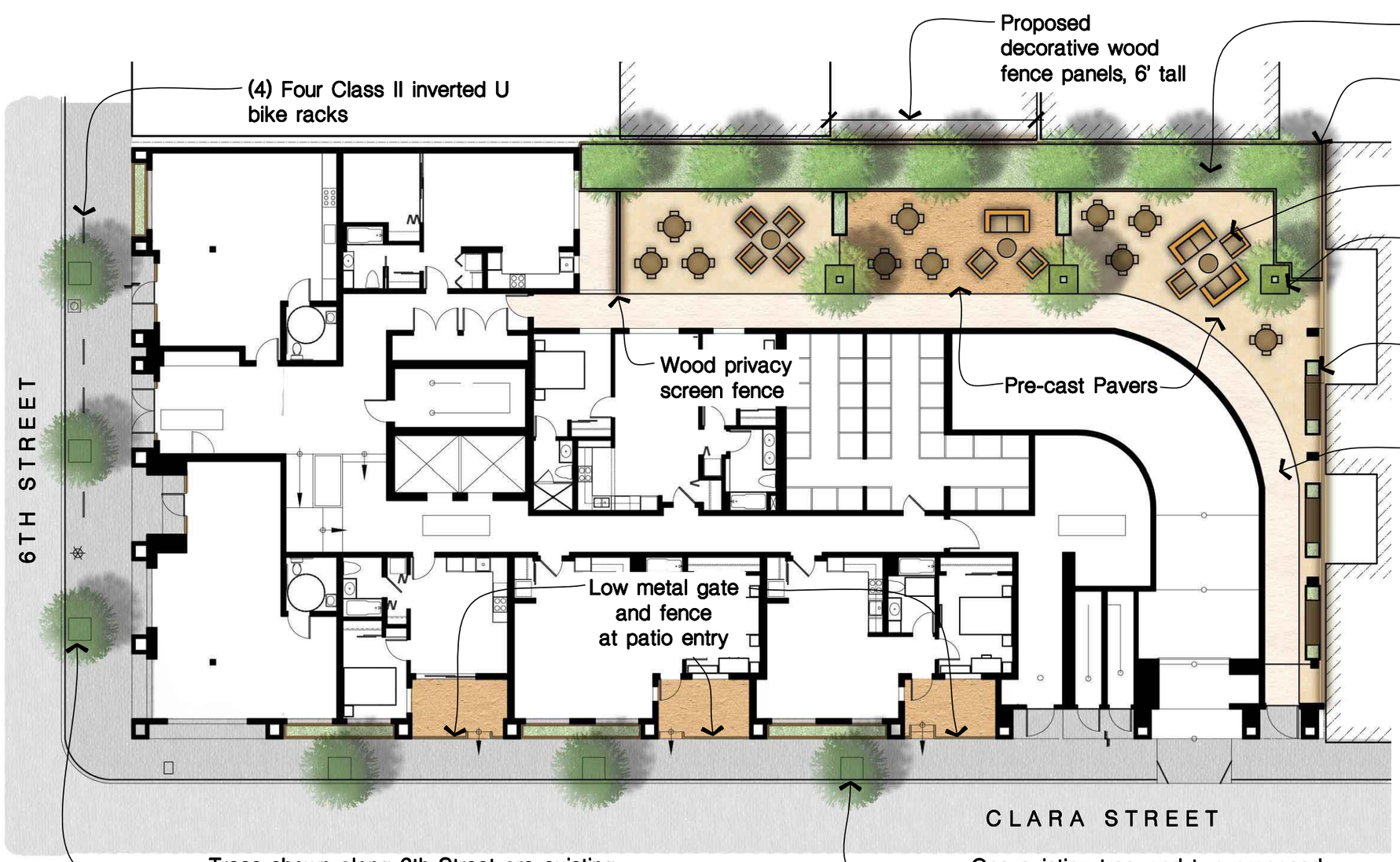
363 6TH STREET

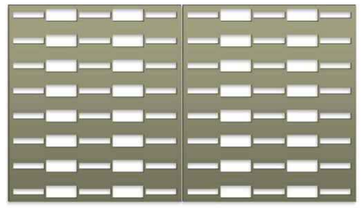
SAN FRANCISCO, CALIFORNIA 94109

N

A-9.3

FORUMDESIGN ARCHITECTS





Metal Gate Panel Pattern

Metal Gate

1st Level L-1

SCALE: 1" = 16'-0"

0 4' 8' 16' 32'

N

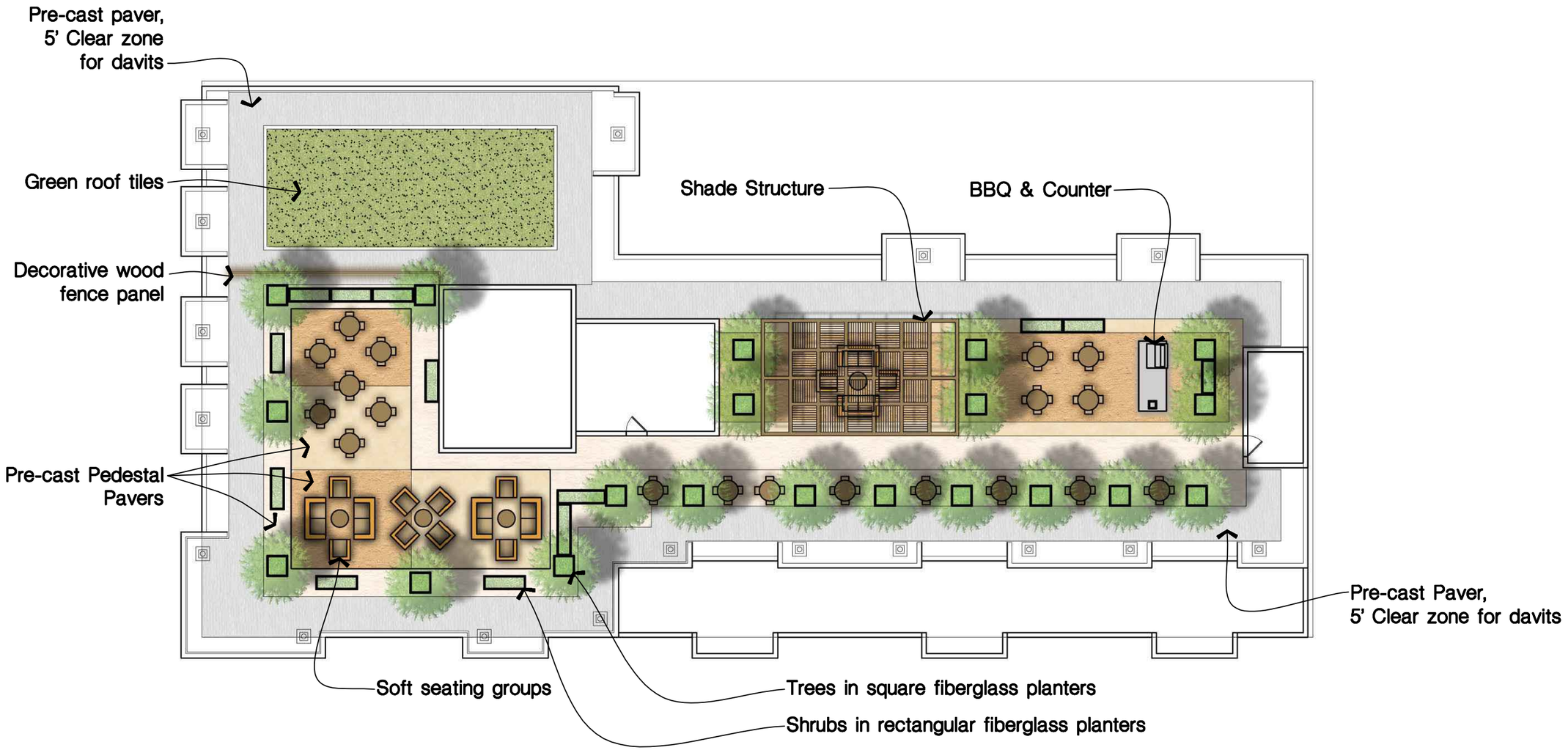
363 6TH STREET

SAN FRANCISCO, CALIFORNIA 94109

SMITH+SMITH LANDSCAPE ARCHITECTS

FORUM DESIGN ARCHITECTS

JULY 8, 2015



Roof Level L-2

SCALE: 1" = 16'-0"

0 4' 8' 16' 32'

N

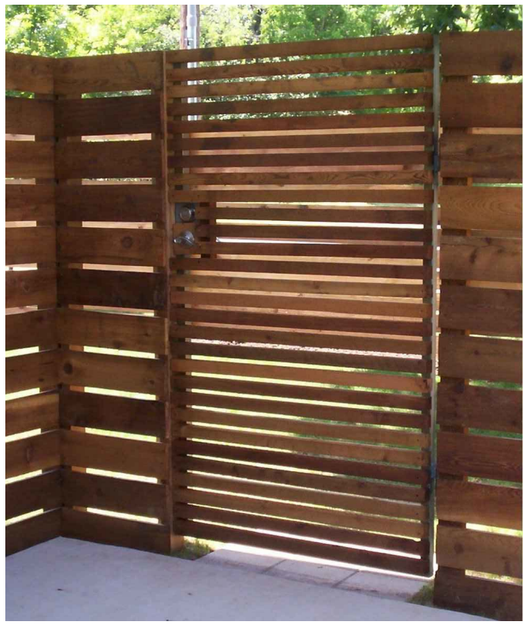
363 6TH STREET

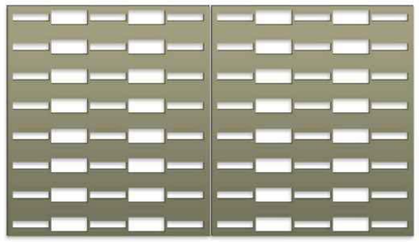
SAN FRANCISCO, CALIFORNIA 94109

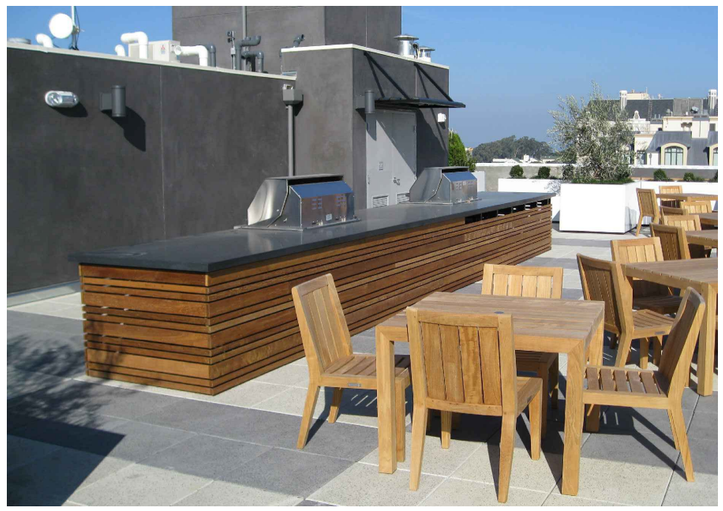
SMITH+SMITH
LANDSCAPE ARCHITECTS

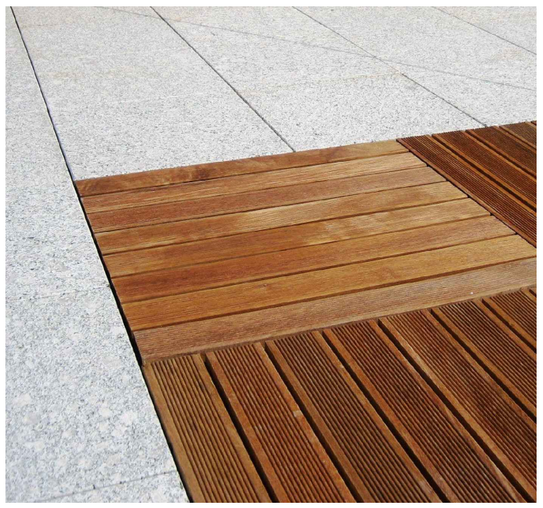
JULY 8, 2015

FORUM DESIGN
ARCHITECTS









Design Narrative

The 1st level landscape concept is in complete shade, so planting material will be shade tolerant, and meet SFPUC requirements. Buff colored paving surfaces, variegated plants, wood benches and decorative fences warm up the shady environment.

The roof level landscape concept is in all day sun. Trees in square planters along with plants tolerant of wind, fog, and sun fill rectangular planters. They help to anchor soft seating and BBQ areas. Decorative screen panels and green screens help to block the stair case and mechanical units.

L-3

Concept Images

SCALE: 1" = 16'-0"

0 4' 8' 16' 32'

N

363 6TH STREET

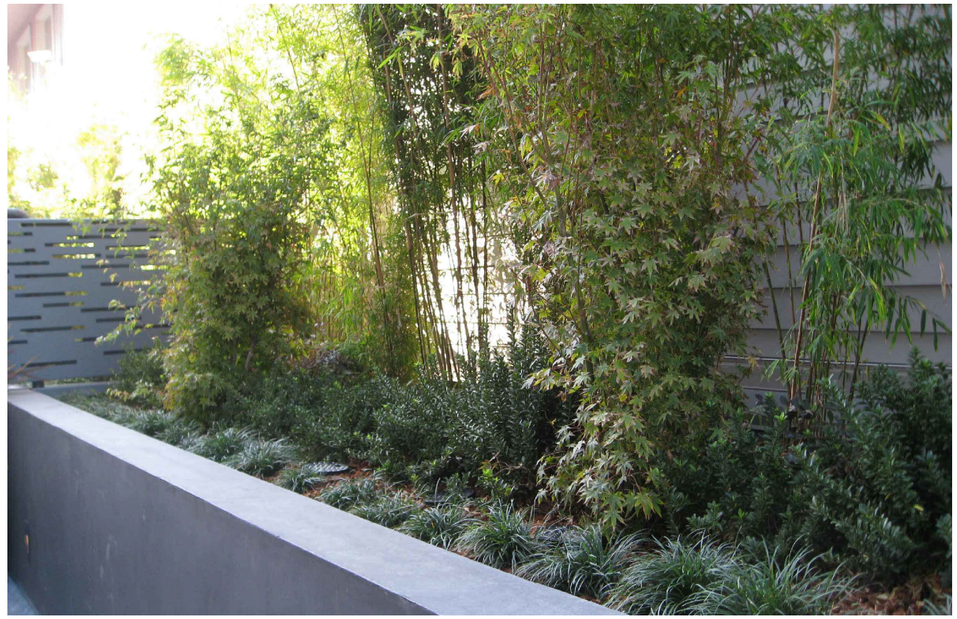
SAN FRANCISCO, CALIFORNIA 94109

SMITH+SMITH

LANDSCAPE ARCHITECTS

JULY 8, 2015

FORUM DESIGN ARCHITECTS



L-4

Concept Images

SCALE: 1" = 16'-0"

0 4' 8' 16' 32'

N

363 6TH STREET

SAN FRANCISCO, CALIFORNIA 94109

SMITH+SMITH

LANDSCAPE ARCHITECTS

JULY 8, 2015

FORUM DESIGN

ARCHITECTS

34 Corte Madera Avenue
Mill Valley, CA 94941

June 8, 2015

TO: Clara / 6th LLC
505 Sansome Street, Suite 400
San Francisco, CA 94111

SUBJECT: 363 6th Street Shadow Analysis with Cumulative Analysis of 345 6th Street

OVERVIEW

The Planning Department prepared an initial shadow fan that indicated the proposed project at 363 6th Street may cast a shadow on Gene Friend Recreation Center and Victoria Manalo Draves Park (collectively the "Recreation Center and Park"), each a property under the jurisdiction of the San Francisco Recreation and Park Department ("Recreation and Park Department"). Under *Planning Code Section 295*, a shadow analysis is required to measure and quantify any potential shadow impact of the proposed project on the Recreation Center and Park since the proposed project is over 40 feet in height and the Recreation Center and Park are within the jurisdiction of the Recreation and Park Department.

The project is also located adjacent to 345 6th Street. 345 6th Street is proposing a project that is over 40 feet in height and also may cast a shadow on the Recreation Center and Park. An impact analysis of the potential cumulative shadow impact of both projects on the Recreation Center and Park has also been requested by the Planning Department and Recreation and Park Department.

CADP was retained to prepare a shadow analysis for the proposed project, and a cumulative shadow analysis of the proposed project and 345 6th Street. The following is a summary of CADP's findings.

BACKGROUND ON PLANNING CODE SECTION 295

Planning Code Section 295 was adopted in 1985 in response to voter-approved Proposition K which required Planning Commission disapproval of any structure greater than 40 feet in height that cast a shadow on property under the jurisdiction of the Recreation and Park Department, unless the Planning Commission found the shadow would not be significant. To implement *Planning Code Section 295* and Proposition K, the Planning Commission and Recreation and Park Commission in 1989 jointly adopted a memorandum establishing qualitative criteria for evaluating shadow impacts as well as Absolute Cumulative Limits ("ACLs") for certain parks. ACLs are "shadow" budgets that establish absolute cumulative limits for additional shadows expressed as a percentage of Theoretically Available Annual Sunlight ("TAAS") on a park with no adjacent structures present. To date, ACL standards have been established for fourteen (14) downtown parks. An ACL standard of zero percent (0%) has been adopted for Gene Friend Recreation Center[1]. An ACL standard has not been adopted for Victoria Manalo Draves Park.

[1] At the time the ACL standard was imposed, the Gene Friend Recreation Center was known as the South of Market Park.

34 Corte Madera Avenue
Mill Valley, CA 94941

The 1989 Memorandum sets forth qualitative criteria to determine when a shadow would be significant as well as information on how to quantitatively measure shadow impacts. Qualitatively, shadow impacts are evaluated based on (1) existing shadow profiles, (2) important times of day, (3) important seasons in the year, (4) location of the new shadow, (5) size and duration of new shadows, and (6) the public good served by buildings casting a new shadow. Quantitatively, new shadows are to be measured by the additional annual amount of shadow-square foot-hours as a percent of TAAS.

Where an ACL has not been adopted for a park, the Planning Commission's decision on whether a structure has a significant impact on property under the jurisdiction of the Recreation and Park Department is based on a review of qualitative and quantitative factors. Where an ACL has been adopted for a park, the Planning Commission must, upon recommendation of the General Manager of the Recreation and Park Department and in consultation with the Recreation and Park Commission, adopt a resolution raising the ACL for additional shadow on the park. A determination to raise an ACL for a park is also based on qualitative factors and whether the additional shadow cast would have an adverse impact on the park.

PROPOSED PROJECT

Site Description and Present Use

The Project site is located at 363 6th Street in San Francisco, California (Assessor's Block 3753, Lot 079), at the corner of 6th Street and Clara Street. The Project site has 160 linear feet of frontage along Clara Street and 80 linear feet of frontage along 6th Street. It is currently developed with a two-story building used as a church.

Surrounding Properties and Neighborhood

The Project site is located in the South of Market ("SOMA") neighborhood. It is adjacent to a vacant lot and single-story office building (345 6th Street) to the northwest. To the southwest, across 6th Street is a row of multi-story mixed-use structures with heights ranging from 13 to 52 feet. To the southeast, across Clara Street, is a vacant lot with an abandoned structure in the corner at Clara Street and 6th Street. An area map showing the project is included below as **Figure 1**.

34 Corte Madera Avenue
Mill Valley, CA 94941

Figure 1. Area Map

Project Description

The Project proposes to demolish the existing building on site and construct a 104 unit multi-family residential building comprised of 59 two-bedroom units, 24 one-bedroom units and 21 studio units, 49 off-street parking spaces and 109 bicycle spaces. The building would extend along 6th Street and Clara Street in an elegant and contemporary architectural style. Images of the proposed building are included in **Figures 2** and **3**.

34 Corte Madera Avenue
Mill Valley, CA 94941

Figure 2. View from Clara Street

Figure 3. View at corner of 6th Street and Clara Street

The proposed building would be approximately 85-feet tall. It includes a 4-foot parapet at the perimeter of the roof, and a 16-foot elevator penthouse enclosure in the middle of the structure. Because the structure is greater than 40 feet in height, a shadow analysis under Proposition K is required. The shadow analysis was modeled based on the building, parapet, and penthouse enclosure dimensions identified on the elevations and roof plan supplied by the client Clara / 6th LLC. (*See* **Exhibit A**).

POTENTIALLY AFFECTED PROPERTIES

The proposed Project would potentially cast a shadow on two properties under the jurisdiction of the Recreation and Park Department. A discussion of each property is included below.

34 Corte Madera Avenue
Mill Valley, CA 94941

Victoria Manalo Draves Park

Victoria Manalo Draves Park is a 2.52 acre accessible park located three blocks from the proposed project site (Assessor's Block 3754, Lot 016). It covers an entire block and is bounded by Columbia Square to the northeast, Folsom Street to the northwest, Sherman Street to the southwest and Harrison Street on the southeast.

Victoria Manalo Draves Park contains landscaped areas, walkways and areas for active and passive uses, including a basketball court, community garden, two children's play areas, and picnic areas. A 5 to 10-foot-tall fence and guardrails encircle the park and is locked at night. Access to the park is through three points: one at the corner of Folsom Street and Columbia Square, another on Sherman Street, and the third one on Columbia Square. An Image of Victoria Manalo Draves Park is included in **Figure 5** below.

Figure 5. Victoria Manalo Draves Park

Hours of operation for the park are from sunrise to midnight, every day of the year.[2]

[2] www.sfrecpark.org/destination/victoria-manalo-draves-park

34 Corte Madera Avenue
Mill Valley, CA 94941

Gene Friend Recreation Center

Gene Friend Recreation Center is a 1.02[3] acre park (44,618 square feet) located at 270 6th Street (Assessor's Block 3731, Lots 010, 011, 012 and 111), two blocks from the proposed project site. It is bounded by a two-story, 26-foot-high private property on the northwest, Harriet Street on the west, Folsom Street on the south, and 6th Street on the east.

Gene Friend Recreation Center provides a mix of outdoor and indoor recreation space. It includes a sports court, playground and green field to the west along Harriet Street and a 24- to 34-foot-high structure (with a 16,835 square-foot footprint (the "Rec Center Building") to the east along 6th Street. The Rec Center Building includes a full indoor gymnasium, activity room, weight room and auditorium and occupies approximately ¾ of the 6th Street frontage.

A 9-foot-tall fence and guardrails encircles Gene Friend Recreation Center and is locked at night. Access to the park is provided via three gates: one at the corner of Folsom and 6th Streets, another on Harriet Street, and the third on 6th Street. An Image of Gene Friend Recreation Center is included in **Figure 4** below.

[3] www.sfrecpark.org/destination/gene-friend-rec-center-soma/

34 Corte Madera Avenue
Mill Valley, CA 94941

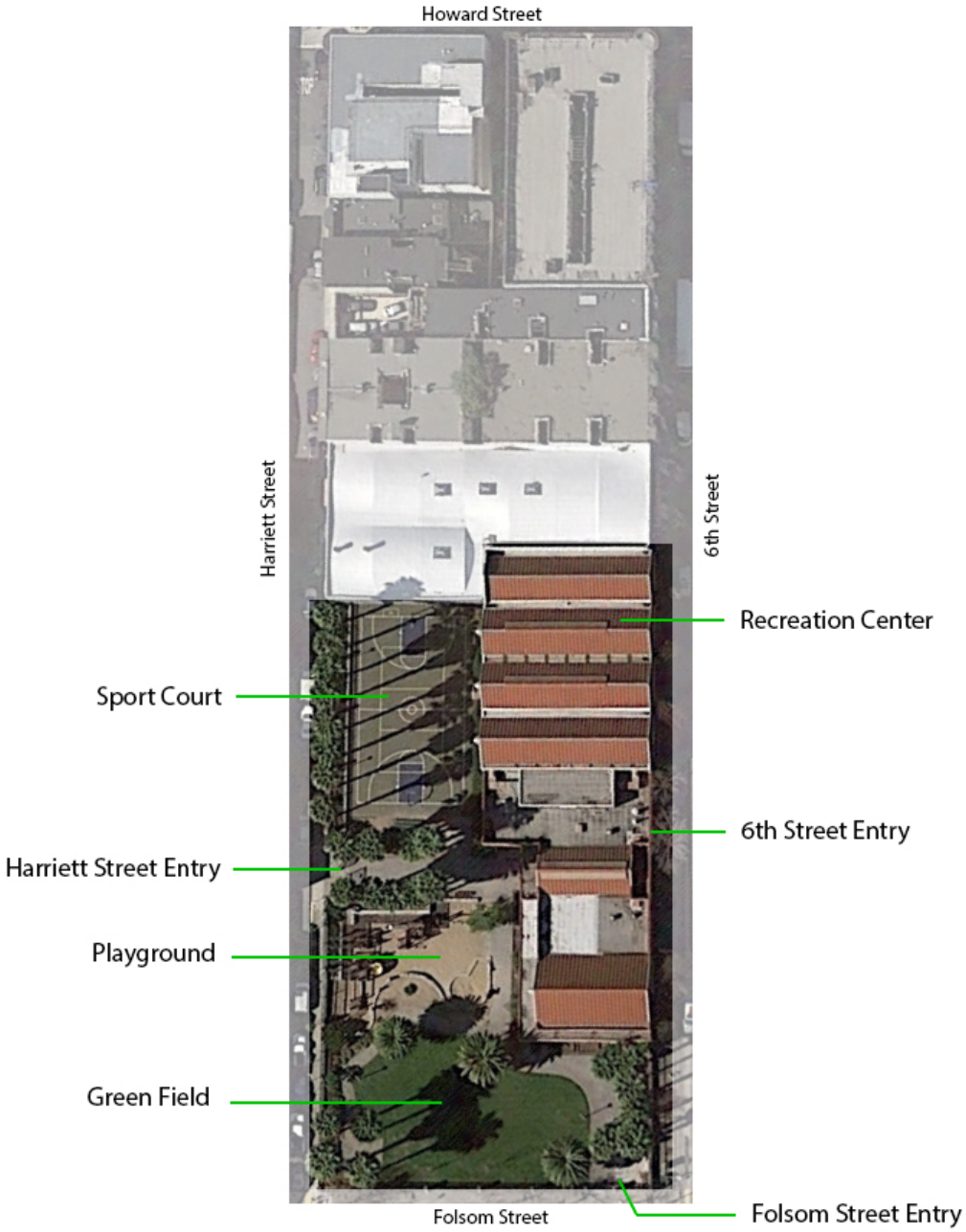


Figure 4. Gene Friend Recreation Center

Gene Friend Recreation Center is open from 9 AM to 9 PM Tuesday through Friday.[4] It is open from 9 AM to 5 PM on Saturdays and is closed on Sundays and Mondays. **When closed, the park gates are locked, and access is not allowed**.

[4] http://sfrecpark.org/destination/gene-friend-rec-center-soma/

34 Corte Madera Avenue
Mill Valley, CA 94941

SHADOW METHODOLOGY AND RESULTS

A shadow analysis was prepared to quantify the amount of new shadow that would be cast by the proposed Project on the Recreation Center and Park. The analysis was based on a "solar year" to provide a sample of representative sun angles throughout the entire calendar year. The solar year is from June 21st through December 20th. The sun angles from December 21st through June 20th mirror the solar year sun angles.[5] **Since the angles are mirrored, an analysis of the remaining time period is not conducted and, instead, a multiplier is used to put the sample results into calendar year units. Using a multiplier does not change the percentages**.

Shadow impacts are calculated based on square-foot hours recorded. To ensure a complete and accurate description of the proposed projects' potential shadow impacts, this analysis identifies the days when shadow cast by the proposed projects: (1) would be at its largest size by area, and (2) would result in the overall greatest shadow impacts in terms of size and duration (i.e., the maximum net new shadow as measured in square-foot hours).

Victoria Manalo Draves Park

Victoria Manalo Draves Park has 409,342,835.8-square-foot hours ("sfh") of TAAS, which is the amount of theoretically available sunlight on the park, annually, if there were no shadows from structures, trees, or other facilities. Shadows currently exist on Victoria Manalo Draves Park, predominately in the morning and evening hours. The existing shadow load for Victoria Manalo Draves Park is 22,167,617.2 sfh annually.[6] This is approximately 5.42 percent of the total TAAS for Victoria Manalo Draves Park.

The proposed Project would not cast new shadow on Victoria Manalo Draves Park. The location of the proposed Project's new shadow falls on areas of the park that are already shaded by the adjacent or nearby structures. As a result, the **proposed Project would add no new square foot hours of shadow on the park**. This conclusion is based on higher resolution terrain data obtained by CADP, building information provided to CADP, and the precise positioning of the project. An excel spreadsheet summarizing the findings of the shadow analysis and a diagram showing the shadow of the proposed Project is attached to this report as **Exhibit B**. A complete copy of the findings is included under separate cover.[7] A graphical depiction of the shadow that is cast and would be cast by the proposed Project on an hourly basis from sunrise +1 hour till sunset -1 for four days, the Summer Solstice (June 21st), the Winter Solstice (December 21st) and the Spring/Fall Equinox (March 21/September 21) is provided under separate cover due to its size.

Because the proposed Project does not cast any shadow on Victoria Manalo Draves Park, no further discussion or analysis is required.

[5] The "solar year" dates and the mirror dates are both provided. Mirror dates are shown in *italics*.

[6] The existing shadow load for Victoria Manalo Draves Park has been calculated by CADP for purposes of this analysis only, and should not be considered a "baseline" of shadow on the park. The Planning Department is currently conducting baseline shadow analyses for all parks under the control of the Recreation and Park Department.

[7] A copy of the data findings is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0793E.

34 Corte Madera Avenue
Mill Valley, CA 94941

Gene Friend Recreation Center

Gene Friend Recreation Center has 166,041,425.20 sfh of TAAS. Shadows currently exist on Gene Friend Recreation Center in the morning and evening hours. The existing shadow load, including the shadow from the Rec Center Building, is 38,089,089.18 sfh annually. This is approximately 22.94 percent of the total TAAS for Gene Friend Recreation Center.[8] The footprint of the Rec Center Building (building footprint only and NOT the shadow created by the building) creates an additional existing shadow load of 62,649,769 sfh annually. This is approximately 37.73 percent of the total TAAS for Gene Friend Recreation Center. The total existing shadow load including the footprint of the Gene Friend Recreation Center is 100,738,858.17 sf annually. This is approximately 60.67 percent of the total TAAS for Gene Friend Recreation Center.

The proposed project would add **46,297.80 sfh** of shadow on Gene Friend Recreation Center. This is a **0.02788 percent increase** in shadow as a percentage of TAAS.

New shadow would be cast by the proposed project in the fall and winter from Sunrise +1 hour (7:30 AM to 8:22 AM) **with all shadows gone no later than 8:41 AM**. The longest duration of new shadow would be approximately 22 minutes and the average shadow would be cast for less than 12 minutes. **All new shadow cast occurs before the park opens** and is mostly projected on walkways, a small portion of the green field adjacent to the corner of 6th Street and Folsom Street. An excel spreadsheet summarizing the findings of the shadow analysis is included in **Exhibit C**. Shadow diagrams showing the location of the potential new shadow is included in **Exhibit D**.[8]

The maximum net new shadow would occur on October 25th / *February 15th*. On these days, the proposed project would cast new shadow on Gene Friend Recreation Center for approximately 22 minutes from Sunrise +1hr (7:30 AM) to approximately 7:52 AM. The new shadow load on those days would be approximately 802.55 sfh and would be localized to the southern quarter of the park, along walkways, a portion of the green field south of the Rec Center Building and the south eastern corner of the playground in the sand box area.

The largest new shadow by area would also occur on October 25th / *February 15th* at 7:30 AM. At its maximum, the new shadow area would be 6,023.83 square feet. A figure showing the maximum net new shadow day and largest shadow by area day is included below in **Figure 6**.

[8] **Exhibit D** also includes the shadow figures for 345 6th Street, the adjacent project evaluated for cumulative shadow impacts.

34 Corte Madera Avenue
Mill Valley, CA 94941

Figure 6. Maximum Net New Shadow and Largest Shadow By Area Day

* * * * *

Because the proposed project would cast new shadow on Gene Friend Recreation Center, under *Planning Code Section 295*, the Planning Commission can only approve the proposed project if it finds that its net new shadow is not significant and it raises the ACL limit on Gene Friend Recreation Center.

The 1989 Memorandum sets forth quantitative and qualitative criteria to assist the Planning Commission in reaching its determination as to whether the net new shadow is significant. The quantitative and qualitative criteria are described below.

* * * * *

34 Corte Madera Avenue
Mill Valley, CA 94941

SHADOW EVALUATION

Gene Friend Recreation Center

Quantitative Criteria

Proposed Annual Available Sunlight

The existing shadow load for the Gene Friend Recreation Center is approximately 23 percent of the total TAAS.[9] The proposed project would increase the total percentage of TAAS to 23.028 percent. **Table 1** is a summary of those findings. A complete copy of the findings is included under a separate cover.[10]

Table 1
SUMMARY OF RESULTS (Gene Friend Recreation Center)

Annualized net new shadow	46,297.80 sfh
Theoretical Annual Available Sunlight	166,041,425.20 sfh
TOTAL New Shadow as a Percentage of TAAS	**0.028%**
Annualized Existing Shadows on Park (no-footprint)	38,089,089.19
Percentage of Existing Shadow as a Percentage of TAAS	23%
TOTAL New + Existing Shadow as a Percentage of TAAS	**23.028%**

Recommended Permitted Additional Shadow

Under the 1989 Memorandum, new shadow is not recommended to be permitted on small parks (i.e., those less than two acres) if the park is already shadowed 20% of the time. The 1989 Memo also adopted an ACL limit of 0 percent for Gene Friend Recreation Center.

Gene Friend Recreation Center has an ACL standard of zero (0) percent. Additional shadow load is not recommended unless qualitative criteria can be met, and the ACL standard is increased by 0.028 percent.

Qualitative Criteria

Time of Day (morning, mid-day, afternoon) – Important Times of Day

Gene Friend Recreation Center is an enclosed park that is locked when not in operation. Site visits were conducted to evaluate the use of the open areas of the park.[11] In the morning, the number of individuals using the open areas varied from 6 to 17 people with most visitors using the lawn area and surrounding

[9] This analysis only includes a quantitative analysis of the open areas of Gene Friend Recreation Center as the area of the park where the Rec Center Building is located is already in shadow 100 percent of the time and new shadow would not impact uses of that area. As noted above, with the Rec Center Building the total existing shadow load of Gene Friend Recreation Center is approximately 60.67 percent of the total TAAS annually.

[10] A copy of the data findings is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0793E.

[11] PLEASE NOTE THE DATES AND TIMES OF ANY VISITS

34 Corte Madera Avenue
Mill Valley, CA 94941

benches to rest or sleep. As the day progresses, the playground and basketball court become more active with children and youth utilizing the open areas in the afternoon. The peak use of Gene Friend Recreation Center's open areas is in the afternoon.

The proposed project casts new shadow on Gene Friend Recreation Center in the morning before the park is open. All shadow would be gone by 8:41 AM, 19 minutes before the gates open. The new shadow cast is not during an important time of day for the park and would not adversely affect the usage pattern of Gene Friend Recreation Center.

Time of Year (Spring, Summer, Fall, Winter) – Important Times of Year

Gene Friend Recreation Center is active throughout the year with a combination of outdoor and indoor recreational space. San Francisco has a temperate climate that allows outdoor recreational spaces to be used year round. Based on San Francisco's historic weather patterns, the important times of year for Gene Friend Recreation Center, when individuals are more likely to use the open areas, are spring and fall which historically have the most sunshine and lowest levels of rain and/or fog.

The proposed project would cast new shadow on Gene Friend Recreation Center for a few minutes, on 20 days in the fall and winter. As a percentage, new shadow would be cast on approximately 5 percent of the days of the year (i.e., 20 out of 365 days) and, assuming, only days when the park is open (Tuesday-Saturday), new shadow would only be cast on approximately 8 percent of the days of the year (i.e., 20 out of 240 days).[12]

Size of Shadow

The proposed project would cast a 6,023.83 square-foot shadow at its largest. This shadow occurs at 7:30 AM and is gone by 7:38 AM. At its largest the new shadow would be cast on 13% of the total area of the Gene Friend Recreation Center.

Duration of Shadow

New shadow cast by the proposed project would have an average duration of approximately 12 minutes. At its shortest, new shadow would be cast for 5 minutes and 24 seconds, and at its longest, new shadow would be cast for 22 minutes and 48 seconds.
Location of Shadow

The proposed project would cast a majority of new shadow passive recreational areas such as the walkways and a portion of the green field south of the Rec Center Building. New shadow cast on the green field is also in the corner, adjacent to existing trees and a 3-foot tall wall that encloses the park and new shadow on the playground is adjacent to trees. Both the trees and 3-foot wall cast existing shadows on these portions of the park, although those shadows were not considered in the shadow calculations as

[12] This figure is high as new shadow would fall on days when the park is closed reducing the total percentage of days when new shadow occurs.

34 Corte Madera Avenue
Mill Valley, CA 94941

per Planning Department policy. Images of the wall and existing trees are attached as **Exhibit E**. Some shadow is also cast on the south eastern corner of the playground in the sand box area.

Proposed Project-Related Public Good

A discussion of the proposed project-related public good is discussed once, at the end of the analysis.

* * * * *

CUMULATIVE ANALYSIS

As noted above, the proposed project is adjacent to 345 6th Street. An application to develop 345 6th Street is on file with the Planning Department. Because the proposed project and 345 6th Street may create potentially cumulatively shadow impacts on Gene Friend Recreation Center, a cumulative shadow analysis has been requested.[13]

Cumulative Proposed Project Overview

345 6th Street Project ("345 6th Street")

345 6th Street is in San Francisco, California (Assessor's Block 3753, Lot 081), located at the corner of 6th Street and Shipley Street. It has 125 linear feet of frontage along on Shipley Street and 75 linear feet of frontage along 6th Street. It is currently developed with a single story, 2,973 square-foot structure covering approximately 50 percent of the lot (4,687 square feet) with the remaining portion of the lot (4,697 square feet) currently vacant, but used as a parking lot until 2012. It is adjacent to a two-story office building (363 6th Street) to the southeast and a two-story residential building to the northeast. Across 6th Street, to the southwest, there is a row of multi-story mixed-use structures ranging in height from 13 to 52 feet. Across Shipley Street, to the northwest, there is a three-story mixed-use building and a 100-foot-wide parking lot containing a single-story car wash.

345 6th Street is proposed to be developed with an eight story, 80-foot-tall mixed-used building with 89 residential units and commercial/retail space at the street level. The proposed structure extends an additional five (5) feet on a portion of the west corner of the building for a total height of 85 feet. A 4-foot high parapet also surrounds the perimeter of the roof[14], and a 10-foot-high staircase and two penthouses are proposed in the middle of the structure on top of the roof. The building, parapet, and penthouse enclosure dimensions used for the shadow analysis are based on the elevations and roof plan provided by the Planning Department and attached as **Exhibit F**.

A shadow analysis was prepared to quantify the amount of new shadow that would be cast by 345 6th Street on Gene Friend Recreation Center. An excel spreadsheet summarizing the findings of that shadow

[13] Additional projects in the vicinity include 301 6th Street and 377 6th Street. At the time the scope of the shadow study was finalized, project applications were not on file. Planning Department policy does not require consideration of these projects in this analysis.

[14] The shadow analysis assumes a four (4) foot parapet around the 345 6th Street structure based on direction provided from Planning Department staff.

34 Corte Madera Avenue
Mill Valley, CA 94941

analysis is included in **Exhibit G**. Shadow diagrams showing the location of new shadows are included in **Exhibit H**.

The existing shadow load for the Gene Friend Recreation Center is approximately 23 percent of the total TAAS. 345 6th Street would increase the annual shadow on Gene Friend Recreation Center as a percentage of TAAS to 23.0684 percent. **Table 3** is a summary of the findings. A complete copy of the findings is included under separate cover.[15]

Table 3 SUMMARY OF RESULTS (345 6th Street)	
Gene Friend Recreation Center	
Annualized net new shadow	113,616.94 sfh
Theoretically Annual Available Sunlight	166,041,425.20 sfh
TOTAL New Shadow as a Percentage of TAAS	**0.0684%**
Annualized Existing Shadows on Park (no-footprint)	38,089,089.19
Percentage of Existing Shadow as a Percentage of TAAS	23%
TOTAL New + Existing Shadow as a Percentage of TAAS	**23.0684%**

CUMULATIVE (Proposed Project And 345 6th Street) SHADOW RESULTS

Gene Friend Recreation Center

Cumulatively, the proposed project and 345 6th Street would add **144,662.42 sfh** of shadow on Gene Friend Recreation Center. This is a **0.0871 percent increase** in shadow as a percentage of TAAS for Gene Friend Recreation Center.[16] New shadow cast by the proposed project and 345 6th Street would occur on 26 days in the fall and winter from Sunrise +1 hour (7:30 AM to 8:22 AM) with **all shadows gone no later than 9 AM.** The longest duration of the new shadow would be approximately 29 minutes and with the average shadow being cast for less than 18 minutes. **All shadow that would be cast occurs before the park opens** and would be projected on the walkways, the green field south of the Rec Center Building and a small corner of the sandbox. An excel spreadsheet summarizing the findings of the cumulative shadow analysis is included in **Exhibit I** and cumulative shadow diagrams are shown in **Exhibit H**.

The cumulative maximum net new shadow would occur on October 18th/*February 22nd*. On these days, new shadow would be cast on Gene Friend Recreation Center for approximately 29 minutes and 24 seconds from Sunrise +1hr (8:22 AM) to approximately 9 AM. The new shadow load on those days would be approximately 1,973.81 sfh and would be localized to the southern quarter of the park, along the Folsom Street entry, and the green field south of the playground.

[15] A copy of the data findings is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0793E.

[16] As noted above, this analysis only includes a quantitative analysis of the open areas of Gene Friend Recreation Center as the area of the park where the Rec Center Building is located is already in shadow 100 percent of the time.

34 Corte Madera Avenue
Mill Valley, CA 94941

The largest new shadow by area would also occur on October 18th/*February 22nd* at 8:22 AM. At its maximum, new shadow area would be 10,554.80 square feet.

New shadow from the proposed project and 345 6th Street transect, with each project capturing a portion of new shadow cast by the other project. The first building constructed will cast more new shadow than the second building, resulting in a decreased new shadow load for the second building. For example, if 345 6th Street is constructed before the proposed project, it will **reduce, by 80 percent,** the proposed project's new shadow to 8,166.8 sfh (a reduction of 31,326.71 sfh) and **reduce, by 93 percent,** its increase in shadow as a percentage of TAAS to 0.00492 percent increase (a reduction of 0.06348 percent).

Figure 8 shows the maximum net new shadow, the largest shadow by area and how new shadows of the proposed project and 345 6th Street transect.

Figure 8. Cumulative Maximum Net New Shadow and Largest Shadow by Area

34 Corte Madera Avenue
Mill Valley, CA 94941

A comparison of new shadows that would be cast on Gene Friend Recreation Center by the proposed project and 345 6th Street are shown on **Table 4**. The information related to the cumulative new shadows cast by both projects is also included.

Table 4
SUMMARY of INDIVIDUAL AND CUMULATIVE NEW SHADOWS

	Proposed Project (363 6th Street)	345 6th Street	Cumulative
New Shadow	46,297.80 sfh	113,616.94 sfh	144,662.42 sfh
% of New Shadow	0.02788%	0.0684%	0.0871%
Maximum Net New Shadow	783.10 sfh	1,074 sfh	1,973.81 sfh
Largest Shadow by Area	6,023.83 sf	8,949 sf	10,554.80 sf
Date of Max. Shadow & Largest Shadow	October 25th / *February 15th*	October 11th / *March 1st*	October 18th / *February 22nd*

CUMULATIVE SHADOW ANALYSIS

Quantitative Criteria

Proposed Annual Available Sunlight

The existing shadow load for the outdoor areas of Gene Friend Recreation Center is approximately 23 percent of the total TAAS. The proposed project and 345 6th Street would cumulatively increase the annual shadow on Gene Friend Recreation Center as a percentage of TAAS to 23.087 percent. **Table 5** is a summary of those findings and a complete copy of the findings is included under separate cover.[17]

Table 5
SUMMARY OF CUMULATIVE RESULTS

Annualized net new shadow	144,662.42 sfh
Theoretically Annual Available Sunlight	166,041,425.20sfh
TOTAL New Shadow as a Percentage of TAAS	**0.0871%**
Annualized Existing Shadows on Park (no-footprint)	38,089,089.19
Percentage of Existing Shadow as a Percentage of TAAS	23%
TOTAL New + Existing Shadow as a Percentage of TAAS	**23.0871%**

[17] A copy of the data findings is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0793E.

34 Corte Madera Avenue
Mill Valley, CA 94941

Recommended Permitted Additional Shadow

Under the 1989 Memorandum, new cumulative shadow load is not required to be taken into consideration in making a recommendation on a proposed project's new shadow on parks. For informational purposes only, cumulative qualitative criteria are included.

As discussed above, additional shadow load is not recommended unless qualitative criteria can be met and the ACL standard for shadow on Gene Friend Recreation Center is increased by 0.0871%.

Qualitative Criteria

Time of Day (morning, mid-day, afternoon) – Important Times of Day

As discussed above, the peak use of Gene Friend Recreation Center's open areas is in the afternoon.

The cumulative new shadow from the proposed project and 345 6th Street would be cast on Gene Friend Recreation Center in the morning **before the park is open**. All shadow would be gone by 9 AM.

Time of Year (Spring, Summer, Fall, Winter) – Important Times of Year

As discussed above, the important times of year for Gene Friend Recreation Center spring and fall.

The proposed project and 345 6th Street would cumulatively cast new shadow on Gene Friend Recreation Center for a few minutes, on 26 days in the fall and winter. As a percentage, new shadow would be cast on approximately 7 percent of the days of the year (i.e., 26 out of 365 days) and, assuming, only days when the park is open (Tuesday-Saturday), new shadow would only be cast on less than 11 percent of the days of the year (i.e., 26 out of 240 days).[18]

Size of Shadow

The proposed project and 345 6th Street would cumulatively cast a 10,554.80 square-foot shadow at its largest. This shadow occurs at 8:22 AM and is gone by 8:30 AM. At its largest the new shadow would be cast on 24 percent of Gene Friend Recreation Center.

Duration of Shadow

The proposed project and 345 6th Street would cumulatively cast a shadow with average duration of less than 18 minutes. At its shortest, new shadow would be cast for 5 minutes and 24 seconds, and at its longest, new shadow would be cast for 29 minutes and 24 seconds.

[18] As noted above, this figure is high as new shadow would fall on days when the park is closed reducing the total percentage of days when new shadow occurs.

34 Corte Madera Avenue
Mill Valley, CA 94941

Location of Shadow

The proposed project and 345 6th Street would cast a new shadow on the same areas of Gene Friend Recreation Center as the proposed project. New shadow would be cast on the walkways, green field and playground. Because 345 6th Street is closer to Gene Friend Recreation Center than the proposed project, cumulatively new shadow would cover a greater portion of these areas.

PROPOSED PROJECT-RELATED PUBLIC GOOD

To fully evaluate the potential impacts associated with the proposed project, decision makers must weigh the amount and duration of shadow cast by the proposed project against the public good or public benefits associated with the proposed project. Factors to consider are: (1) the public interest in terms of a needed use, (2) building design and urban form, (3) impact fees, and (4) other public benefits.

The proposed project will add up to 104 new residential dwelling units. By adding to the City's housing stock, the proposed project conforms to the Eastern Neighborhoods Plan and supports the City's planning goals for more residential development in the area and the City.

The proposed project will comply with the Inclusionary Affordable Housing Program under *Planning Code Section 415 et seq.* by providing 12 percent on-site inclusionary housing. In addition, it will contribute **$1.8MM** in impact fees for new public infrastructure and capital improvements to schools. **Cumulatively, the proposed project and 345 6th Street will contribute over $3.2MM in impact fees** (345 6th Street would contribute $1.4MM).

The proposed project will also improve the streetscape along Clara Street by planting street trees to comply with the Better Streets requirements, replacing the existing sidewalk, and putting the utilities underground, and all of which will greatly enhance the pedestrian experience.

As set forth in the letter dated April 17, 2015, provided by Realtex, the project developer for Clara/6th LLC, for this analysis, Realtex is working with WalkSF and neighbors along Clara Street to implement the street improvements recently cut from the SOMA Alleyway Improvement project along Clara Street. These streetscape improvement measures include furnishing zones for greening on both sides of Clara Street, and providing traffic calming circles. These improvements improve pedestrian safety along Clara Street and create a "mini-park" type atmosphere along this alley encouraging outdoor use and activity.

Realtex has also been active in the local neighborhood supporting various community efforts including supporting Gene Friend Recreation Center and Victoria Manalo Draves Park. Realtex has partnered with Bessie Carmichael Elementary School, which is adjacent to Victoria Manalo Draves Park, to support annual the Bike and Roll to School Day and is working with Recreation and Park Department staff on identifying capital improvements it can help fund to improve both facilities.

A complete list of the proposed project-related public good is included the attached letter from Realtex. (*See* **Exhibit J**).

34 Corte Madera Avenue
Mill Valley, CA 94941

* * * * * *

Please direct questions regarding this report directly to Adam Noble.

Regards,

Adam Noble
President

SAN FRANCISCO
PLANNING
DEPARTMENT

AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM
Administrative Code Chapter 83

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

Section 1: Project Information

PROJECT ADDRESS	BLOCK/LOT(S)
363 - 6th Street	3753/079

BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)
	2011.0586X	

PROJECT SPONSOR	MAIN CONTACT	PHONE
Clara/6th, LLC	Michael Roach	415-654-5806

ADDRESS	
505 Sansome Street	
CITY, STATE, ZIP	EMAIL
San Francisco, CA 94111	michael@realtexgroup.com

ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
104	842	85 feet/9 floors	$18,000,000

ANTICIPATED START DATE
Fourth quarter 2015

Section 2: First Source Hiring Program Verification

CHECK ALL BOXES APPLICABLE TO THIS PROJECT

- ☐ Project is wholly Residential
- ☐ Project is wholly Commercial
- ☒ Project is Mixed Use

- ☒ A: The project consists of ten (10) or more residential units;
- ☐ B: The project consists of 25,000 square feet or more gross commercial floor area.
- ☐ C: Neither 1A nor 1B apply.

NOTES:

- If you checked **C**, this project is NOT subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department.
- If you checked **A or B**, your project IS subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83.
- For questions, please contact OEWD's CityBuild program at CityBuild@sfgov.org or (415) 701-4848. For more information about the First Source Hiring Program visit *www.workforcedevelopmentsf.org*
- If the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection.

Continued...

Section 3: First Source Hiring Program – Workforce Projection

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

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

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

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer	6	1	7
Boilermaker	3	0	3
Bricklayer			
Carpenter	12	3	15
Cement Mason	8	2	10
Drywaller/ Latherer	8	2	10
Electrician	6	1	7
Elevator Constructor	3	0	3
Floor Coverer	4	1	5
Glazier	6	1	7
Heat & Frost Insulator			
Ironworker	3	0	3
		TOTAL:	70

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Laborer	6	1	7
Operating Engineer	7	1	8
Painter	8	2	10
Pile Driver			
Plasterer	8	2	10
Plumber and Pipefitter	6	1	7
Roofer/Water proofer	5	1	6
Sheet Metal Worker	3	0	3
Sprinkler Fitter	4	1	5
Taper	3	1	4
Tile Layer/ Finisher	7	1	8
Other:			
		TOTAL:	68

	YES	NO
1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage?	☒	☐
2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations?	☒	☐
3. Will hiring and retention goals for apprentices be established?	☒	☐
4. What is the estimated number of local residents to be hired?	28	

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
Boris Fadeev, Member	boris@realtexgroup.com	

I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.

(SIGNATURE OF AUTHORIZED REPRESENTATIVE) 2/26/15. (DATE)

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

Cc: Office of Economic and Workforce Development, CityBuild
Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 **Phone:** 415-701-4848
Website: *www.workforcedevelopmentsf.org* **Email:** *CityBuild@sfgov.org*

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is entered into as of 2.18.2015, by and between the City and County of San Francisco (the "City") through its First Source Hiring Administration ("FSHA") and Clara/6th LLC("Project Sponsor").

WHEREAS, Project Sponsor, as developer, proposes to construct 104 new dwelling units, with up to approximately 840 square feet of commercial space and 49 accessory, off-street parking spaces ("Project") at 363 6th Street, Lots 079 in Assessor's Block 3753, San Francisco California ("Site"); and

WHEREAS, the Administrative Code of the City provides at Chapter 83 for a "First Source Hiring Program" which has as its purpose the creation of employment opportunities for qualified Economically Disadvantaged Individuals (as defined in Exhibit A); and

WHEREAS, the Project requires a building permit for a commercial activity of greater than 25,000 square feet and/or is a residential project greater than ten (10) units and therefore falls within the scope of the Chapter 83 of the Administrative Code; and

WHEREAS, Project Sponsor wishes to make a good faith effort to comply with the City's First Source Hiring Program.

Therefore, the parties to this Memorandum of Understanding agree as follows:

A. Project Sponsor, upon entering into a contract for the construction of the Project with Prime Contractor after the date of this MOU, will include in that contract a provision in the form attached hereto as Exhibit A and Exhibit A-1. It is the Project Sponsor's responsibility to provide a signed copy of Exhibit A to First Source Hiring program and CityBuild within 10 business days of execution.

B. Project Sponsor, as the developer of the Project, will comply with the requirements of Chapter 83 and upon entering into leases for the commercial space at the Project that are subject to Chapter 83, will include in that contract a provision in the form attached hereto as Exhibit B and Exhibit B-1. Project Sponsor will inform the FSHA when leases or occupancy contracts have been negotiated and provide a signed copy of Exhibit B and Exhibit B-1.

C. Any lessee(s) or operator(s) of commercial space within the Project shall have the same obligations under this MOU as the Project Sponsor.

D. CityBuild shall represent the First Source Hiring Administration and will provide referrals of Qualified economically disadvantaged individuals for employment on the construction phase of the Project as required under Chapter 83. The First Source

Hiring Program will provide referrals of Qualified economically disadvantaged individuals for the permanent jobs located within the commercial space of the Project.

E. The owners or residents of the residential units within the Project shall have no obligations under this MOU, or the attached First Source Hiring Agreement.

F. FSHA shall advise Project Sponsor, in writing, of any alleged breach on the part of the Project's contractor and/or tenant(s) with regard to participation in the First Source Hiring Program at the Project prior to seeking an assessment of liquidated damages pursuant to Section 83.12 of the Administrative Code.

G. As stated in Section 83.10(d) of the Administrative Code, if Project Sponsor fulfills its obligations as set forth in Chapter 83, it shall not be held responsible for the failure of a contractor or commercial tenant to comply with the requirements of Chapter 83.

H. This MOU is an approved "First Source Hiring Agreement" as referenced in Section 83.11 of the Administrative Code. The parties agree that this MOU shall be recorded and that it may be executed in counterparts, each of which shall be considered an original and all of which taken together shall constitute one and the same instrument.

J. Except as set forth in Section E, above: (1) this MOU shall be binding on and inure to the benefit of all successors and assigns of Project Sponsor having an interest in the Project and (2) Project Sponsor shall require that its obligations under this MOU shall be assumed in writing by its successors and assigns. Upon Project Sponsor's sale, assignment or transfer of title to the Project, it shall be relieved of all further obligations or liabilities under this MOU.

Signature:  Date: February 18th, 2015

Name of Authorized Signer: **Boris Fadeev** Email: Boris@realtexgroup.com

Company: Clara/6th LLC Phone: 415.923.8376

Address: 505 Sansome street, suite 400, San Francisco, CA 94111

Project Sponsor: Clara/6th LLC

Contact: Michael Roach Phone: 415.654.5806

Address: 505 Sansome street, suite 400, San Francisco, CA 94111

Email: Michael@realtexgroup.com Date: February 18, 2015

First Source Hiring Administration

OEWD, 1 South Van Ness 5th Fl. San Francisco, CA 94103 Attn: Ken Nim, Compliance Manager, ken.nim@sfgov.org

Affidavit for Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415

2/3/2015
Date

I, Clara/6th, LLC, do hereby declare as follows:

a. The subject property is located at (address and block/lot):
363 - 6th Street — Address
3753/079 — Block / Lot

b. The proposed project at the above address is subject to the Inclusionary Affordable Housing Program, Planning Code Section 415 et seq.

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

2011.0586X — Planning Case Number
Building Permit Number

This project requires the following approval:

- [X] Planning Commission approval (e.g. Conditional Use Authorization, Large Project Authorization)
- [ ] This project is principally permitted.

The Current Planner assigned to my project within the Planning Department is:
Richard Sucre
Planner Name

Is this project within the Eastern Neighborhoods Plan Area?

- [X] Yes (if yes, please indicate Tier) 3
- [ ] No

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

- [ ] This project uses California Debt Limit Allocation Committee (CDLAC) funding.
- [ ] This project is 100% affordable.

c. This project will comply with the Inclusionary Affordable Housing Program by:

Payment of the Affordable Housing Fee prior to the first site or building permit issuance (Planning Code Section 415.5).

- [X] On-site or Off-site Affordable Housing Alternative (Planning Code Sections 415.6 and 416.7).

d. If the project will comply with the Inclusionary Affordable Housing Program through an **On-site** or **Off-site Affordable Housing Alternative**, please fill out the following regarding how the project is eligible for an alternative and the accompanying unit mix tables on page 4.

☐ **Ownership.** All affordable housing units will be sold as ownership units and will remain as ownership units for the life of the project.

☒ **Rental.** Exemption from Costa Hawkins Rental Housing Act.[2] The Project Sponsor has demonstrated to the Department that the affordable units are not subject to the Costa Hawkins Rental Housing Act, under the exception provided in Civil Code Sections 1954.50 though one of the following:

☐ Direct financial contribution from a public entity.

☐ Development or density bonus or other public form of assistance.

☐ Development Agreement with the City. The Project Sponsor has entered into or has applied to enter into a Development Agreement with the City and County of San Francisco pursuant to Chapter 56 of the San Francisco Administrative Code and, as part of that Agreement, is receiving a direct financial contribution, development or density bonus, or other form of public assistance.

e. The Project Sponsor acknowledges that failure to sell the affordable units as ownership units or to eliminate the on-site or off-site affordable ownership-only units at any time will require the Project Sponsor to:

(1) Inform the Planning Department and the Mayor's Office of Housing and, if applicable, fill out a new affidavit;

(2) Record a new Notice of Special Restrictions; and

(3) Pay the Affordable Housing Fee plus applicable interest (using the fee schedule in place at the time that the units are converted from ownership to rental units) and any applicable penalties by law.

f. The Project Sponsor must pay the Affordable Housing Fee in full sum to the Development Fee Collection Unit at the Department of Building Inspection for use by the Mayor's Office of Housing prior to the issuance of the first construction document, with an option for the Project Sponsor to defer a portion of the payment to prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge that would be deposited into the Citywide Affordable Housing Fund in accordance with Section 107A.13.3 of the San Francisco Building Code.

g. I am a duly authorized officer or owner of the subject property.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.
Executed on this day in:

San Francisco, CA
Location

02/25/15
Date

Signature

Clara/6th,LLC by Boris Fadeev, Manager
Name (Print), Title

cc: Mayor's Office of Housing
Planning Department Case Docket
Historic File, if applicable
Assessor's Office, if applicable

818-939-4411
Contact Phone Number

2 California Civil Code Section 1954.50 and following.

Unit Mix Tables

NUMBER OF ALL UNITS IN PRINCIPAL PROJECT:					
Total Number of Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units
104		21	24	59	

If you selected an On-site or Off-Site Alternative, please fill out the applicable section below:

☑ On-site Affordable Housing Alternative (Charter Section 16.110 (g) and Planning Code Section 415.6): calculated at 12% of the unit total.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED *ON-SITE*					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units
		2	3	7	

☐ Off-site Affordable Housing Alternative (Planning Code Section 415.7): calculated at 20% of the unit total.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED *OFF-SITE*					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units

Area of Dwellings in Principal Project (in sq. feet)	Off-Site Project Address	
Area of Dwellings in Off-Site Project (in sq. feet)		
Off-Site Block/Lot(s)	Motion No. (if applicable)	Number of Market-Rate Units in the Off-site Project

☐ Combination of payment of a fee, on-site affordable units, or off-site affordable units with the following distribution:

Indicate what percent of each option would be implemented (from 0% to 99%) and the number of on-site and/or off-site below market rate units for rent and/or for sale.

1. Fee _____ % of affordable housing requirement.

2. On-Site _____ % of affordable housing requirement.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED *ON-SITE*					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units

3. Off-Site _____ % of affordable housing requirement.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED *OFF-SITE*					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units

Area of Dwellings in Principal Project (in sq. feet)	Off-Site Project Address	
Area of Dwellings in Off-Site Project (in sq. feet)		
Off-Site Block/Lot(s)	Motion No. (if applicable)	Number of Market-Rate Units in the Off-site Project

CONTACT INFORMATION AND DECLARATION OF SPONSOR OF PRINCIPAL PROJECT	CONTACT INFORMATION AND DECLARATION OF SPONSOR OF OFF-SITE PROJECT (IF DIFFERENT)
Company Name Clara/6th, LLC	Company Name
Print Name of Contact Person Mike Roach/Boris Fadeev	Print Name of Contact Person
Address 505 Sansome Street	Address
City, State, Zip San Francisco, CA 94111	City, State, Zip
Phone, Fax 415-654-5806	Phone, Fax
Email michael@realtexgroup.com	Email
I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above. Signature Clara/6th, LLC by Boris Fadev its Manager Name (Print), Title	I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above. Signature Name (Print), Title

SUPPLEMENTAL INFORMATION FOR

Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Clara/6th, LLC	
PROPERTY OWNER'S ADDRESS: 505 Sansome Street San Francisco, CA 94111	TELEPHONE: (415) 654-5806 EMAIL: michael@realtexgroup.com
APPLICANT'S NAME: Same as Above [X]	
APPLICANT'S ADDRESS:	TELEPHONE: ( ) EMAIL:
CONTACT FOR PROJECT INFORMATION: Michael Roach/Boris Fadeev Same as Above [X]	
ADDRESS:	TELEPHONE: ( ) EMAIL:
COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): Same as Above [X]	
ADDRESS:	TELEPHONE: ( ) EMAIL:

2. Location and Project Description

STREET ADDRESS OF PROJECT: 363 - 6th Street, San Francisco		ZIP CODE: 94111
CROSS STREETS: Clara Street		
ASSESSORS BLOCK/LOT: 3753 / 079	ZONING DISTRICT: MUR	HEIGHT/BULK DISTRICT: 85-X

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
[X] New Construction [X] Demolition [ ] Alteration [ ] Other: _____		104	

Compliance with the Anti-Discriminatory Housing Policy

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

   1a. If yes, in which States? _____

   _____

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

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

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

Applicant's Affidavit

Under penalty of perjury the following declarations are made:
a: The undersigned is the owner or authorized agent of the owner of this property.
b: The information presented is true and correct to the best of my knowledge.
c: Other information or applications may be required.

Signature: _____ Date: 02/18/15

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

Boris Fadeev
Owner / Authorized Agent (circle one)

SATURN APARTMENTS

PROJECT BENEFITS

104 FAMILY SIZED APARTMENTS

- $1,800,000 IN IMPACT FEES FOR THE PUBLIC BENEFIT FUND.
- 12% AFFORDABLE HOUSING O N SITE.
- 109 BICYCLE SPACES.
- ENHANCED STREETSCAPE IMPROVEMENTS, NEW TREES, PAVEMENTS, LIGHTING AND PEDESTRIAN SAFETY.
- A NEW PUBLIC COMMUNITY SPACE.
- A NEW COMMERCIAL CORNER SPACE.
- ROOFTOP TRELLIS GARDEN, BBQ AREA.
- UNDERGROUND PARKING.
- PARTNERSHIP WITH COMMUNITY ORGANIZATIONS:*
  - San Francisco Bicycle Coalition
  - SOMArts
  - Walk San Francisco
  - Folsom Street Events

*The community organization partnerships listed do not constitute any express or implied endorsements, approvals, or recommendations by those parties.

CLARA/6TH LLC
505 Sansome Street, Suite 400
San Francisco, CA 94111
(+1) 415-923-8376

September 30, 2015

RE: **363 6th Street**
Realtex Community Outreach

Dear members of the Planning Commission,

The project sponsor for 363 6th Street Project has met with over twenty-five community groups and local businesses to collaborate on the neighborhood needs.

Within last 15 months the Sponsor and the community have identified programs that will benefit the neighborhood as well as create quality place for people to live, work and relax.

Project Support
From working with the community and investing in these programs, the project gained support from seven major community organizations and **56 neighbors**. Among community organizations supporting Realtex's work in the community are organizations including: **Walk San Francisco, San Francisco Bicycle Coalition, United Playaz, City Crossroads, SOMArts, National Federation of Filipino American Associations and the South of Market Business Association.**

Realtex's commitment to build valuable and lasting relationships builds upon company's ethos of collaboration and partnership with local communities.

While we prepared a complete summary list of all of our outreach effort, we thought it would be helpful to provide overview of the specific programs that we are committed to working with the community. Kindly please see our list and letters of support below.

CLARA/6TH LLC
505 Sansome Street, Suite 400
San Francisco, CA 94111
(+1) 415-923-8376

Identified Programs with Community:

1. Parks
    a. Created partnership with the SF Parks Alliance to fund youth sports programs at Gene Friend Rec Center
    b. Sponsorship of monthly movie night at Victoria Manalo Draves Park

2. Vision Zero/Streetscape Improvements
    a. Sponsorship of Bike and Roll to School Day with the SF Bicycle Coalition
    b. Partnership with Walk SF to create and fund a safe routes to school (walking school bus) pilot program at Bessie Carmichael
    c. Partnership with Walk SF and SF Bicycle Coalition to implement street improvements, including planting of trees on 6th Street
    d. Potential bicycle wayfinding pilot program with SFMTA

3. Filipino Community
    a. Sponsorship of the first Filipino Health Equity Symposium
    b. Sponsorship of Heritage Plaque for Victoria Manalo Draves Park & unveiling ceremony
    c. 5 year sponsorship of SOMA Youth Collaborative's summer program, which provides funding to 175 kids attending 4-5 summer field trips

4. Other Partnerships
    a. Sponsor is proud member of the South of Market Business Association
    b. Partnership with SOMArts, and proud sponsor of local art events
    c. Sponsorship of various festivals and fundraisers, including Folsom St. Fair event and the SFPD Asian & Pacific Islander chapter
    d. Habitat for Humanity volunteering

The project sponsor of the 363 6th Street project is also working with the Recreation and Parks Department to enhance department-owned properties. Parks, sidewalks, and other parts of the public realm will have a new dedicated funding source to address capital improvement and maintenance priorities.

In addition to the above-mentioned public goods, the proposed projects will offer employment opportunities, revitalization of the neighborhood, and health of neighborhood businesses due to new residents and an increase of aid to local neighborhood groups.

CLARA/6TH LLC
505 Sansome Street, Suite 400
San Francisco, CA 94111
(+1) 415-923-8376

List of Community Meetings & Groups:

- Western SOMA Citizens
- Supervisor Jane Kim's Office
- American Friends Service Committee
- Folsom Street Events
- Friends of the Urban Forest
- Bill Sorro Housing
- Filipino-American Development
- SOMA Business Association
- Walk SF
- San Francisco Bicycle Coalition
- SomArts
- Friends of Victoria Manalo Park
- National Federation of Filipino American Associations
- Habitat for Humanity
- SPUR
- Yerba Buena Community Benefit District
- TODCO
- St Vincent de Paul Society
- Senior and Disability Action Network
- SF Park Alliance
- United Playaz
- Gene Friend Rec Center
- Filipino Women's Network
- SF Bay Area Renter's Federation
- SOMCAN
- West Bay Pilipino Center
- Filipino Cultural Center
- KulArts
- Veterans Equity Center
- Bindlestiff Studios

CLARA/6TH LLC
505 Sansome Street, Suite 400
San Francisco, CA 94111
(+1) 415-923-8376

Sucre, Richard (CPC)

From: Chris Duggan <chrisduggan2@gmail.com>
Sent: Wednesday, July 08, 2015 6:38 PM
To: Sucre, Richard (CPC)
Cc: Leslie Dolmage
Subject: Comments on case No 2011.0586KX

Hi Richard,

As an owner of a condo near the proposed 363 6th Street project, I would like to comment that I would oppose any modifications or exceptions to the existing code retirements for this project.

Thanks,
Chris Duggan
322 6th Street

Sucre, Richard (CPC)

From: Alice Rogers <arcomnsf@pacbell.net>
Sent: Monday, July 13, 2015 10:03 PM
To: planning@rodneyfong.com; cwu.planning@gmail.com; wordweaver21@aol.com; richhillissf@yahoo.com; Johnson, Christine (CPC); mooreurban@aol.com; Richards, Dennis (CPC)
Cc: Kim, Jane (BOS); Veneracion, April (BOS); Sucre, Richard (CPC)
Subject: July 16th Agenda Item 2c. 2011.0586KX 363 6th St--withhold approval

Re: July 16th Agenda Item 2c. 2011.0586KX 363 6th St (Lot 079 in Block 3753)

Dear Commissioners,

The ground floor configuration of this project is unsupportable in light of all known best practices—including our Planning Department's--for supporting generous public realm amenities, for enhancing the spaciousness of the small scale retail, and for increasing the livability of ground floor residences fronting the street. This structure should be reconfigured to 8 stories, or less, with the ground floor height increased by five feet. No exceptions.

SoMa—with its longtime residents and get-your-hands-dirty small businesses—is fighting hard to humanize an historic neighborhood all but overcome by the dehumanizing industrial scale primary street grid. The rich culture of the working class needs to be given room to breathe and to unfold its community onto enhanced sidewalks, improved alleyways and claim the public realm. This area is starved of open space and public gathering places and the time to reverse this is now. Building by building, every new and renovated structure needs to feed the street and improve the sense of place.

Please withhold approval until this project is reconfigured to enhance the street, respect the neighborhood, and give its future ground floor occupants the light, air and spaciousness they need to prosper.

Sincerely,

Alice Rogers
20+-year resident, home owner, small business owner, Co-chair of the South Beach|Rincon|Mission Bay Neighborhood Association Retail Task Force
.....
Alice Rogers
10 South Park St
Studio 2
San Francisco, CA 94107

415.543.6554

Realtex Real Estate Developers
505 Sansome, Suite 400
San Francisco, CA 94111

September 2, 2015

Dear Tomas and Michael:

Thank you for your engagement with the community, the Vision Zero Coalition, and the San Francisco Bicycle Coalition as part of your outreach around the 1335 Folsom and 363 6th Street project. As you know, both of these projects are located on high-injury corridors and on routes that are frequented by people walking and biking. We appreciate your focus on ensuring that current and future neighborhood residents have safe and attractive places to walk and bike; many of the current members of the community have been asking for safety and connectivity improvements for years.

In particular, we were excited to join you and your outreach team for a community safety walk around the two projects. Being able to walk the streets surrounding the two proposed site locations with members of the Vision Zero Coalition helped our coalition members discuss the importance of safety treatments with your Realtex team, and share the vision they have for a safer Folsom and 6th Street. Both of these projects are on high-injury corridors and are located in Communities of Concern, so it is particularly critical that the address community safety concerns. We also very much appreciate your support and engagement with the Bessie Carmichael School for Bike and Roll to School Week. The kids had a great time and this year's Bike and Roll to School Week was our most popular ever.

Finally, we are pleased to see that both projects provide significant bicycle parking space for your residents, and that they are careful to reduce traffic and congestion on important bike routes. Providing your residents with accessible and attractive bike parking helps the City of San Francisco meet its own mode share goals and makes it possible for residents to have safe and healthy transportation options.

We appreciate the chance to work with you, and look forward to continuing to work together to improve safety and provide safe, convenient, and affordable transportation options in nearby neighborhoods.

Sincerely,

Tyler Frisbee
Policy Director
San Francisco Bicycle Coalition

SOMARTS
CULTURAL CENTER

Mr. Tomas Janik
Realtex Real Estate Developers
505 Sansome, Suite 400
San Francisco, CA 94111

Dear Mr. Janik,

Thank you for your engagement with the community, and with community-focused organizations like SOMArts Cultural Center and the SF Bicycle Coalition as part of your outreach around the developments at 1335 Folsom Street and 363 6th Street.

I have been consistently impressed with how engaged and interested you have been in becoming part of the social fabric of the neighborhood. Your willingness to participate in SOMArts' programming and learn about the work of historically significant neighborhood arts and cultural spaces such as SOMArts has left a lasting impression.

As an organization whose constituencies are in need of affordable housing, I am pleased by your committment to include 12% of the units as affordable housing on-site, and at the prospect of new homes created within walking distance of SOMArts.

We look forward to having you in the neighborhood, and to welcoming future residents of these projects to join SOMArts in engaging the power of the arts to provoke just and fair inclusion, cultural respect and civic participation.

Best Regards,

Jess Young
SOMArts Interim Executive Director

934 Brannan Street
San Francisco, CA 94103
T. 415.863.1414
F. 415.522.0136
www.somarts.org

somba South of Market Business Association
1167 Mission Street, 2nd Floor • San Francisco , CA 94103 • www.sfsomba.org
Phone: 415.553.4433 x 115 • Fax: 415.553.4434 • e-mail: info@sfsomba .com

July 9, 2015

Mr. Rodney Fong
President / Planning Commission
1650 Mission Street
San Francisco, CA 94103-2414

Re:
363 6th Street
San Francisco

Dear President Fong and members of the planning commission.

I am writing to you in support of the proposed project at 363 6th Street by Realtex, Inc.

As a resident and President of the South of Market Business Association (SOMBA), it is important to support balanced development with an emphasis on the creation of housing and stimulating economic growth, especially for small business owners who represent the backbone of our City's economy.

I have found Realtex to be engaging, interested in listening to the ideas and concerns of local residents and believe they are interested in a two way conversation and dialogue about ways they can partner with the community and become a part of the social fabric of the neighborhood.

Our City needs housing and what I especially appreciate about this particular development is the focus on families. Half of the units within this development are two bedroom units and they have agreed to providing 12% of the overall units as affordable and building them on site.

I look forward to having them in the neighborhood and respectfully ask that you approve this project.

Sincerely,

Henry Karnilowicz
President, South of Market Business Association (SOMBA)

WALK SAN FRANCISCO

July 9, 2015

Tomas Janik
Realtex, Inc.
505 Sansome Street, Suite 400
San Francisco, CA 94111

Looking forward to working with you, Michael & the Realtex team! All the Best, Nicole

Thanks so much Tomas + Michael for ensuring that students at Bessie have a safe way to get to school! We look forward to the partnership

Dear Tomas and Michael,

Thank you for Realtex, Inc.'s sponsorship of the Bessie Carmichael Walking School Bus and Wayfinding porgram

Realtex, Inc.'s $16,000 donation as a sponsor will help support the goals of Safe Routes to School, an effort to both encourage children to walk to/from school, and create safer, more walkable environments at the school and in the surrounding neighborhood. Your donation to the Walk San Francisco Foundation is tax-deductible; the fund's IRS identification number is 47-2000881. Please keep this letter as a receipt for your records.

Walk San Francisco is part of an growing movement to promote safe, sustainable, and healthy transportation. Walk SF members believe walking is a basic right. Walk SF reaches out to residents, public agencies, and elected officials, and speaks up for everyone who walks.

The results? A better city, where people can walk in safety and comfort, bump into friends and neighbors, and get where they need to go in a healthy, sustainable way.

Walk SF is reclaiming city streets as shared public space for everyone to safely enjoy.

Walk SF advocacy includes efforts to:

- **Implement Vision Zero to eliminate <u>all</u> serious and fatal traffic injuries in 10 years**
- **Secure street improvements** like countdown signals, wider sidewalks, parklets, and bulb-outs
- **Increase targeted enforcement** for the top five dangerous driving behaviors to keep people safe in the crosswalk
- **Bring media attention to the walker's perspective** and shift the focus victim-blaming to engineering, enforcement, and education solutions that prevent injury and loss of life

Again, **thank you for Realtex, Inc.'s support and sponsorship**!

Sincerely,

Nicole

Nicole Ferrara
Executive Director, Walk San Francisco

Webpass
Simple Urban Internet

July 10, 2015

City of San Francisco
Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 363 Sixth Street (Case No. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 Sixth Street and their commitment to improve the neighborhood.

As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. We are a business in the neighborhood and we welcome Realtex's improvement to the area.

We support Realtex's commitment to the community's improvement and their proposed project.

Sincerely,

Deann Loggins

Deann Loggins
Relationship Manager
Webpass Inc.
cell: 415.309.8682
deann@webpass.net
webpass.net

June 10, 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 Unit, mixed-use residential project at 363 6th Street.

As a neighboring organization and current tenant in the building located on this site, we are excited for the proposed improvement to the block and strongly support this project.

Realtex has done a great job engaging with local community, listened to community concerns and held several meetings to present the proposed project and answer any questions. Per my engagement with Realtex, I can tell they are committed to the neighborhood and their involvement in the community is welcome.

We believe the existing site is blighted and proposed project will increase safety in the area, will activate this site, and provide needed housing.

Among other benefits of this project are an enhanced landscaping, improved sidewalk experience, planted new trees and new safety measures for bicyclist.

We strongly support Realtex's commitment to the community and their proposed project. I encourage you to support Realtex and their desirable development.

With Regards

Jonathan Wilkins / City Life SF

July 1st,2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 - Sixth Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 Unit, mixed-use residential project at 363 6th Street and their commitment to improve the neighborhood.

As a neighbor to the proposed projectwe appreciate Realtex's great engagement with local community.

We are a business in the neighborhood and we welcome Realtex's improvement to the area.

We support Realtex's commitment to the community's improvements and their proposed project.

With Regards,

WATER LILIES LLC

Signature

1384 HARISON St.

Address

San Francisco

June 30th, 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 - Sixth Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 Unit, mixed-use residential project at 363 6th Street and their commitment to improve the neighborhood.

As a neighbor to the proposed project we appreciate Realtex's great engagement with local community.

We are a business in the neighborhood and we welcome Realtex's improvement to the area.

We support Realtex's commitment to the community's improvements and their proposed project.

With Regards,

Business ECON GLASS

Signature

Address 225 6th St

SF, CA 94103

June 30th, 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 - Sixth Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 Unit, mixed-use residential project at 363 6th Street and their commitment to improve the neighborhood.

As a neighbor to the proposed project we appreciate Realtex's great engagement with local community.

We are a business in the neighborhood and we welcome Realtex's improvement to the area.

We support Realtex's commitment to the community's improvements and their proposed project.

With Regards,

Business Marin Bike Store

Signature

Address 1090 Folsom St.

S.F. CA

June 30th, 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 - Sixth Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 Unit, mixed-use residential project at 363 6th Street and their commitment to improve the neighborhood.

As a neighbor to the proposed project we appreciate Realtex's great engagement with local community.

We are a business in the neighborhood and we welcome Realtex's improvement to the area.

We support Realtex's commitment to the community's improvements and their proposed project.

With Regards,

Business Golden Auto

Signature

Address 908 FOLSOM ST.

SAN FRANCISCO CA 94107

June 30th, 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 - Sixth Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 Unit, mixed-use residential project at 363 6th Street and their commitment to improve the neighborhood.

As a neighbor to the proposed project we appreciate Realtex's great engagement with local community.

We are a business in the neighborhood and we welcome Realtex's improvement to the area.

We support Realtex's commitment to the community's improvements and their proposed project.

With Regards,

Business A & L Auto

Signature [signature]

Address 316 6TH ST.

S.F CA 94103

June 30th, 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 - Sixth Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 Unit, mixed-use residential project at 363 6th Street and their commitment to improve the neighborhood.

As a neighbor to the proposed project we appreciate Realtex's great engagement with local community.

We are a business in the neighborhood and we welcome Realtex's improvement to the area.

We support Realtex's commitment to the community's improvements and their proposed project.

With Regards,

Business Ensoma Maison Perroux

Signature 

Address 352, 6TH ST SF CA 94103

June 30th, 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 - Sixth Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 Unit, mixed-use residential project at 363 6th Street and their commitment to improve the neighborhood.

As a neighbor to the proposed project we appreciate Realtex's great engagement with local community.

We are a business in the neighborhood and we welcome Realtex's improvement to the area.

We support Realtex's commitment to the community's improvements and their proposed project.

With Regards,

Business KELLY MOORE

Signature ROB

Address 1020 Harrison ST.

SF, CA 94103

June 30th, 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 - Sixth Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 Unit, mixed-use residential project at 363 6th Street and their commitment to improve the neighborhood.

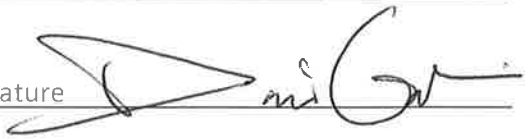
As a neighbor to the proposed project we appreciate Realtex's great engagement with local community.

We are a business in the neighborhood and we welcome Realtex's improvement to the area.

We support Realtex's commitment to the community's improvements and their proposed project.

With Regards,

Business The Wine Club

Signature 

Address 953 Harrison St

SFC 94107

June 30th, 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 - Sixth Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 Unit, mixed-use residential project at 363 6th Street and their commitment to improve the neighborhood.

As a neighbor to the proposed project we appreciate Realtex's great engagement with local community.

We are a business in the neighborhood and we welcome Realtex's improvement to the area.

We support Realtex's commitment to the community's improvements and their proposed project.

With Regards,

Business gasstation

Signature Nyein

Address 300. 5th st, SF

Ca - 94107

June 30th, 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 - Sixth Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 Unit, mixed-use residential project at 363 6th Street and their commitment to improve the neighborhood.

As a neighbor to the proposed project we appreciate Realtex's great engagement with local community.

We are a business in the neighborhood and we welcome Realtex's improvement to the area.

We support Realtex's commitment to the community's improvements and their proposed project.

With Regards,

Business City's Choice Market.

Signature [signature]

Address 301 6th St

S.F. CA 94107.

363 6th STREET

Project Support

Date: June 30, 2015

By signing below, I hereby support the proposed project at 363 6th Street.

#	NAME/ COMPANY	ADDRESS/ CONTACT	COMMENTS	SIGNATURE FOR SUPPORT
1	Harmony Place	330 5th St		
2				
3				
4				

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature Michael Romero

Address 221 CIARA Street, APT 14

SAN FRANCISCO, CA 94107

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature Eg Slui

Address 155 Harriett St. #3 S.F. CA. 94103

13 yr. resident

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

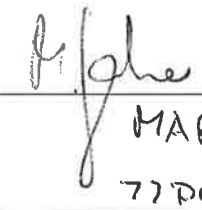
I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature 

MARTIN JAHNER

Address 77 DOW PL #310

SAN FRANCISCO, CA 94107

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

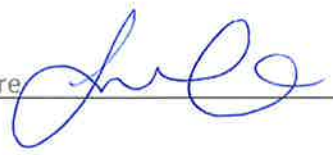
I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature 

Address 281 CLARA ST #8

SF. CA 94107

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature 

Address 277 Shipley St

San Francisco, CA 94107

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature

Address 401 6th ST

S.F. CA 94103

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

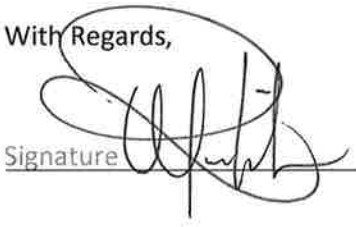
I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature  MELINDA RICHTER

Address 275 SHIPLEY STREET

SAN FRANCISCO, CA 94107

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature 

Address 250 Clara St #11

SF, CA 94107

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature 

Address 950 Harrison St #120

SF, CA, 94107

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature 

ERIC ARGEL

Address 950 HARRISON #105

SAN FRANISCO, CA 94107

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature Gilbert P. Yee

Address 971 Harrison St. Property 1082 Grizzly Peak Blvd Berkeley, CA 94708

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature 

Address 322 6th Street #17

San Francisco, CA 94103

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature 

Address 155 Harriet Street #2

San Francisco CA 94103

July 1st , 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 Unit, mixed-use residential project at 363 6th Street.

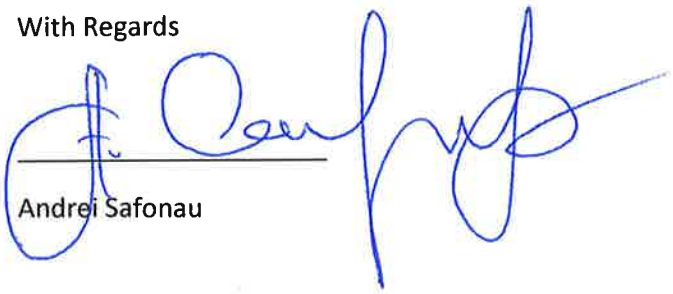
As a neighbor and resident in SOMA district living just few blocks from this site, I am excited for the proposed project and improvements to the block and strongly support this project.

Realtex has done a great job engaging with local community, listened to community concerns and held several meetings to present the proposed project and answer any questions. Per my engagement with Realtex, I can tell they are committed to the neighborhood and their involvement in the community is welcome.

I believe the existing site is blighted and proposed project will increase safety in the area, will activate this site, and provide needed housing.

I strongly support Realtex's commitment to the community and their proposed project. I encourage you to support Realtex and their desirable development.

With Regards



Andrei Safonau

July 1st, 2015

City of San Francisco, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 363 - Sixth Street (Case no. 2011.0586)

Dear Commissioners,

I am writing to support the proposed 104 unit, mixed-use residential project located at 363 6th Street and the developer's commitment to neighborhood improvement.

As the owner and operator of a small business located near the proposed project I appreciate Realtex Inc.'s community engagement effort and welcome the increase in residential population that the project will bring to the area.

We are a local serving business and we support dense, multifamily, infill development in our area. This type of project in this location will help infuse my business with new customers and should help revitalize a struggling portion of 6th Street.

Please approve their project and bring San Francisco the housing it needs!

Best regards,

Signature

Business

Address 1398 MISSION STREET
San Francisco, CA. 94103

July 1, 2015

City of San Francisco, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support the proposed 104 unit, mixed-use residential project at 363 6th Street and the developer's commitments to neighborhood improvement. As a professional with a business in the area adjacent to the proposed project I appreciate the community revitalization and improvement that this project will bring to 6th Street.

I believe that the block where the site is located is currently struggling and the existing site is blighted. This proposed building will activate the block, improve the site, and provide much needed housing for San Francisco.

The public benefits of this project include, but are not limited to an improved pedestrian experience, improved bicycle safety, new street trees, and new landscaping that will green the street frontage.

I support Realtex Inc.'s commitment to the neighborhood and urge you to approve the project as proposed for 363 6th Street. Please support this positive investment in the community.

Best regards,

Signature 

Address 2501 Mission St

SF CA 94110

July 1, 2015

City of San Francisco, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support the proposed 104 unit, mixed-use residential project at 363 6th Street and the developer's commitments to neighborhood improvement. As a professional with a business in the area adjacent to the proposed project I appreciate the community revitalization and improvement that this project will bring to 6th Street.

I believe that the block where the site is located is currently struggling and the existing site is blighted. This proposed building will activate the block, improve the site, and provide much needed housing for San Francisco.

The public benefits of this project include, but are not limited to an improved pedestrian experience, improved bicycle safety, new street trees, and new landscaping that will green the street frontage.

I support Realtex Inc.'s commitment to the neighborhood and urge you to approve the project as proposed for 363 6th Street. Please support this positive investment in the community.

Best regards,

Signature: Alex Barker

Address: 101 California st. ste 1050

San Francisco, CA 94111

Gary Varum
18 Wood Street
San Francisco, CA 94118

July 1st, 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 - Sixth Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 Unit, mixed-use residential project at 363 6th Street and their commitment to improve the neighborhood.

As a resident of the city involved in the property management industry I see the negative effects of insufficient apartment supply daily. I urge the commissioners to approve the project in order to expand housing supply, something that will lead to more affordable costs and many other benefits to current and future neighborhood residents.

Sincerely yours,

Gary Varum

Natalie Kriegel
53 Manzanita Avenue
San Francisco, CA 94118

July 1st, 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 - Sixth Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 Unit, mixed-use residential project at 363 6th Street and their commitment to improve the neighborhood.

As a resident of the city involved in the property management industry I see the negative effects of insufficient apartment supply daily. I urge the commissioners to approve the project in order to expand housing supply, something that will lead to more affordable costs and many other benefits to current and future neighborhood residents.

Sincerely yours,

Natalie Kriegel

Alex Varum
148 Amber Drive
San Francisco, CA 94131

July 1st, 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 - Sixth Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 Unit, mixed-use residential project at 363 6th Street and their commitment to improve the neighborhood.

As a resident of the city involved in the property management industry I see the negative effects of insufficient apartment supply daily. I urge the commissioners to approve the project in order to expand housing supply, something that will lead to more affordable costs and many other benefits to current and future neighborhood residents.

Sincerely yours,

Alex Varum

Irina Varum
18 Wood Street
San Francisco, CA 94118

July 1st, 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 - Sixth Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 Unit, mixed-use residential project at 363 6th Street and their commitment to improve the neighborhood.

As a resident of the city involved in the property management industry I see the negative effects of insufficient apartment supply daily. I urge the commissioners to approve the project in order to expand housing supply, something that will lead to more affordable costs and many other benefits to current and future neighborhood residents.

Sincerely yours,

Irina Varum

June 25, 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: Endorsement letter to support Realtex's Development Activities

Dear Planning Commissioners,

I am writing to support Realtex's development activities and proposed projects in South of Market Area (SoMa), San Francisco.

As a neighbor and resident, I would like to express my support of Realtex activities in our neighborhood.

We are excited for the proposed improvements and thoughtful design Realtex is proposing.

Realtex has done a great job engaging with local community, listened to community concerns and held several meetings to present the proposed project and answer any questions. Per my engagement with Realtex, I can tell they are committed to the neighborhood and their involvement in the community is welcome.

We believe the existing sites where Realtex is proposing improvements are blighted and proposed projects will increase safety in the area, activate these sites, and provide much needed housing.

Among other benefits of Realtex's projects are an enhanced landscaping, improved sidewalk experience, planted new trees and new safety measures for bicyclist.

We strongly support Realtex's commitment to the community and their proposed projects. I encourage you to support Realtex and their desirable developments.

With Regards

Sean M. McKenna

950 Harrison #115

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature 

Address Drs Day

340 6TH ST UNIT 204

SF CA 94103

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature

Sean McKenna

Address 950 HARRISON #115

July 1, 2015

City of San Francisco, Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support the proposed 104 unit, mixed-use residential project at 363 6th Street and the developer's commitments to neighborhood improvement. As a professional with a business in the area adjacent to the proposed project I appreciate the community revitalization and improvement that this project will bring to 6th Street.

I believe that the block where the site is located is currently struggling and the existing site is blighted. This proposed building will activate the block, improve the site, and provide much needed housing for San Francisco.

The public benefits of this project include, but are not limited to an improved pedestrian experience, improved bicycle safety, new street trees, and new landscaping that will green the street frontage.

I support Realtex Inc.'s commitment to the neighborhood and urge you to approve the project as proposed for 363 6th Street. Please support this positive investment in the community.

Best regards,

Signature 

Address 2501 Mission St

SF CA 94110

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

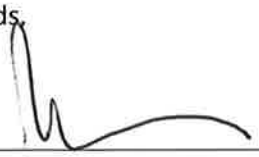
I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature 

Address 285 STHPLLY

SF. CA. 94107

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature joanne sweeney /owner

Address 950 Harrison St #112

San Francisco, CA

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature 

Address 340 6th ST UNIT 101

San Francisco, CA 94103

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature M Vesik L Vesik

250 Clara St., Unit 3
Address

San Francisco, 94107

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature

Address 348 6th Street

San Francisco, CA 94103

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature 

Baek Chang

Address 250 Clara St #4

San Francisco, CA. 94107

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature 

Address 276 SHIRLEY STREET

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature Jan T Sor

Address 260 Clara St.

San Francisco, Ca 94107

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

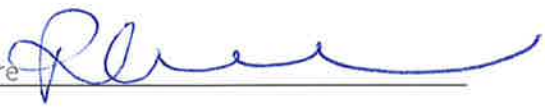
I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature 

Address 970 Harrison Street

San Francisco, Ca 94107

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature:

Address: 250 CLARA St. #12

SF CA 94107

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

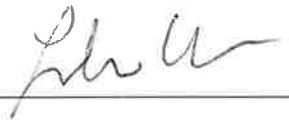
I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature 

Address 155 Harriet #4

San Francisco, CA 94103

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

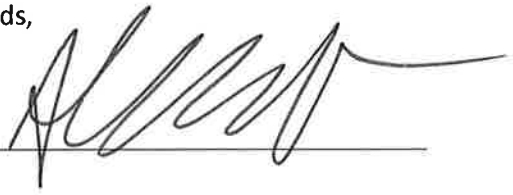
I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature 

Address 155 MARKET ST. #8

94103 SF, CA

(OWNER)

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

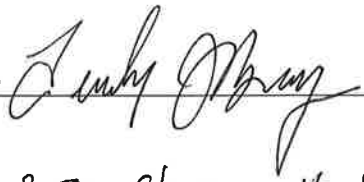
I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature 

Address 250 Clara # 13

June 2015

City of San Francisco, Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

RE: 363 6th Street (Case no. 2011.0586)

Dear Planning Commissioners,

I am writing to support Realtex's proposed 104 unit, mixed-use residential project at 363 6th Street in addition to their diverse commitments to improving the neighborhood. As a neighbor to the proposed project we appreciate Realtex's engagement with the local community. They have worked with the community to address concerns by holding several meeting to discuss their proposals with us.

We believe the existing site is blighted and proposed building will both activate the site and provide much needed housing for SoMa.

The public benefits of this project include, improved sidewalks and bicycle lane infrastructure, new trees and landscaping measures along the street.

We support Realtex's commitment to the neighborhood with their project at 363 6th Street. I encourage you to support Realtex's positive investment in the community.

With Regards,

Signature Stephen A. Smith, Investor

Address 340 - 6th St. #203

San Francisco, CA 94103