



EXECUTIVE SUMMARY

LARGE PROJECT AUTHORIZATION & CONDITIONAL USE AUTHORIZATION

HEARING DATE: SEPTEMBER 24, 2020

Record No.: 2011.1300CUA/ENX-02
Project Address: 901 16th Street/1200 17th Street
Zoning: UMU (Urban Mixed-Use) Zoning District
48-X & 68-X Height and Bulk District
Block/Lot: 3949/001, 001A & 002; 3950/001
Project Sponsor: 901 16th Street Manager, LLC c/o Alexandra Stoelzle, Director
Property Owner: 901 16th St Manager, LLC
100 1st Street, Ste. 250
San Francisco, CA 94105
Staff Contact: Rich Sucre – (628) 652-7364
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Recommendation: Approval with Conditions

Project Description

The proposed project (Project) includes reuse of three existing buildings as the Wholesale Flower Market and new construction of a two-story public parking garage. As part of the Project, an existing modular office building would be demolished, two metal shed industrial warehouse buildings and a one-story vacant brick office building would be reused, a new mezzanine level would be constructed within one of the sheds, and a new public parking garage (measuring approximately 90,900 square feet (sq ft)) with up to 150 off-street vehicular parking spaces and 25 box truck parking spaces would be constructed. In total, the new Wholesale Flower Market would include a total of 125,000 sq ft of storage and wholesale sales use. In addition, the Project would construct a new loading dock, off of Mississippi Street, to accommodate up to four long haul tractor trailers and would include 10 Class 1 bicycle parking spaces and 13 Class 2 bicycle parking spaces.

As a variant to the Project, the parking garage would be enlarged to accommodate up to 180 off-street vehicular parking spaces. The variant would expand the public parking garage to 101,700 sq ft.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Large Project Authorization, pursuant to Planning Code Section 329, for new construction of a new parking garage (measuring approximately 90,900 sq ft or 101,700 sq ft [Variant]) and a Conditional Use Authorization, pursuant to Planning Code Section 303 and 843.41, to establish a public parking garage.

Under the Large Project Authorization, the Project is requesting exceptions to certain Planning Code requirements, including: non-residential open space (Planning Code Section 135.3); screening of vehicle use areas (Planning Code Section 142); above-grade parking (Planning Code Section 145.1(c)(1)); parking and loading entrances (Planning Code Section 145.1(c)(2)); required active use (Planning Code Section 145.1(c)(3)); ground floor heights (Planning Code Section 145.1(c)(4)); curb cuts (Planning Code Section 155(r)); car-share (Planning Code Section 166); horizontal mass reduction (Planning Code Section 270.1); and mid-block alleys (Planning Code Section 270.2).

Issues and Other Considerations

- **Public Comment & Outreach.**
 - **Support/Opposition:** The Department has received an electronic petition with 1,419 signatures and one letter of opposition to the Project, which mainly focused on the design of the Wholesale Flower Market and activation/design of the 17th Street façade.
 - **Outreach:** The Project Sponsor hosted a pre-application meeting in January 2020. Since that time, the Project Sponsor has hosted seven additional presentations to neighborhood organization, including Potrero Dogpatch Merchants Association, the Potrero Hill Boosters and the Dogpatch Neighborhood Association.
- **Variant:** The Project Sponsor is including a Project Variant in their proposal, which explores the expansion of the public parking garage. The Variant would expand the parking garage's second floor from a partial second floor to a full second floor and would also expand the number of off-street vehicular parking spaces from 150 to 180. The Commission's Draft Motion includes approval of both the Project and the Variant.
- **Exceptions:** The Department has reviewed the design and exceptions requested by the Project through the Large Project Authorization. Given the retention of a longstanding community business and reuse of industrial buildings (including one historic building), the Department is supportive of the overall project and the requested exceptions.
- **Development Agreement.** The Project is subject to a Development Agreement between the City and County of San Francisco and KR Flower Mart LLC, which was approved by the Board of Supervisors on January 7, 2020. See Board of Supervisors File No. 190682.

Environmental Review

The Department anticipates publication of an addendum to the 901 16th Street and 1200 17th Street Environmental Impact Report (EIR), case no. 2011.1300E. The 901 16th Street EIR was prepared, circulated for public review and comment, and at a public hearing on May 12, 2016, by Motion No. 19643, certified by the

Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et. seq., (hereinafter "CEQA") the State CEQA Guidelines (Cal. Admin. Code Title 14, section 15000 et seq., (hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Showplace Square/Potrero Hill Area Plan and the Objectives and Policies of the General Plan. The Project retains an important PDR business and reuses and readapts a PDR complex. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

- Draft Motion – Large Project Authorization with Conditions of Approval (Exhibit A)
- Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)
- Exhibit B – Plans and Renderings
- Exhibit C – Land Use Data
- Exhibit D – Maps and Context Photos
- Exhibit E - Project Sponsor Brief
- Exhibit F – Environmental Determination & MMRP (Provided Later)



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: September 24, 2020

Record No.: 2011.1300ENX-02

Project Address: 901 16th Street/1200 17th Street

Zoning: UMU (Urban Mixed Use) Zoning District
68-X and 48-X Height and Bulk Districts

Plan Area: Showplace Square/Potrero Hill (EN)

Block/Lot: 3949/001, 001A & 002
3950/001

Project Sponsor: 901 16th St Manager, LLC c/o Alexandra Stoelzle, Director

Property Owner: 901 16th St Manager, LLC
100 1st Street, Suite 250
San Francisco, CA 94105

Staff Contact: Richard Sucre – (628) 652-7364
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ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 329, TO ALLOW EXCEPTIONS FROM THE PLANNING CODE REQUIREMENTS RELATED TO NON-RESIDENTIAL OPEN SPACE PURSUANT TO PLANNING CODE SECTION 135.3; SCREENING OF VEHICLE USE AREAS PURSUANT TO PLANNING CODE SECTION 142; ABOVE-GRADE PARKING PURSUANT TO PLANNING CODE SECTION 145.1(c)(1); PARKING AND LOADING ENTRANCES PURSUANT TO PLANNING CODE SECTION 145.1(c)(2); REQUIRED ACTIVE USE PURSUANT TO PLANNING CODE SECTION 145.1(c)(3); GROUND FLOOR HEIGHTS PURSUANT TO PLANNING CODE SECTION 145.1(c)(4); CURB CUTS PURSUANT TO PLANNING CODE SECTION 155(r); CAR SHARE PURSUANT TO PLANNING CODE SECTION 166; HORIZONTAL MASS REDUCTION PURSUANT TO PLANNING CODE SECTION 270.1; AND MID-BLOCK ALLEYS PURSUANT TO PLANNING CODE SECTION 270.2, AS PART OF A PROJECT THAT WOULD CONSTRUCT A NEW PUBLIC PARKING GARAGE AND REUSE THREE EXISTING BUILDINGS FOR THE SAN FRANCISCO WHOLESALE FLOWER MARKET, LOCATED AT 901 16TH STREET AND 1200 17TH STREET, ON LOTS 001, 001A, AND 002 IN ASSESSOR'S BLOCK 3949 AND LOT 001 IN ASSESSOR'S BLOCK 3950 WITHIN THE UMU (URBAN MIXED-USE) ZONING DISTRICT AND 48-X AND 68-X HEIGHT AND BULK DISTRICTS, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 31, 2020, Daniel Frattin of Reuben, Junius, and Rose, LLP filed Application No. 2011.1300ENX-02 (hereinafter “Application”) with the Planning Department (hereinafter “Department”) on behalf of 901 16th St Manager, LLC (hereinafter “Project Sponsor”) for a Large Project Authorization to construct a new public parking garage and reuse three existing buildings for the San Francisco Wholesale Flower Market (hereinafter “Project”) at 901 16th Street and 1200 17th Street, Lots 001, 001A, and 002 in Assessor’s Block 3949 and Lot 001 in Assessor’s Block 3950 (hereinafter “Project Site”). A variant to the Project would construct a larger parking structure (hereinafter “Project Variant”), and is required due to the Project Sponsor’s obligations under the Flower Mart Project Development Agreement, which was approved by the Board of Supervisors on January 7, 2020 (see Board of Supervisors File No. 190682) (hereinafter “Development Agreement”). Implementation of the Project Variant would be triggered by a request from the Wholesale Flower Market vendors. Other than increasing the size of the parking garage and the number of parking spaces, there would be no difference between the Project and Project Variant.

The environmental effects of the Project and Project Variant were fully reviewed under the 901 16th Street and 1200 17th Street Environmental Impact Report (EIR), case no. 2011.1300E (hereinafter the “901 16th Street EIR”) and Addendum thereto, case no. 2011.1300E (hereinafter “Addendum”). The 901 16th Street EIR was prepared, circulated for public review and comment, and at a public hearing on May 12, 2016, by Motion No. 19643, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et. seq., (hereinafter “CEQA”) the State CEQA Guidelines (Cal. Admin. Code Title 14, section 15000 et seq., (hereinafter “CEQA Guidelines”) and Chapter 31 of the San Francisco Administrative Code (hereinafter “Chapter 31”).

CEQA Guidelines Section 15164 provides for the use of an addendum to document the basis for a lead agency’s decision not to require a subsequent or supplemental EIR for a project that is already adequately covered in an existing certified EIR. Pursuant to CEQA Guidelines Section 15164, a lead agency may approve a project as being within the scope of an existing EIR if none of the conditions in CEQA Guidelines section 15162 are present. An addendum is appropriate if the proposed project would not cause new significant impacts that were not identified in the prior EIR; would not result in significant impacts that would be substantially more severe than those identified in the prior EIR; would not require new mitigation measures to reduce significant impacts identified in the prior EIR; no changes have occurred with respect to the circumstances of the proposed project that would cause significant environmental impacts to which the project would contribute considerably; and no new information has been put forward demonstrating that the proposed project would cause new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts.

On [DATE], the Department determined that the analyses conducted and the conclusions reached in the 901 16th Street EIR certified on May 12, 2016, remain valid with respect to the Project and Project Variant, and that no subsequent or supplemental EIR is required for the Project or Project Variant.

On September 24, 2020, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2011.1300ENX-02.

The Planning Commission Secretary is the custodian of records; the File for Record No. 2011.1300ENX-02 is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Large Project Authorization as requested in Application No. 2011.1300ENX-02, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

1. **The above recitals are accurate and constitute findings of this Commission.**
2. **Project Description.** The Project consists of the new construction of a new parking garage (measuring approximately 90,900 gross square feet (gsf)) and the change of use and expansion of three existing buildings at 901 16th Street/1200 17th Street. The Project includes demolition of a one-story modular office building, reuse of two metal shed industrial warehouse buildings and a vacant brick office building, construction of a new mezzanine level within the existing warehouse buildings, and new construction of a new public parking structure for the San Francisco Wholesale Flower Market, which would be available to the general public outside of Wholesale Flower Market business hours. The new parking structure would accommodate 150 standard parking spaces, 25 box truck parking/loading spaces, and 23 bicycle parking spaces. A new loading dock accommodating 4 tractor-trailer trucks would be constructed along Mississippi Street. The Project would also include the merger of Lots 001, 001A, and 002 in Assessor's Block 3949 and Lot 001 in Assessor's Block 3950.

A variant to this proposal would provide an expanded parking garage (101,700 gsf) which would include 180 parking spaces, 25 box truck parking/loading spaces, and 24 bicycle parking spaces (hereinafter "Project Variant").

3. **Site Description and Present Use.** The Project Site measures 152,000-square-foot and is located on the block bounded by 16th, Mississippi, 17th, and Missouri Streets, which have approximately 380 feet of frontage along 16th Street, 400 feet of frontage along Mississippi Street, and 380 feet of frontage along 17th Street. The Project Site currently contains four existing buildings: a one-story modular office building at 901 16th Street, a one-story brick office building at 1200 17th Street, a double-height one-story warehouse at 1210 17th Street and 975 16th Street, and an integrated warehouse building at 1200/1100 17th Street. Collectively, these four buildings measure approximately 106,100 square feet. Currently, all existing buildings are vacant.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the UMU Zoning District in the Showplace Square/Potrero Hill Plan Area. The immediate context is mixed in character with residential, industrial, and institutional uses. The site is bordered to the north by mixed-use residential buildings, to the west by a mix of commercial and residential buildings, to the south by an empty lot and a one-story commercial building, and to the east by the I-280 and commercial buildings. The Project Site is approximately 500 feet east of the Connecticut Street and 17th Street stop of the 22 Muni line, approximately 1.3 miles east of the 16th Street Mission BART station, and approximately 0.2 mile north of the I-280 off-ramp.
5. **Public Outreach and Comments.** The Department has received an electronic petition with 1,419 signatures and one letter of opposition to the Project, which mainly focused on the design of the Wholesale Flower Market and activation/design of the 17th Street façade.

The Project Sponsor hosted a pre-application meeting in January 2020. Since that time, the Project Sponsor has hosted seven additional presentations to neighborhood organization, including Potrero Dogpatch Merchants Association, the Potrero Hill Boosters and the Dogpatch Neighborhood Association.

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. Use.** Planning Code Section 843.78 states that wholesale sales uses are principally permitted within the UMU Zoning District.

The Project and Project Variant would establish a new wholesale sales use, which is permitted within the UMU Zoning District; therefore, the Project and Project Variant comply with Section 843.78.

- B. Parking Garage.** Planning Code Section 843.41 states that a parking garage is permitted within the UMU Zoning District with Conditional Use Authorization.

The Project Sponsor would construct a public parking garage pursuant to Planning Code Sections 303 and 843.41. The Project Sponsor has submitted a Conditional Use Authorization which is under review concurrent with this Large Project Authorization (see Planning Record No. 2011.1300CUA).

- C. Minimum Lot Area.** Planning Code Section 121 regulates minimum lot width and area requirements. Each lot must be at least 25 feet wide, and 2,500 square feet in size.

The Project Site is comprised of three lots which will be merged as part of the Project. The combined lot size would be 152,000 gsf and its smallest frontage would be approximately 380 feet long. Thus, the Project and Project Variant comply with this requirement.

- D. Floor Area Ratio.** Planning Code Section 124 establishes Floor Area Ratio maximums. The FAR permitted for a property within a UMU district and subject to 68-foot height limit is 5.0 to 1. For properties subject to a 48-foot height limit, the maximum FAR is 3.0 to 1. Accordingly, the northern half of the Project Site is subject to a 5.0 to 1 FAR limit and the southern half of the Project Site is subject to a 3.0 to 1 FAR limit.

The entire Project Site contains 152,000 square feet of surface area. The Project proposes 125,000 gsf of wholesale sales use and 90,900 gsf of parking area (combined, 215,900 gsf). The Project Variant proposes 125,000 gsf of wholesale sales use and 101,700 gsf of parking area (combined, 226,700 gsf). Thus, the Project would amount to an FAR of 1.4 to 1 and the Project Variant would amount to an FAR of 1.5 to 1; both well below the lower 3 to 1 FAR limit that applies to the Project Site. Thus, the Project and Project Variant comply with the applicable FAR limits.

- E. Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 establishes a number of requirements for the improvement of public rights-of way associated with development projects. In relevant part, development projects are required to conform to the

Better Streets Plan to the maximum extent feasible. One street tree is required for each 20 feet of frontage of the Property along every street and alley.

The Project and Project Variant include new streetscape elements, such as new concrete sidewalks, class 2 bicycle racks, and new street trees. The Project and Project Variant comply with the Better Streets Plan.

- F. **Screening of Rooftop Features.** Planning Code Section 141 requires that rooftop mechanical equipment and appurtenances to be used in a building's maintenance or operation are arranged so they are not visible from any point at or below the roof level of the subject building. These features shall be either enclosed by outer building walls, or grouped and screened in a suitable manner.

Major mechanical equipment required for the Project and Project Variant will be located on up to two mechanical platforms located within the volume of the existing building. Therefore, the Project and Project Variant will comply with this requirement.

- G. **Shadows on Publicly Accessible Open Spaces.** Planning Code Section 147 requires new buildings and additions to existing buildings in the Eastern Neighborhoods Mixed Use Districts exceeding 50 feet in height to be shaped, consistent with the dictates of good design and without unduly restricting the development potential of the site, to reduce substantial shadow impacts on public plazas and other publicly-accessible spaces other than those under the jurisdiction of the Recreation and Parks Department.

The Project and Project Variant do not propose a new building or building addition that exceeds 50 feet in height, and so this requirement does not apply.

- H. **Better Roofs.** Planning Code Section 149 provides a living roof alternative to meeting some or all the Better Roof requirements under San Francisco Green Building Code Section 5.201.1.2.

The Project or Project Variant will comply with the Better Roof requirements by providing the necessary solar on the roof of the existing building. New solar complying with the Better Roof Ordinance will be located on the existing roof to the 17th Street side of the Project.

- I. **Off-Street Parking.** Planning Code Section 151.1 regulates the number of accessory off-street parking spaces permitted for a particular use.

The Project and Project Variant would include a public parking garage established on the site of the existing surface parking lot, pursuant to Planning Code Sections 303 and 843.41. The Project Sponsor has sought Conditional Use Authorization for this public parking garage concurrent with this Large Project Authorization (see case no. 2011.1300CUA).

- J. **Off-Street Freight Loading.** Planning Code Section 152.1 regulates required off-street freight loading in Eastern Neighborhoods Mixed Use Districts. Wholesale uses over 50,000 occupied square feet are required to provide 0.21 spaces per 10,000 square feet of Occupied Floor Area.

The Project and Project Variant propose 125,000 gross square feet of wholesale use, which

would require 3 freight loading spaces. The Project and Project Variant would provide 4 tractor-trailer loading spaces, and thus comply with this requirement.

- K. Dimensions for Required Loading Spaces.** Planning Code Section 154 requires that every required off-street freight loading space have a minimum length of 35 feet, a minimum width of 12 feet, and a minimum vertical clearance of 14 feet. However, the first such required loading space for any use may have a minimum width of 10 feet, a minimum length of 25 feet, and a minimum vertical clearance of 12 feet.

The Project and Project Variant's required loading spaces will comply with this section, with a width of 12 feet, a length of 74 feet, and a minimum clearance of at least 14 feet. Thus, the Project and Project Variant comply with this section.

- L. Off-Street Parking and Loading Arrangement.** Planning Code Section 155 establishes location and arrangement standards for required off-street parking and loading spaces.

The Project and Project Variant would comply with all applicable requirements of Section 155, except for 155(r) pertaining to protected pedestrian-, cycling-, and transit-oriented street frontages, for which an exception is discussed below in Section 8.

- M. Bicycle Parking.** Planning Code Section 155.2 establishes bicycle parking requirements for projects that include (1) an addition to a building or lot that increases the building's gross floor area by more than 20 percent; (2) a change of occupancy which would increase the number of total required bicycle parking spaces by 15 percent; (3) or an addition or creation of new gross floor area or an increase in the capacity of off-street vehicle parking spaces for an existing building or lot, regardless of whether such vehicle parking is considered accessory or a principally or conditionally permitted use.

For wholesale sales use (a non-retail sales and service use), one Class 1 space is required for every 12,000 square feet of occupied floor area, with a minimum of two Class 1 spaces for any use larger than 5,000 occupied square feet. Additionally, four Class 2 spaces are required for any wholesale sales use larger than 50,000 square feet. For parking garages, no Class 1 spaces are required, but one Class 2 space is required for every 20 car spaces.

For the Project, 125,000 sf wholesale sales use would require 10 Class 1 spaces and 4 Class 2 spaces, and 150 vehicle spaces would require 8 Class 2 spaces; for a total of 10 Class 1 and 12 Class 2 spaces. The Project would comply with this section by providing 10 Class 1 and 12 Class 2 bike spaces.

For the Project Variant, 125,000 sf wholesale sales use would require 10 Class 1 spaces and 4 Class 2 spaces, and 169 parking spaces would require 8 Class 2 spaces; for a total of 10 Class 1 and 12 Class 2 spaces. The Project Variant would comply with this section by providing 10 Class 1 and 14 Class 2 spaces.

- N. Showers and Lockers.** Planning Code Section 155.4 requires that showers and lockers be provided where a project includes an addition to a building or lot that increases the building's

gross floor area by more than 20 percent; or a change of occupancy or increase in intensity of use which would increase the number of total required bicycle parking spaces by 15 percent. For wholesale sales use, four showers and 24 clothes lockers are required where the occupied floor area exceeds 50,000 square feet.

The Project and Project Variant will comply with this requirement by providing 4 showers and 24 clothes lockers.

- O. Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project or Project Variant shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project and Project Variant must achieve a target of 3 points.

As currently proposed, the Project or Project Variant will achieve its required 3 points through the following TDM measures:

- *Bicycle Parking (Option A)*
- *Showers and Lockers*
- *Multimodal Wayfinding Signage*

7. Large Project Authorization Design Review in Eastern Neighborhoods Mixed Use Districts.

Planning Code Section 329(c) lists nine aspects of design review in which a project must comply; the Planning Commission finds that the Project and Project Variant are compliant with these nine aspects as follows:

- A. Overall building mass and scale.** The Project and Project Variant consist primarily of a change of use of three existing buildings on project site. A new mezzanine level and minor horizontal expansion would add approximately 26,000 gsf of wholesale space. Additionally, a new parking garage would be added on the site of the existing surface parking lot, not to exceed the height of the existing warehouse buildings. The Project and Project Variant would primarily maintain the existing mass and scale of the existing site; thus, the Project is appropriate and consistent with the mass and scale of the surrounding neighborhood.
- B. Architectural treatments, facade design and building materials.** The Project design proposes a limited and clear palette of materials. The existing building facades will either consist of the existing (repaired) metal siding, or new siding to match the existing. This material will clearly define the market exterior as the repurposed portion of the proposed Project or Project Variant, and will be industrial in spirit. Translucent vertical panel elements would provide color and visual connection to the activities within the market. The parking garage will be clad in metal screening, allowing for transparency to the active use interior to the garage and the industrial activity throughout the day and nighttime uses. The screening material will be appropriate in nature to this PDR (Production, Distribution and Repair) use and will utilize varying colors and width of materials to provide rhythm throughout the exterior façade of the garage. The historic brick structure will be renovated and will maintain and express its largely utilitarian detailing.

- C. **The design of lower floors, including building setback areas, commercial space, townhouses, entries, utilities, and the design and siting of rear yards, parking and loading access.** The Project and Project Variant consist primarily of a change of use of the existing warehouses on site and are designed to optimize the functionality of the Project Site for use by the Wholesale Flower Market vendors and their customers. The design of the Project and Project Variant is centered on ease of circulation for vendors and customers to and from the parking and loading areas, as well as within the vendor space itself. Major mechanical equipment would be located within the building rather than on the roof, and loading and public parking access are limited to the Mississippi Street frontage in order to minimize potential transit conflicts on the Project Site's three frontages. Translucent design elements along the warehouse facades will provide a sense of activity within the building and the parking garage will be designed to allow for public programming during Wholesale Flower Market off hours (e.g. farmers markets or flower oriented trade shows).
- 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 and Project Variant require an exception from the usable open space requirement. Because the Project and Project Variant consist primarily of a change of use of the existing structures, along with construction of a new parking garage, the provision of on-site open space is not feasible. Further, the Project's purpose as a functioning wholesale operation with late night and early morning business hours makes the Project and Project Variant incompatible with a usable open space feature. However, the parking garage is designed to allow for public programming during Wholesale Flower Market off-hours, providing both covered and open-air spaces for public events such as farmers markets. Given the exception to the open space requirement, the Project will be subject to the non-residential open space fee defined in Planning Code Section 426.
- E. **The provision of mid-block alleys and pathways on frontages between 200 and 300 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as required by and pursuant to the criteria set forth in Section 270.2.** The Project and Project Variant require an exception from Section 270.2. The Project Sponsor is obligated via the Development Agreement to provide a minimum of 150 parking spaces on site (plus additional spaces for the Project Variant). Cutting through the garage to provide a mid-block alley would preclude the Project Sponsor from providing the number of parking spaces mandated by the Development Agreement. Further, the existing conditions on the Project Site do not allow for a mid-block alley. The existing surface parking lot is bordered on two sides by the existing warehouse buildings, which the Project and Project Variant would repurpose. This means that there is no opportunity for through-block pedestrian access anywhere on the Project Site.
- F. **Streetscape and other public improvements, including tree planting, street furniture, and lighting.** In compliance with Planning Code Section 138.1, the Project and Project Variant include new streetscape elements, such as new concrete sidewalks, class 2 bicycle racks, and new street trees. These improvements would vastly improve the public realm and surrounding streetscape.
- G. **Circulation, including streets, alleys and mid-block pedestrian pathways.** The Project and

Project Variant provide ample circulation in and around the Project Site. Automobile access is limited to the one public entry/exit on Mississippi Street and access to the loading dock would be situated on Mississippi Street as well. Existing curb cuts on 17th Street would be eliminated, and a third existing curb cut on 16th Street would also be eliminated. Two other curb cuts on 16th Street would be maintained for access to an electrical transformer and a refuse and recycling area. The Project and Project Variant concentrate vehicle and truck access to and from the Project Site, minimizing potential conflicts along the Project Site's three frontages. Additionally, the proposed parking structure is large enough to provide on-site circulation, reducing the likelihood of queueing in the street and promoting safety for pedestrians, cyclists, and other motorists.

- 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 and Project Variant, on balance, meet the Objectives and Policies of the General Plan. See Below.
8. **Large/Downtown Project Authorization Exceptions.** Planning Code Section 329 allows exceptions for Large Projects in the Eastern Neighborhoods Mixed Use/Downtown Districts:
- A. **Horizontal Mass Reduction.** Modification of the horizontal massing breaks required by Section 270.1 in light of any equivalent reduction of horizontal scale, equivalent volume of reduction, and unique and superior architectural design, pursuant to the criteria of Section 270.1(d).

The Planning Commission may modify or waive this requirement through the process set forth in Section 329. When considering any such application, the Commission shall consider the following criteria: (1) No more than 50% of the required mass is reduced unless special circumstances are evident; (2) The depth of any mass reduction breaks provided is not less than 15 feet from the front facade, unless special circumstances are evident; (3) The proposed building envelope can be demonstrated to achieve a distinctly superior effect of reducing the apparent horizontal dimension of the building; and (4) The proposed building achieves unique and superior architectural design.

The Project and Project Variant consist primarily of a change of use of the existing warehouse buildings on site. In addition, both versions of the Project would construct a new parking garage on the site of the existing surface parking lot. The massing breaks required by Section 270.1 are not feasible at the Project Site. The Commission finds that special circumstances are evident on the project site given this particular use and the associated Development Agreement. The parking garage is the only portion of the Project and Project Variant that would involve new construction, with the rest of the Project Site occupied by existing structures that will remain. The Project Sponsor is required by the Development Agreement to provide a minimum of 150 parking spaces on site (plus additional spaces for the Project Variant). Providing massing reductions in the parking structure would preclude the Project Sponsor from providing the number of parking spaces required by those agreements; thus, an exception from Section 270.1 is warranted.

- B. **Additional Code Modifications.** 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 horizontal mass reduction, the Project is seeking modifications of the requirements for non-residential open space (Planning Code Section 135.3); screening of vehicle use areas (Planning Code Section 142); above-grade parking (Planning Code Section 145.1(c)(1)); parking and loading entrances (Planning Code Section 145.1(c)(2)); required active use (Planning Code Section 145.1(c)(3)); ground floor heights (Planning Code Section 145.1(c)(4)); curb cuts (Planning Code Section 155(r)); car-share (Planning Code Section 166); and mid-block alleys (Planning Code Section 270.2); as follows:

- (1) **Mid-Block Alleys.** Planning Code Section 270.2 applies to new construction on lots with greater than 300 linear feet of street frontage, and requires that such projects provide a publicly-accessible mid-block alley for the entire depth of the property, generally located toward the middle of the subject block face, perpendicular to the subject frontage and connecting to any existing streets and alleys. If the new construction is on a lot with greater than 200 feet but less than 300 feet of street frontage, then a midblock alley is only required if one of the following criteria are met: (1) there is an opportunity to provide a through-block connection between two streets, (2) a portion of the subject frontage extends more than half of the block face, or (3) Planning requires it.

The parking garage is the only component of the Project and Project Variant that involves new construction; otherwise, the Project and Project Variant consist primarily of a change of use of the existing buildings on the Project Site. The parking garage would have 240 feet of linear frontage along 16th Street and 215 feet of linear frontage along Mississippi Street. However, there is no opportunity to provide a through-block connection at the Project Site because the parking structure is bounded on both interior sides by the existing buildings. Additionally, the Project Sponsor is required by the Development Agreement to provide a minimum of 150 parking spaces on site. Cutting a mid-block alley through the new structure would preclude the Project Sponsor from providing the 150 spaces as required; thus, an exception is warranted for the Project and Project Variant due to this special circumstance.

- (2) **Usable Open Space for Non-Residential Uses within Eastern Neighborhoods Mixed Use Districts.** Planning Code Section 135.3 requires that within the Eastern Neighborhoods Mixed Use Districts, open space requirements apply to newly constructed structures and all structures to which gross floor area equal to 20% or more of existing gross floor area is added. For such projects, wholesale use requires 1 square foot of open space per each 250 square feet of occupied floor area of new or added square footage. Private or public parking structures and change of use or additions to an existing structure which are limited to uses operating solely during nighttime hours and for which public access to open space cannot feasibly be provided during daytime hours pursuant to Subsection (c)(4), are exempt from this open space requirement.

The Project and Project Variant would add 26,000 gsf of new wholesale use to the Project Site, which would require 104 gsf of open space. While the Project and Project Variant would technically add more than 20% to the existing floor area, the space would be added primarily as a mezzanine within the envelope of the existing buildings on site. Since the Project and Project Variant are utilizing existing buildings for the new wholesale use, and constructing a parking garage pursuant to the requirements of a Development Agreement, there is no opportunity to provide the required open space. Further, the Project and Project Variant's purpose as a functioning wholesale operation with late night and early morning business hours makes the Project and Project Variant incompatible with a usable open space component. To accommodate for the lack of open space, the Project shall be subject to the non-residential open space fee defined in Planning Code Section 426.

- (3) **Screening for Vehicle Use Areas.** Planning Code Section 142 establishes screening requirements applicable to off-street parking and vehicular use areas. Above-grade off-street parking spaces are required to be screened from view from all streets and alleys. Vehicular use areas more than 25 linear feet along a public right-of-way must be screened around the perimeter of the lot adjacent to the vehicular use area. Such screening must consist of either: (1) ornamental fencing or a solid wall that is 4 feet in height and a 5 foot deep permeable surface with landscaping along the perimeter of the lot; or (2) a combination of permeable landscaping compliant with the applicable water use requirements of Administrative Code Chapter 63 and ornamental fencing.

The parking area proposed by the Project and Project Variant will be situated at street level and on an above grade parking deck. With more than 25 feet of frontage, the screening requirements of Section 142 would apply. The Project and Project Variant will provide the requisite ornamental fencing through a metal screen; however, an exception is required for this requirement to also provide a permeable surface perimeter. The Project and Project Variant are designed to provide the minimum of 150 parking spaces required by the Development Agreement. Thus, the Project and Project Variant cannot provide the requisite number of spaces as well as a five-foot permeable perimeter without expanding the overall size of the parking structure.

- (4) **Above-Grade Parking Setback.** Planning Code Section 145.1(c)(1) requires that off-street parking at street grade on a development lot be set back at least 25 feet on the ground floor and at least 15 feet on floors above, from any facade facing a street at least 30 feet in width.

The Project and Project Variant require an exception from the above grade parking setback requirements. The Development Agreement requires the Project Sponsor to provide at least 150 parking spaces on site. Setting back the proposed parking structure from the street would preclude the Project Sponsor from providing those spaces as required, in the amount of space available on-site and without increasing the overall height on the Project Site. Accordingly, an exception is required for both the Project and Project Variant.

- (5) **Parking and Loading Entrances.** Planning Code Section 145.1(c)(2) regulates parking and loading entrances. No more than one-third of the width or 20 feet, whichever is less, of

any given street frontage of a new or altered structure parallel to and facing a street shall be devoted to parking and loading ingress or egress.

On 16th Street, the Project and Project Variant would maintain an existing 16-foot curb cut in order to provide access to an electric transformer, and would reduce the length of an existing 33-foot curb cut to 28-feet to provide access to a refuse and recycling area. Another 22-foot curb cut on that frontage would be eliminated altogether. On Mississippi Street, the Project and Project Variant would reconfigure existing curb cuts to provide access to the loading dock and parking garage. The parking garage curb cut would be extended from 39 feet to 40 feet and the loading dock curb cut would be extended from 86 feet to 97 feet. On 17th Street, the Project and Project Variant would eliminate three existing curb cuts totaling 56 feet in length.

Because the curb cuts on 16th and Mississippi Streets exceed the threshold established in Section 145.1(c)(2), the Project and Project Variant require an exception from this section. The proposed parking and loading entrances (as outlined above) are necessary in order to adequately accommodate the minimum of 150 parking spaces, the 4 tractor trailer loading docks, and the 25 box truck spaces that are required by the Development Agreement. The Wholesale Flower Market is an active PDR use that requires the transportation of large quantities of perishable goods. The success of that operations depends on adequate vehicle access to the market for customer and vendors. Thus, the exception is warranted for the Project and Project Variant.

- (6) **Active Use.** Planning Code Section 145.1(c)(3) requires that space for “active uses” be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above. Active uses include any principal, conditional, or accessory use that by its nature does not require nontransparent walls facing a public street or involves the storage of goods or vehicles.

The Project and Project Variant propose to convert the existing buildings on site to a new Wholesale Flower Market, a PDR use that requires non-transparent walls, and construct a new parking structure, which involves the storage of vehicles. Thus, the Project and Project Variant require an exception from the active use requirements of Section 145.1(c)(3). While the Project and Project Variant would activate the Project Site with a new PDR use, the use requires non-transparent walls, as transparent windows would conflict with the operational needs of the Wholesale Flower Market. Vendor stalls have traditionally been oriented to the interior and layout needs may change over time. Providing transparency would also prevent the Flower Market vendors from using the edges of the building for functions that may include storage, refrigeration equipment, and internally-oriented display structures. Thus, providing active uses with transparent windows as required conflicts with the ultimate purpose of the Project and Project Variant—to provide a new functional Wholesale Flower Market as required by the Development Agreement.

- (7) **Ground Floor Height in UMU Districts.** Planning Code Section 145.1(c)(4) requires that all ground floor uses in UMU Districts shall have a minimum floor-to-floor height of 17 feet, as measured from grade.

As designed, the Project and Project Variant would provide 18-foot floor to ceiling heights throughout the majority of the space. However, because the Project and Project Variant involve the construction of a new mezzanine level within the existing warehouse buildings on site, as well as the construction of a new two-level parking garage, it may not be possible to provide the required 17 feet of height in all areas of the Project. Therefore, the Project and Project Variant require an exception from this section. Given the use as PDR (wholesale sales and storage uses), the Commission finds this exception to be acceptable, since the proposed PDR use has demonstrated that they are capable of functioning within the building despite the reduced floor-to-floor height.

- (8) **Curb Cuts.** Planning Code Section 155(r) regulates garage entries, driveways, or other vehicular access to off-street parking or loading via curb cuts on development lots. Curb cuts are not permitted on 16th Street between Kansas and Mississippi Streets in the UMU District, and curb cuts are not permitted along any SFMTA Board of Directors adopted bicycle routes without an LPA exception.

Pursuant to Planning Code Section 303(y), in order to approve an exception for new or expanded curb cuts on street frontages subject to section 155(r), the Planning Commission shall affirmatively find that the project meets one or more of the following criteria: (1) That the restriction on curb cuts at this location would substantially affect access to or operations of emergency services; (2) That the proposed land use(s) requires off-street parking or loading for disability access under a local, State, or federal law or has an extraordinary need to provide off-street parking or loading for a General Grocery Use, Institutional Use, or PDR Use; and/or that (3) The proposed use necessitates on-site loading spaces in order to prevent a significant negative impact on Muni operations, the safety of pedestrian, cyclists, or traffic hazards.

The Project and Project Variant would maintain the length of an existing 16-foot curb cut on 16th Street in order to provide access to an electric transformer, and would reduce an existing curb cut on 16th Street from 33 to 28 feet to provide access to refuse and recycling area. Another 22-foot curb cut on that frontage would be eliminated altogether. Because the 16th Street curb cuts are existing and would provide access to mechanical areas and refuse and recycling areas, rather than vehicular access to off-street parking or loading, the Project and Project Variant are not subject to the curb cut restriction for 16th Street.

Both Mississippi Street and 17th Street have existing bike lanes. On Mississippi Street, the Project and Project Variant would reconfigure existing curb cuts to provide access to the loading dock and parking garage. The parking garage curb cut would be extended from 39 feet to 40 feet and the loading dock curb cut would be extended from 86 feet to 97 feet. On 17th Street, the Project and Project Variant would eliminate three existing curb cuts.

Overall, the Project and Project Variant result in a net reduction of curb cuts along the three frontages of the Project Site.

The Project and Project Variant meet the criteria established in Section 303(y)(2) because the proposed Wholesale Flower Market is a PDR wholesale/distribution use that cannot

function efficiently without adequate access to parking and loading spaces. To accommodate the necessary parking and loading, the Project and Project Variant propose to reconfigure and re-use the existing curb cuts along Mississippi Street for access to the loading dock, the parking structure, and on 16th Street to reconfigure the existing curb cuts to serve the electrical transformer room and a trash and refuse area. Although the Project and Project Variant include the removal of four existing curb cuts and will not add any net new curb cuts, it requires an exception under the LPA to accommodate sufficient access to the necessary parking and loading spaces to serve the PDR use proposed.

- (9) **Car Share.** Planning Code Section 166 establishes car share parking requirements for newly constructed buildings containing parking for non-residential uses, including non-accessory parking in a garage or lot. One car share space is required for every 50 parking spaces devoted to a non-residential use. The car-share spaces must be made available to a certified car-share organization at the building site or within 800 feet of it.

The Project and Project Variant require an exception from this requirement for the new parking garage, which would not provide the required car share spaces. The parking structure has been designed to have room for exactly the 150 parking spaces that the Project Sponsor is legally obligated to provide to the Wholesale Flower Market vendors based on the Development Agreement. By constructing a full second garage level, the Project Variant provides additional parking spaces with the specific goal of lessening the potential vehicular burden on street parking in the surrounding neighborhood. The Vendors are entitled to request these additional spaces under the Development Agreement, and they would be provided primarily to address Vendor concerns about limited public transportation options during the late night and early morning Wholesale Flower Market hours.

The Wholesale Flower Market revolves around the vehicular (cars, vans, light trucks) transportation of perishable products (floral products and supporting goods). These goods require preparation, transportation, and setup to be used in floral shops, at events, and in support of the tourist industry (restaurants, hotels, etc.). Due the nature of the wholesale business and the frequent in and out use patterns typical of car share uses, the garage is not a good candidate for car share spaces in either the Project or Project Variant scenario. The facility will be operated for much of the day as a dedicated facility to support the Flower Market's wholesale business. During this time the facility will be closed to the general public and limited to wholesale badge holders, who are the key clients for the Flower Market Vendors. As the day progresses the facility will be opened for wider public use. The parking structure is designed to support this particular set of uses and to minimize the impact of the Flower Market on the surrounding community. Due to the particular use patterns and programming outlined above, the parking garage as proposed in both the Project and the Project Variant does not align with the 24-hour public accessibility required for car share spaces to be successful. Additionally, these spaces would take up valuable area which is necessary to limit the potential impact of the Flower Market on the surrounding neighborhood.

As explained above, the 150 spaces proposed (and 180 spaces in the Project Variant) are

critical to the successful operation of the Wholesale Flower Market. Thus, the Project Sponsor cannot eliminate garage spaces in order to provide the required car share spaces.

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

GENERAL PLAN

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences.

Policy 1.3

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

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

Policy 2.3

Maintain a favorable social and cultural climate in the City in order to enhance its attractiveness as a firm location.

OBJECTIVE 3

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

OBJECTIVE 4

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.1

Maintain and enhance a favorable business climate in the City.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 30

ENSURE THAT THE PROVISION OF NEW OR ENLARGED PARKING FACILITIES DO NOT ADVERSELY AFFECT THE LIVABILITY AND DESIRABILITY OF THE CITY AND ITS VARIOUS NEIGHBORHOODS.

Policy 30.1

Assure that new or enlarged parking facilities meet need, locational and design criteria.

Policy 30.6

Make existing and new accessory parking available to nearby residents and the general public for use as short-term or evening parking when not being utilized by the business or institution to which it is accessory.

OBJECTIVE 40

ENFORCE A PARKING AND LOADING STRATEGY FOR FREIGHT DISTRIBUTION TO REDUCE CONGESTION AFFECTING OTHER VEHICULAR TRAFFIC AND ADVERSE IMPACTS ON PEDESTRIAN CIRCULATION.

Policy 40.1

Provide off-street facilities for freight loading and service vehicles on the site of new buildings sufficient to meet the demands generated by the intended uses. Seek opportunities to create new off-street loading facilities for existing buildings.

SHOWPLACE SQUARE/POTRERO AREA PLAN

LAND USE ELEMENT

Objectives and Policies

OBJECTIVE 1.7

RETAIN THE ROLE OF SHOWPLACE SQUARE AS AN IMPORTANT LOCATION FOR PRODUCTION, DISTRIBUTION, AND REPAIR (PDR) ACTIVITIES, FOCUSING IN PARTICULAR ON DESIGN RELATED ACTIVITIES.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 4.3

ESTABLISH PARKING POLICIES THAT IMPROVE THE QUALITY OF NEIGHBORHOODS AND REDUCE CONGESTION AND PRIVATE VEHICLE TRIPS BY ENCOURAGING TRAVEL BY NON-AUTO MODES.

Policy 4.3.5

Permit construction of new parking garages only if they are part of shared parking arrangements that efficiently use space, are appropriately designed, and reduce the overall need for off-street parking in the area.

STREETS AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 5.3

CREATE A NETWORK OF GREEN STREETS THAT CONNECTS OPEN SPACES AND IMPROVES THE WALKABILITY, AESTHETICS, AND ECOLOGICAL SUSTAINABILITY OF THE NEIGHBORHOOD.

Policy 5.3.4 Enhance the pedestrian environment by requiring new development to plant street trees along abutting sidewalks.

The Project and Project Variant are consistent with the above policies of the General Plan and the Showplace Square/Potrero Area Plan. The Project and Variant provide a new permanent home for the San Francisco Flower Market, providing for the long-term operation of a local PDR institution on a site that has historically been used for PDR use. The proposed Wholesale Flower Market will accommodate the same number of vendors and comparable support space as the existing Flower Market at 6th and Brannan Streets, but in a more efficient layout.

The parking structure will provide adequate on-site parking and loading, thereby minimizing demand on on-street parking. The Development Agreement requires that the new Wholesale Flower Market include at least 150 parking spaces. The new parking structure would expand vertically upon an existing surface parking lot, and would utilize a number of existing curb cuts on the Project Site while also eliminating four existing curb cuts. By providing sufficient on-site parking, the Project and Project Variant will allow for this unique wholesale use to function efficiently, while minimizing additional demand for on-street parking in the neighborhood. During Wholesale Flower Market off-hours, the new parking structure would be made available to nearby residents and the general public, and could also be used for public programming such as farmer's markets.

The Project and Project Variant will help realize the City's goal of maintaining the role of Showplace Square as an important location for PDR uses by relocating an existing PDR use from elsewhere in the City to an existing PDR space within Showplace Square/Potrero Hill. The Project and Project

Variant will both retain this PDR site and retain a 100-year old wholesale use within the City limits. The Wholesale Flower Market is a unique design-related use that will help to solidify Showplace Square as an important design focused PDR location.

The Project and Project Variant will enhance the pedestrian environment by activating and revitalizing a large site and adding approximately 30 new street trees along the perimeter of 16th, 17th, and Mississippi Streets. Additionally, the parking garage will provide a venue for occasional public programming and events, such as food stalls, creative markets, and flower shows—thereby serving as a new community gathering space.

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

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

The Project Site does not currently contain any neighborhood serving retail uses. The Project or Project Variant would create a new long-term home for the Wholesale Flower Market, which supports retail florists throughout the City. The proposed use as wholesale sales and storage are supportive of the City's goals for PDR.

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

The Project Site does not possess any existing housing. The Project or Project Variant would preserve the historic Wholesale Flower Market, which has been in the City for over 100 years and is one of only five wholesale flower markets in the nation. By relocating the Wholesale Flower Market to the Project Site, the Project and Project Variant would maintain PDR use on the Project Site and within Showplace Square/Potrero Hill.

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

The Project Site does not currently possess any existing affordable housing, so no housing would be removed by the Project or Project Variant. Additionally, pursuant to the Development Agreement, the Project Sponsor is dedicating at least 14,000 square foot site in the greater South of Market area to the City for the construction of 100% affordable housing, which will contribute towards the enhancement of the City's affordable housing supply.

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

The Project Site is well-served by public transit. Multiple Muni bus lines stop within a few blocks of the Project Site, including the 10, 22, and 55 lines. The Wholesale Flower Market is a PDR business that begins operations late at night and requires the transportation of large quantities of perishable product. Due to the lack of public transportation during these hours and the

requirement for transportation of the delicate products in large quantities, Wholesale Flower Market tenants and customers will generally drive to the site. To accommodate this, the Project would provide 150 parking spaces for cars (169 parking spaces in the Project Variant) and sufficient loading for at least 4 tractor trailers and 25 box trucks.

- 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.

Neither the Project nor Project Variant include commercial office development and neither the Project or Project Variant would displace the industrial or service sectors. The Project and Variant would provide a modernized Wholesale Flower Market facility to house the San Francisco Flower Market, a 100-year-old San Francisco industrial institution.

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

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

- G. That landmarks and historic buildings be preserved.

One brick building at 1200 17th Street is a historic resource. The Project and Project Variant would maintain that structure as part of the Project, ensuring its long-term preservation.

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

The Project and Project Variant consist primarily of a change of use and would not cast new shadow on any park under the jurisdiction of the Recreation & Parks Commission, nor would it have a detrimental impact on park views.

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

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

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

13. The Commission hereby finds that approval of the Large Project Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby APPROVES Large Project Authorization Application No. 2011.1300ENX-02 subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 11, 2020, 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 Addendum and contained in the MMRP are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 329 Large Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. Any appeal shall be made to the Board of Appeals, unless an associated entitlement is appealed to the Board of Supervisors, in which case the appeal of this Motion shall also be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals at (628) 652-1150, 49 South Van Ness Avenue, Suite 1475, San Francisco, CA 94103, or the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on September 24, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 24, 2020

EXHIBIT A

Authorization

This authorization is for a Large Project Authorization to construct a new public parking garage and reuse the existing buildings at the Project Site for the San Francisco Wholesale Flower Market located at 901 16th Street/1200 17th Street, Lots 001, 001A, and 002 in Assessor's Block 3949 and Lot 001 in Assessor's Block 3950, pursuant to Planning Code Section 329 within the UMU Zoning District and a 48-X and 68-X Height and Bulk District; in general conformance with plans, dated September 11, 2020, and stamped "EXHIBIT B" included in Record No. 2011.1300ENX-02 and subject to conditions of approval reviewed and approved by the Commission on September 24, 2020 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 September 24, 2020 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 or Project Variant. The Index Sheet of the construction plans shall reference to the Large Project Authorization and any subsequent amendments or modifications.

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

6. **Additional Project Authorization.** The Project Sponsor must obtain a Conditional Use Authorization under Section 303 and 843.41 to construct a public parking garage in the UMU Zoning District and satisfy all conditions thereof. The conditions set forth below are additional conditions required in connection with the Project and Project Variant. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

7. **Mitigation Measures.** Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed Project and Project Variant and have been agreed to by the Project Sponsor. Their implementation is a condition of project approval.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Design – Compliance at Plan Stage

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7600, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7463, www.sfplanning.org

10. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project or Project Variant, 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 628.652.7600, www.sf-planning.org

- 11. Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application, if a lighting plan is required.

For information about compliance, contact the Case Planner, Planning Department at 628.652. 6378, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7600, www.sfplanning.org

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

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415.701.4500, www.sfmta.org

Parking and Traffic

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

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

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 628.652.7340, www.sfplanning.org

- 15. Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 22 bicycle parking spaces (14 Class 1 or 2 spaces for the wholesale portion of the Project

and 8 Class 2 spaces for the commercial portion of the Project).

If the Project Variant is constructed, it shall provide no fewer than 22 bicycle parking spaces (14 Class 1 or 2 spaces for the wholesale portion of the Project Variant and 8 Class 2 spaces for the commercial portion of the Project Variant)

SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 16. Showers and Clothes Lockers.** Pursuant to Planning Code Section 155.3, the Project or Project Variant shall provide no fewer than 4 showers and 24 clothes lockers.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 17. Off-Street Loading.** Pursuant to Planning Code Section 152.1, the Project or Project Variant will provide at least 3 off-street loading spaces.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 18. 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 or Project Variant.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Provisions

- 19. First Source Hiring.** The Project and Project Variant 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*

20. **Transportation Sustainability Fee.** The Project and Project Variant are subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7600,
www.sfplanning.org*

21. **Eastern Neighborhoods Usable Open Space In Lieu Fee for EN Mixed Use Non-residential Projects.** The Project and Project Variant are subject to the Eastern Neighborhoods Usable Open Space In-Lieu Fee, as applicable, pursuant to Planning Code Section 426.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7600,
www.sfplanning.org*

Monitoring - After Entitlement

22. **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 or Project Variant 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 628.652.7463,
www.sfplanning.org*

23. **Monitoring.** The Project and Project Variant require monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e)(1) and work with the Planning Department for information about compliance.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,
www.sfplanning.org*

24. **Revocation due to Violation of Conditions.** Should implementation of this Project or Project Variant 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 628.652.7463,
www.sfplanning.org*

Operation

25. **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, 628.271.2000, www.sfpublicworks.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

27. **Lighting.** All Project or Project Variant 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 628.652.7463, www.sfplanning.org



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: September 24, 2020

Record No.: 2011.1300CUA

Project Address: 901 16th Street/1200 17th Street

Zoning: UMU (Urban Mixed Use) Zoning District
68-X and 48-X Height and Bulk Districts

Plan Area: Showplace Square/Potrero Hill (EN)

Block/Lot: 3949/001, 001A & 002
3950/001

Project Sponsor: 901 16th St Manager, LLC c/o Alexandra Stoelzle, Director

Property Owner: 901 16th St Manager, LLC
100 1st Street, Suite 250
San Francisco, CA 94105

Staff Contact: Richard Sucre – (628) 652-7364
richard.sucre@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE 303 and 843.41, TO ESTABLISH A PUBLIC PARKING GARAGE AS PART OF A PROJECT THAT WOULD REUSE THE EXISTING BUILDINGS FOR THE SAN FRANCISCO WHOLESALE FLOWER MARKET, LOCATED AT 901 16TH STREET, LOTS 001, 001A, AND 002 IN ASSESSOR'S BLOCK 3949 AND LOT 001 IN ASSESSOR'S BLOCK 3950 WITHIN THE UMU (URBAN MIXED-USE) ZONING DISTRICT AND A 48-X AND 68-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 31, 2020, Daniel Frattin of Reuben, Junius, and Rose, LLP filed Application No. 2011.1300CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") on behalf of 901 16th St Manager, LLC (hereinafter "Project Sponsor") for a Conditional Use Authorization to construct a new parking garage in conjunction with the expansion and change of use of the existing buildings at the Property for the San Francisco Wholesale Flower Market (hereinafter "Project") at 901 16th Street/1200 17th Street, Lots 001, 001A, and 002 in Assessor's Block 3949 and Lot 001 in Assessor's Block 3950 (hereinafter "Project Site"). A variant of the Project would construct a larger parking structure (hereinafter "Project Variant"), and is required due to the Project Sponsor's obligations under the Flower Mart Project Development Agreement, which was approved by the Board of Supervisors on January 7, 2020 (see Board of Supervisors File No. 190682) (hereinafter "Development Agreement"). Implementation of the Project Variant would be triggered by a request from the Wholesale Flower Market vendors. Other than increasing the size of the parking garage, there would be no other differences between the Project and Project Variant.

The environmental effects of the Project and Project Variant were fully reviewed under the 901 16th Street and 1200 17th Street Environmental Impact Report (EIR), case no. 2011.1300E (hereinafter the "901 16th Street EIR") and Addendum thereto, case no. 2011.1300EIA (hereinafter "Addendum"). The 901 16th Street EIR was prepared, circulated for public review and comment, and at a public hearing on May 12, 2016, by Motion No. 19643, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et. seq., (hereinafter "CEQA") the State CEQA Guidelines (Cal. Admin. Code Title 14, section 15000 et seq., (hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").

CEQA Guidelines Section 15164 provides for the use of an addendum to document the basis for a lead agency's decision not to require a subsequent or supplemental EIR for a project that is already adequately covered in an existing certified EIR. Pursuant to CEQA Guidelines Section 15164, a lead agency may approve a project as being within the scope of an existing EIR if none of the conditions in CEQA Guidelines Section 15162 are present. An addendum is appropriate if the proposed project would not cause new significant impacts that were not identified in the prior EIR; would not result in significant impacts that would be substantially more severe than those identified in the prior EIR; would not require new mitigation measures to reduce significant impacts identified in the prior EIR; no changes have occurred with respect to the circumstances of the proposed project that would cause significant environmental impacts to which the project would contribute considerably; and no new information has been put forward demonstrating that the proposed project would cause new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts.

On [DATE], the Department determined that the analyses conducted and the conclusions reached in the 901 16th Street EIR certified on May 12, 2016, remain valid, and that no subsequent or supplemental EIR is required for the Project or Project Variant.

On September 24, 2020, the Commission adopted Motion No. XXXXX, approving a Large Project Authorization for the Project and Project Variant (Large Project Authorization Application No. 2011.1300ENX-02.). Findings contained within said motion are incorporated herein by this reference thereto as if fully set forth in this Motion.

On September 24, 2020, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Authorization Application No. 2011.1300CUA.

The Planning Commission Secretary is the custodian of records; the File for Record No. 2011.1300CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2011.1300CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project consists of the new construction of a new parking garage (measuring approximately 90,900 gross square feet (gsf)) and the change of use and expansion of three existing buildings at 901 16th Street/1200 17th Street. The Project includes demolition of a one-story modular office building, reuse of two metal shed industrial warehouse buildings and a vacant brick office building, construction of a new mezzanine level within the existing warehouse buildings, and new construction of a new public parking structure for the San Francisco Wholesale Flower Market, which would be available to the general public outside of Wholesale Flower Market business hours. The new parking structure would accommodate 150 standard parking spaces, 25 box truck parking/loading spaces, and 23 bicycle parking spaces. A new loading dock accommodating 4 tractor-trailer trucks would be constructed along Mississippi Street. The Project would also include the merger of Lots 001, 001A, and 002 in Assessor’s Block 3949 and Lot 001 in Assessor’s Block 3950.

A variant to this proposal would provide an expanded parking garage (101,700 gsf) which would include 180 parking spaces, 25 box truck parking/loading spaces, and 24 bicycle parking spaces (hereinafter “Project Variant”).

- 3. Site Description and Present Use.** The Project Site measures 152,000-square-foot and is located on the block bounded by 16th, Mississippi, 17th, and Missouri Streets, which have approximately 380 feet of frontage along 16th Street, 400 feet of frontage along Mississippi Street, and 380 feet of frontage along 17th Street. The Project Site currently contains four existing buildings: a one-story modular office building at 901 16th Street, a one-story brick office building at 1200 17th Street, a double-height one-story warehouse at 1210 17th Street and 975 16th Street, and an integrated warehouse building at 1200/1100 17th Street. Collectively, these four buildings measure approximately 106,100 square feet.

Currently, all existing buildings are vacant.

4. Surrounding Properties and Neighborhood. The Project Site is located within the UMU Zoning District in the Showplace Square/Potrero Hill Plan Area. The immediate context is mixed in character with residential, industrial, and institutional uses. The site is bordered to the north by mixed-use residential buildings, to the west by a mix of commercial and residential buildings, to the south by an empty lot and a one-story commercial building, and to the east by the I-280 and commercial buildings. The Project Site is approximately 500 feet east of the Connecticut Street and 17th Street stop of the 22 Muni line, approximately 1.3 miles east of the 16th Street Mission BART station, and approximately 0.2 mile north of the I-280 off-ramp.

5. Public Outreach and Comments. The Department has received an electronic petition with 1,419 signatures and one letter of opposition to the Project, which mainly focused on the design of the Wholesale Flower Market and activation/design of the 17th Street façade.

The Project Sponsor hosted a pre-application meeting in January 2020. Since that time, the Project Sponsor has hosted seven additional presentations to neighborhood organization, including Potrero Dogpatch Merchants Association, the Potrero Hill Boosters and the Dogpatch Neighborhood Association.

6. Planning Code Compliance. The Planning Code Compliance Findings set forth in Motion No. XXXXX, Record No. 2011.1300ENX-02 (Large Project Authorization, pursuant to Planning Code Section 329) apply to this Motion, and are incorporated herein as though fully set forth.

7. Conditional Use Findings. Planning Code Section 303(c) establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use Authorization. On balance, the project complies with said criteria in that:

- A. That the proposed use, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Project and Project Variant will preserve the historic San Francisco Wholesale Flower Market, which has been operating in the City for over 100 years, is one of only five wholesale flower markets in the nation, and supports retail florists throughout the City and the Bay Area.

The San Francisco Wholesale Flower Market is a PDR (production, distribution and repair) wholesale business that depends on convenient truck and vehicle access. Accordingly, the Development Agreement with the City and County of San Francisco requires that the new Wholesale Flower Market include at least 150 car parking spaces and 25 box trucking parking/loading spaces. To accommodate those spaces, the Project Sponsor is proposing the addition of a new parking garage on the site of the existing surface parking lot—which as it stands accommodates only 83 parking spaces. Further, the parking structure is necessary to allow for the efficient functioning of the Flower Market by facilitating convenient access to the tenant spaces on both the ground floor and the new mezzanine level.

The Project and Project Variant is compatible with the neighborhood, as it primarily consists of a

change of use to the existing warehouse buildings at the Property. The new parking structure would serve the new Wholesale Flower Market use and provide general public parking during Flower Market off-hours. The upper level of the new parking deck would be well below the eave of the existing buildings at the Property, maintaining the existing scale of development on the Project Site.

In addition, the parking structure will be located at the corner of 16th Street and Mississippi Street, which is proximate to the I-280 overpass, and will abut the Wholesale Flower Market on the other two sides. This layout avoids any direct adjacency to surrounding uses. Therefore, the addition of the parking structure will be compatible with the existing neighborhood character.

Overall, the Project and Project Variant accommodates an important PDR business and appropriately designs a new garage into the surrounding neighborhood. The Project is considered to be necessary and desirable for the surrounding neighborhood and the City, as a whole.

- B. Such use as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

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

The proposed parking structure's size and arrangement will not be detrimental to the health, safety, convenience, or general welfare of people residing or working in the vicinity. As noted above, the two-level parking structure will be constructed on the site of the existing surface lot, and the height of the structure will sit below the height of the existing buildings on site. Therefore, the size and shape of the proposed structure will not significantly change the character of the Project Site compared to existing conditions. In addition, the arrangement of the structure on the corner of 16th Street and Mississippi Street and bounded by the Flower Mart to the west and south will further limit any potential conflicts with the surrounding neighbors associated with the size of the proposed structure.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of care-share parking spaces, as defined in Section 166 of the Planning Code;

The Development Agreement requires that the Wholesale Flower Market include at least 150 parking spaces and loading to accommodate four tractor trailers and 25 box trucks. By providing sufficient parking and loading spaces on site to comply with the Development Agreement, the Project or Project Variant will minimize any additional demand for on-street parking spaces.

Additionally, the proposed parking structure is large enough to provide on-site circulation, reducing the likelihood of queueing in the street and promoting safety for pedestrians, cyclists, and other motorists. The Project and Project Variant propose to reconfigure an existing curb cut on Mississippi to provide access to the parking garage, essentially maintaining the current circulation patterns on this historically industrial property.

During the business hours, the parking garage will be used as accessory parking for the Wholesale Flower Market. After hours, the parking garage will be open to the public and/or be used for public or neighborhood events.

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

The Project and Project Variant will comply with all applicable regulations regarding construction noise and dust, and will not produce, or include, any permanent uses that will generate substantial levels of noxious or offensive emissions such as excessive noise, glare, dust, and odor.

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

The Project and Project Variant will significantly improve the pedestrian environment by adding approximately 30 street trees to a site that currently lacks greenery of any kind. The Project and Project Variant would screen the parking garage in dynamic metal screens, which would complement the industrial façade of the refurbished Wholesale Flower Market building and the industrial character of the neighborhood. The Project Sponsor will also work with the City to develop an appropriate lighting and signage plan.

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

The Project and Project Variant, on balance, meet the objectives and policies of the General Plan. See below.

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

Per Planning Code Section 843, the Urban Mixed Use (UMU) Zoning District is described as follows:

The Urban Mixed Use (UMU) District is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. Within the UMU, allowed uses include production, distribution, and repair uses such as light manufacturing, home and business services, arts activities, warehouse, and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime entertainment. Housing is also permitted, but is subject to higher affordability requirements. Family-sized dwelling units are encouraged. Within the UMU, office uses are restricted to the upper floors of multiple story buildings.

Within the UMU Zoning District, parking garages are permitted with Conditional Use Authorization. The Project and Project Variant are consistent and compatible with the UMU Zoning District, relocating a long-standing PDR use from one part of the City to a site that has historically been used for industrial purposes. The parking garage component of the Project and Project Variant is critical to the viability of the Wholesale Flower Market at the Project Site because the wholesale use depends on easy vehicle

and truck access by customers and vendors. Thus, the Project or Project Variant are consistent with the intent of the UMU Zoning District and would contribute to the overall mixed-use character of the larger neighborhood.

8. Conditional Use Findings Related to Non-Accessory Parking. Planning Code Section 303(t)(1) establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use Authorization for non-accessory parking in all zoning districts. On balance, the project complies with said criteria in that:

- A. That trips to the use or uses to be served, and the apparent demand for additional parking, cannot be satisfied by the amount of parking classified by this Code as accessory, by transit service which exists or is likely to be provided in the foreseeable future, by car pool arrangements, by more efficient use of existing on-street and off-street parking available in the area, and by other means;

The Project and Project Variant would establish 125,000 gsf of wholesale use at the Project Site, which would allow up to 125 parking spaces under the Planning Code. The Development Agreement requires that the Project include at least 150 parking spaces, such that limiting parking to the accessory parking maximum would not satisfy those agreements.

Additionally, due to the industrial nature of the use, with operating hours overnight and in the early morning, and the transportation of large loads of perishable goods, it is crucial that Flower Market vendors and customers be able to drive to the site. Therefore, transit services, car pool arrangements, and other alternative means of transportation would not reduce the demand for off-street parking for the Project. Additionally, the Wholesale Flower Market sells highly perishable goods in bulk, and has a higher demand for parking than typical PDR businesses. Thus, the Project proposes to provide 150 parking, as required pursuant to the Development Agreement (with 169 spaces in the Project Variant scenario).

- B. That the apparent demand for additional parking cannot be satisfied by the provision by the applicant of one or more car-share parking spaces in addition to those that may already be required by Section 166 of this Code;

The Project proposes 150 parking spaces, as required by the Development Agreement and necessitated by the Wholesale Flower Market's unique business needs (with 169 spaces in the Project Variant scenario). The Project Sponsor is seeking an LPA exception from the car share parking requirement. The parking structure has been designed to provide the at least 150 parking spaces that the Project Sponsor is legally obligated to provide pursuant to the Development Agreement with the City. These spaces—available to both the Flower Market vendors and their customers during Flower Market business hours—are critical to the successful operation of the Market. Thus, the Project Sponsor cannot eliminate garage spaces, which serve the vehicles of individual customers and flower vendors transporting large volumes of perishable goods, in order to provide car share spaces. The provision of car share spaces would not meet the parking and loading needs required by the proposed wholesale use.

- C. The absence of potential detrimental effects of the proposed parking upon the surrounding area, especially through unnecessary demolition of sound structures, contribution to traffic congestion, or

disruption of or conflict with transit services, walking, and cycling;

The proposed parking is necessary to meet the unique parking demands of the Wholesale Flower Market and is required by the Development Agreement. The proposed parking will minimize any additional demand for on-street parking in the neighborhood.

The Project and Project Variant will necessitate the demolition of a small temporary office structure on the Project Site, but will retain and reuse the existing warehouse buildings and a historic brick structure on 17th Street.

The Project and Project Variant provide minimal conflicts with transit services, pedestrians, or cyclists and appropriate mitigation will be incorporated. As compared with the previously approved housing project (See Record No. 2011.1300X) at 901 16th Street, the Project and Project Variant would provide for less or similar conflicts or contributions to traffic congestion. The Project and Project Variant propose to establish a new wholesale use on a historically industrial and current PDR site. The Project and Project Variant would utilize a number of existing curb cuts, and would eliminate several existing curb cuts at the Project Site, thereby improving the current circulation patterns on the block and reducing the potential for conflicts with pedestrians or cyclists. Additionally, the Wholesale Flower Market's peak business hours are late night and early morning, times of day when little pedestrian and cycling traffic is expected.

- D. In the case of uses other than housing, limitation of the proposed parking to short-term occupancy by visitors rather than long-term occupancy by employees; and

The Project and Project Variant propose the new parking structure in order to provide at least 150 parking spaces that the Project Sponsor is obligated to build pursuant to the Development Agreement and its agreement with the Flower Market vendors. The proposed spaces will serve the specific business needs of the Wholesale Flower Market, including short-term customer parking as well as vendor parking and loading. Wholesale Flower Market employees would only utilize the parking structure in the Project Variant scenario, and only during Wholesale Flower Market hours (which are not regular 9 a.m. – 5 p.m. business hours). During Flower Market off hours, the parking garage would be available for short-term neighborhood parking.

- E. Availability of the proposed parking to the general public at times when such parking is not needed to serve the use or uses for which it is primarily intended.

While the parking would meet the specific parking and loading needs of the Wholesale Flower Market, it would also be made available to the general public during Flower Market off-hours.

9. Conditional Use Findings Related to Non-Accessory Parking in Mixed Use Districts. Planning Code Section 303(t)(2) establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use Authorization for non-accessory parking in Mixed Use Districts. On balance, the project complies with said criteria in that:

- A. Such facility shall meet all the design requirements for setbacks from facades and wrapping with active uses at all levels per the requirements of Section 145.1;

The Project and Project Variant require an exception from the above grade parking setback requirements and the active use requirements pursuant to the Large Project Authorization. The Project Sponsor is obligated by the Development Agreement to provide at least 150 parking spaces on site. Setting back the proposed parking structure from the street or wrapping the garage with active uses would preclude the Project Sponsor from providing the spaces required by the Development Agreement. However, the Project or Project Variant will enhance the pedestrian experience by replacing the existing unenclosed surface parking lot with an enclosed parking structure that is screened from view with architectural elements that are compatible with the proposed renovations to the exterior of the existing buildings and consistent with the neighborhood character. In addition, the proposed Project or Project Variant will incorporate approximately 30 new street trees on a site that currently lacks greenery of any kind. Finally, the Project Sponsor will also plan for public events during the hours not used by the Wholesale Flower Market.

- B. Such parking shall not be accessed from any protected Transit or Pedestrian Street described in Section 155(r);

The portion of 16th Street fronting the Property is a protected street frontage under 155(r)(2)(L). On 16th Street, the Project and Project Variant would maintain an existing 16-foot curb cut in order to provide access to an electric transformer, and would reduce the length of an existing 33-foot curb cut to 28-feet to provide access to a refuse and recycling area. Another 22-foot curb cut on that frontage would be eliminated altogether. No vehicle access to the parking garage would be provided from 16th Street.

Both Mississippi Street and 17th Street have existing bike lanes. On Mississippi Street, the Project and Project Variant would reconfigure existing curb cuts to provide access to the loading dock and parking garage. The parking garage curb cut would be extended from 39 feet to 40 feet and the loading dock curb cut would be extended from 86 feet to 97 feet. On 17th Street, the Project and Project Variant would eliminate three existing curb cuts. Overall, the Project and Project Variant result in a net reduction of curb cuts along the three frontages of the Project Site. Although the Project and Project Variant include the removal of four existing curb cuts and will not add any net new curb cuts to the Project Site, an exception is required under the Large Project Authorization in order to accommodate sufficient access to the necessary parking and loading spaces to serve the PDR use proposed as required under the Development Agreement.

The Project and Project Variant meet the criteria established in Section 303(y)(2) for such an exception under the Large Project Authorization because the proposed Wholesale Flower Market is a PDR wholesale/distribution use that cannot function efficiently without adequate access to parking and loading spaces. To accommodate the necessary parking and loading, the Project and Project Variant propose to reconfigure and re-use the existing curb cuts along Mississippi Street for access to the loading dock and the parking structure, and along 16th Street to reconfigure the existing curb cuts to serve the electrical transformer room and a trash and refuse area.

- C. Such parking garage shall be located in a building where the ratio of gross square footage of parking uses to other uses that are permitted or Conditionally permitted in that district is not more than 1 to 1;

The proposed building will contain 125,000 gsf of wholesale sales use, while the proposed parking garage will be a maximum of 101,700 gsf in the Project Variant scenario (and 90,900 gsf in the principal Project scenario). Therefore, the ratio of the gross square footage of the parking use to the wholesale sales use is less than 1 to 1 for both the Project and Project Variant.

- D. Such parking shall be available for use by the general public on equal terms and shall not be deeded or made available exclusively to tenants, residents, owners, or users of any particular use or building except in cases that such parking meets the additional criteria;

The parking garage will not be deeded or made exclusively available to the Wholesale Flower Market vendors or customers. The parking garage will serve the needs of the Wholesale Flower Market vendors and customers (which include the general public) during Flower Market business hours, and will be available to the general public during Flower Market off-hours in the afternoon and evening. The Wholesale Flower Market provides wholesale-only shopping hours (for badge holders) and general public shopping hours. Outside of those wholesale-only hours, the garage will be open for public use. Wholesale hours are fairly limited, and were most recently scheduled for Mondays, Wednesdays, and Fridays from 2 a.m. to 9 a.m. and Tuesdays, Thursdays, and Saturdays from 5 a.m. to 9 a.m. Such that the garage would be open to the general public after 9 a.m.¹

- E. Such facility shall provide spaces for car sharing vehicles per the requirements of Section 166 and bicycle parking per the requirements of Sections 155.1 and 155.2;

The Project and Project Variant will provide bike parking as required pursuant to Planning Code Section 155.2.

For the Project, 125,000 sf wholesale sales use would require 10 Class 1 spaces and 4 Class 2 spaces, and 150 vehicle spaces would require 8 Class 2 spaces; for a total of 10 Class 1 and 12 Class 2 spaces. The Project would comply with this requirement by providing 10 Class 1 and 12 Class 2 bike spaces.

For the Project Variant, 125,000 sf wholesale sales use would require 10 Class 1 spaces and 4 Class 2 spaces, and 169 parking spaces would require 8 Class 2 spaces; for a total of 10 Class 1 and 12 Class 2 spaces. The Project Variant would comply with this requirement by providing 10 Class 1 and 14 Class 2 spaces.

As discussed above, the Project and Project Variant require an exception from the car share requirements pursuant to Planning Code Section 166. The parking structure has been designed to accommodate the 150 parking spaces that the Project Sponsor is legally obligated to provide to the Flower Market vendors under the Development Agreement. These spaces—available to both the vendors and their customers during Flower Market business hours—are critical to the successful operation of the Market. Thus, the Project Sponsor cannot eliminate garage spaces in order to provide the required car share spaces.

¹ As a result of Covid-19, like many businesses in San Francisco, the Wholesale Flower Market has been forced to update their hours temporarily to accommodate for Shelter-In-Place Orders. Current wholesale market hours are Tuesdays 5 a.m. to 11 a.m., Wednesdays 4 a.m. to 11 a.m., Thursdays 6 a.m. to 9 a.m., and Fridays 5 a.m. to 9 a.m.

- F. Such facility, to the extent open to the public, shall meet the pricing requirements of Section 155(g) and shall generally limit the proposed parking to short-term occupancy rather than long-term occupancy;

To the extent the parking structure is open to the general public outside of Wholesale Flower Market hours of operation, the Project Sponsor will ensure that the rate charged for four hours of parking is no more than four times the rate charged for the first hour, and the rate charged for eight or more hours of parking is no less than 10 times the rate charged for the first hour. Additionally, no discounted parking rate will be offered for weekly, monthly, or similar time-specific parking periods.

- G. Vehicle movement on or around the facility does not unduly impact pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district;

The Project or Project Variant would not unduly impact transit services, pedestrians, cyclists, or other vehicles. The Project and Project Variant propose to establish a new wholesale use on a historically industrial site.

On 16th Street, the Project and Project Variant would maintain an existing 16-foot curb cut in order to provide access to an electric transformer, and would reduce the length of an existing 33-foot curb cut to 28-feet to provide access to a refuse and recycling area. Another 22-foot curb cut on that frontage would be eliminated altogether. On Mississippi Street, the Project and Project Variant would reconfigure existing curb cuts to provide access to the loading dock and parking garage. The parking garage curb cut would be extended from 39 feet to 40 feet and the loading dock curb cut would be extended from 86 feet to 97 feet. On 17th Street, the Project and Project Variant would eliminate three existing curb cuts. Ultimately, the Project and Project Variant include the removal of four existing curb cuts and will not add any new curb cuts, resulting in a net reduction in curb cuts on the Project Site. The Project and Project Variant would concentrate vehicle access to the Project Site on Mississippi Street, minimizing the potential for conflict with pedestrians, transit, and bicycles. In addition, the size of the parking structure allows for traffic circulation on-site, thus reducing the likelihood of queueing in the street and ensuring efficient traffic movement.

The potential transportation impacts of the Project and Project Variant have been evaluated as part of the Project's environmental review, and no undue impacts on pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement are anticipated.

- H. Such facility and its access does not diminish the quality and viability of existing or planned streetscape enhancements.

The Project and Project Variant will not affect any existing or planned streetscape enhancements. The Project and Project Variant will help enhance the streetscape and pedestrian experience by adding approximately 30 new street trees along the perimeter of the Project Site on 16th, 17th, and Mississippi Streets, as well as ornamental and dynamic screening around the perimeter of the new parking structure.

10. General Plan Compliance. The General Plan Compliance Findings set forth in Motion No. XXXXX, Record No. 2011.1300ENX-2 (Large Project Authorization, pursuant to Planning Code Section 329), apply to this

Motion, and are incorporated herein as though fully set forth.

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

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

The Project Site does not currently contain any neighborhood serving retail uses. The Project or Project Variant would create a new long-term home for the Wholesale Flower Market, which supports retail florists throughout the City. The proposed use as wholesale sales and storage are supportive of the City's goals for PDR.

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

The Project Site does not possess any existing housing. The Project or Project Variant would preserve the historic Wholesale Flower Market, which has been in the City for over 100 years and is one of only five wholesale flower markets in the nation. By relocating the Wholesale Flower Market to the Project Site, the Project and Project Variant would maintain PDR use on the Project Site and within Showplace Square/Potrero Hill.

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

The Project Site does not currently possess any existing affordable housing, so no housing would be removed by the Project or Project Variant. Additionally, pursuant to the Development Agreement, the Project Sponsor is dedicating at least 14,000 square foot site in the greater South of Market area to the City for the construction of 100% affordable housing, which will contribute towards the enhancement of the City's affordable housing supply.

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

The Project Site is well-served by public transit. Multiple Muni bus lines stop within a few blocks of the Project Site, including the 10, 22, and 55 lines. The Wholesale Flower Market is a PDR business that begins operations late at night and requires the transportation of large quantities of perishable product. Due to the lack of public transportation during these hours and the requirement for transportation of the delicate products in large quantities, Wholesale Flower Market tenants and customers will generally drive to the site. To accommodate this, the Project would provide 150 parking spaces for cars (169 parking spaces in the Project Variant) and sufficient loading for at least 4 tractor trailers and 25 box trucks.

- 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.

Neither the Project nor Project Variant include commercial office development and neither the Project or Project Variant would displace the industrial or service sectors. The Project and Variant would provide a modernized Wholesale Flower Market facility to house the San Francisco Flower Market, a 100-year-old San Francisco industrial institution.

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

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

- G. That landmarks and historic buildings be preserved.

One brick building at 1200 17th Street is a historic resource. The Project and Project Variant would maintain that structure as part of the Project, ensuring its long-term preservation.

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

The Project and Project Variant consist primarily of a change of use and would not cast new shadow on any park under the jurisdiction of the Recreation & Parks Commission, nor would it have a detrimental impact on park views.

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

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

- 13.** The Project and Project Variant are consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 14.** The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2011.1300CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 11, 2020, 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 Addendum and contained in the MMRP are included as conditions of approval.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 24, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 24, 2020

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a public parking garage associated with the Wholesale Flower Market at located at 901 16th Street/1200 17th Street, Lots 001, 001A, and 002 in Assessor's Block 3949 and Lot 001 in Assessor's Block 3950, pursuant to Planning Code Sections 303 and 843.41 within the UMU (Urban Mixed-Use) Zoning District and a 48-X and 68-X Height and Bulk District; in general conformance with plans, dated September 11, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2011.1300CUA and subject to conditions of approval reviewed and approved by the Commission on September 24, 2020 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 September 24, 2020 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 or Project Variant. The Index Sheet of the construction plans shall reference to the Conditional Use Authorization and any subsequent amendments or modifications.

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

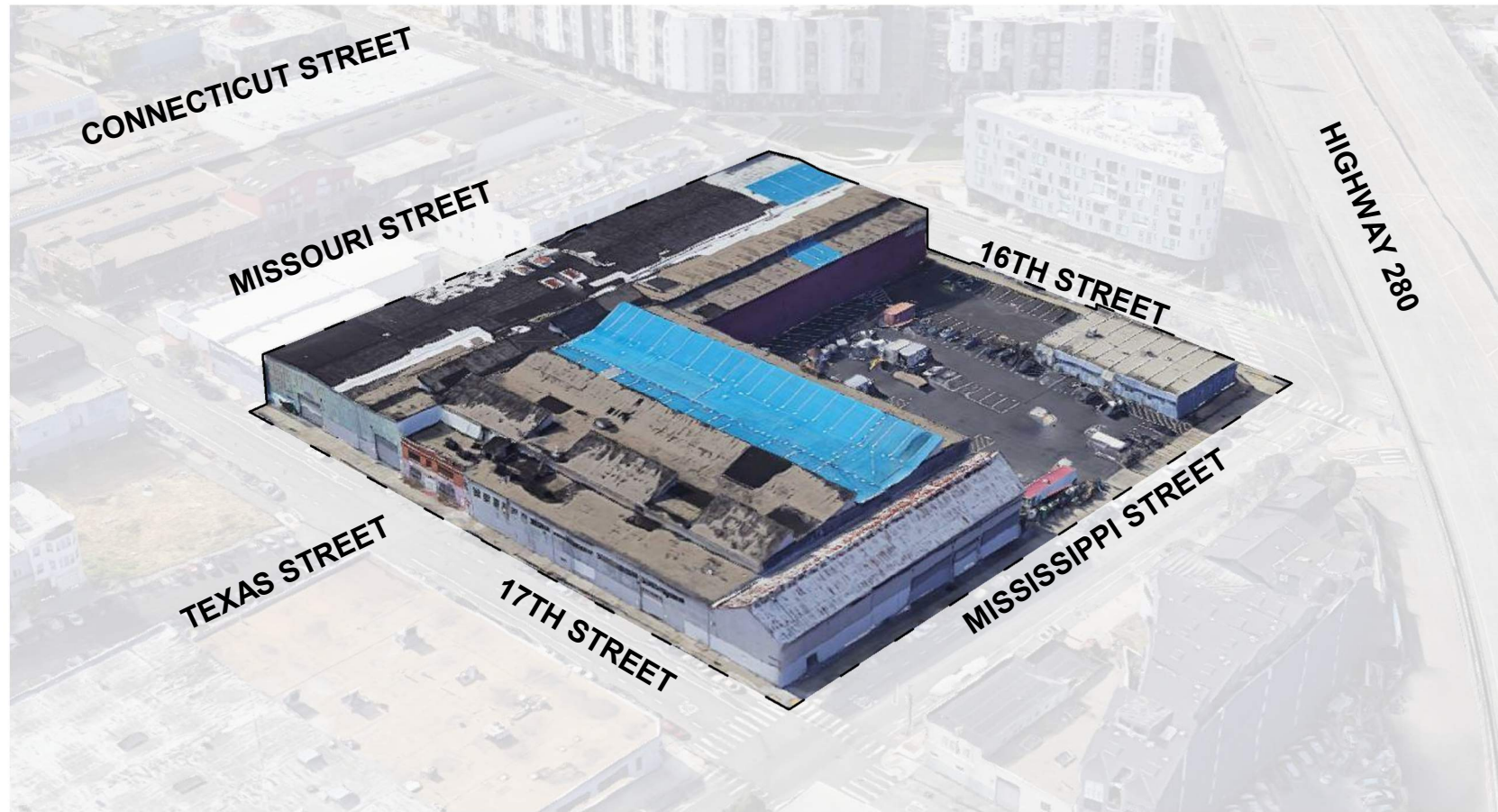
- 5. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,

www.sfplanning.org

6. **Additional Project Authorization.** The Project Sponsor must obtain a Large Project Authorization under Planning Code Section 329 to allow the new construction of the new public parking garage and establish 125,000 gsf of wholesale use at the Project Site, and satisfy all conditions thereof. The conditions set forth are additional conditions required in connection with the Project and Project Variant. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,
www.sfplanning.org*



PROJECT NARRATIVE

THE PROJECT SITE IS LOCATED AT 901 16TH STREET ON THE BLOCK BOUNDED BY 16TH ST, MISSISSIPPI ST, 17TH ST, AND MISSOURI ST AT ASSESSOR'S BLOCK 3949, LOTS 001 AND 002, AND ASSESSOR'S BLOCK 3950, LOT 001. THE PROJECT SITE IS APPROXIMATELY 152,000 SF IN AREA. THE PROPERTY IS SITUATED WITHIN THE POTRERO HILL NEIGHBORHOOD, AND THE SHOWPLACE SQUARE/POTRERO HILL PLAN AREA.

THE PROPERTY CONTAINS FOUR EXISTING BUILDINGS : TWO METAL SHED INDUSTRIAL WAREHOUSE BUILDINGS, A VACANT BRICK OFFICE BUILDING, AND A MODULAR OFFICE STRUCTURE (APPROXIMATELY 5,800). IN TOTAL, THE FOUR EXISTING BUILDINGS CONTAIN APPROXIMATELY 106,100 GSF. THE PROPERTY ALSO CONTAINS A SURFACE PARKING LOT. THE PERMANENT OFF-SITE FLOWER MART PROJECT WOULD ESTABLISH A NEW PERMANENT LOCATION FOR THE SAN FRANCISCO FLOWER WHOLESALE MARKET WITHIN SAN FRANCISCO.

THE PROJECT WOULD PRIMARILY REUSE THE EXISTING BUILDINGS AT THE PROPERTY AS THE NEW FLOWER MART (PDR USE), PROPOSING FOR DEMOLITION ONLY OF THE MODULAR OFFICE STRUCTURE. ADDITIONALLY, THE PROJECT WOULD INVOLVE THE CONSTRUCTION OF A NEW PARTIAL SECOND LEVEL, AS WELL AS A PARKING STRUCTURE TO BE LOCATED ON THE SITE OF THE EXISTING PARKING LOT. THE NEW PARKING STRUCTURE WOULD PROVIDE 150 STANDARD PARKING SPACES AND 25 BOX TRUCK LOADING SPACES FOR USE BY THE WHOLESALE FLOWER MARKET CUSTOMERS. NEW LOADING SPACES AT THE PROPERTY WOULD PROVIDE ACCOMMODATIONS FOR 4 LONG HAUL TRACTOR TRAILERS. A PROJECT VARIANT WOULD EXPAND THE PARKING STRUCTURE TO ACCOMMODATE UP TO 200 PARKING SPACES.

DRAWING INDEX

GENERAL INFORMATION & EXISTING CONDITIONS

- PRJ-0.0 COVER SHEET
- PRJ-0.01 EXISTING CONDITIONS - SITE PLAN & ZONING SUMMARY
- PRJ-0.02 SITE PHOTOS
- PRJ-0.03 SITE PHOTOS
- PRJ-0.04 SITE PHOTOS
- PRJ-0.05 EXISTING CONDITIONS - LEVEL ONE FLOOR PLAN
- PRJ-0.06 EXISTING CONDITIONS - BUILDING SECTIONS
- PRJ-0.07 EXISTING CONDITIONS - ELEVATIONS
- PRJ-0.08 EXISTING CONDITIONS - 17TH STREET ROW
- PRJ-0.09 EXISTING CONDITIONS - MISSISSIPPI STREET ROW
- PRJ-0.10 EXISTING CONDITIONS - 16TH STREET ROW

PROPOSED PROJECT

- PRJ-1.0A PROPOSED PROJECT -(CONCEPTUAL RENDERING OF SECTION PERSPECTIVE
- PRJ-1.0B PROPOSED PROJECT - CONCEPTUAL RENDERING CORNER OF 17TH ST & MISSISSIPPI
- PRJ-1.0C PROPOSED PROJECT -(CONCEPTUAL RENDERING OF FIRST FLOOR MARKET VENDORS
- PRJ-1.0D PROPOSED PROJECT -(CONCEPTUAL RENDERING OF SECOND FLOOR MARKET VENDORS
- PRJ-1.0E PROPOSED PROJECT -(CONCEPTUAL RENDERING OF CORNER OF 16TH & MISSISSIPPI
- PRJ-1.0F PROPOSED PROJECT - CONCEPTUAL RENDERING CORNER OF 16TH & MISSISSIPPI
- PRJ-1.0G PROPOSED PROJECT - CONCEPTUAL RENDERING GARAGE INTERIOR
- PRJ-1.0H PROPOSED PROJECT - CONCEPTUAL RENDERING GARAGE ENTRY
- PRJ-1.0I PROPOSED PROJECT - CONCEPTUAL RENDERING GARAGE ENTRY
- PRJ-1.0J PROPOSED PROJECT -(CONCEPTUAL RENDERING OF 17TH STREET
- PRJ-1.0K PROPOSED PROJECT -(CONCEPTUAL RENDERING OF 17TH STREET
- PRJ-1.0L PROPOSED PROJECT -(CONCEPTUAL RENDERING OF 17TH STREET
- PRJ-1.1 PROPOSED PROJECT - AXONOMETRIC VIEW
- PRJ-2.0 PROPOSED PROJECT - SITE PLAN

- PRJ-2.1 PROPOSED PROJECT - LEVEL ONE FLOOR PLAN
- PRJ-2.2 PROPOSED PROJECT - LEVEL TWO FLOOR PLAN
- PRJ-2.3 PROPOSED PROJECT - ROOF PLAN
- PRJ-2.4 PROPOSED PROJECT - 17TH STREET ROW
- PRJ-2.5 PROPOSED PROJECT - MISSISSIPPI STREET ROW
- PRJ-2.6 PROPOSED PROJECT - 16TH STREET ROW
- PRJ-3.0 PROPOSED PROJECT - BUILDING SECTIONS
- PRJ-4.0 PROPOSED PROJECT - ELEVATIONS
- PRJ-4.1 PROPOSED PROJECT - ENLARGED GARAGE ELEVATIONS

VARIANT

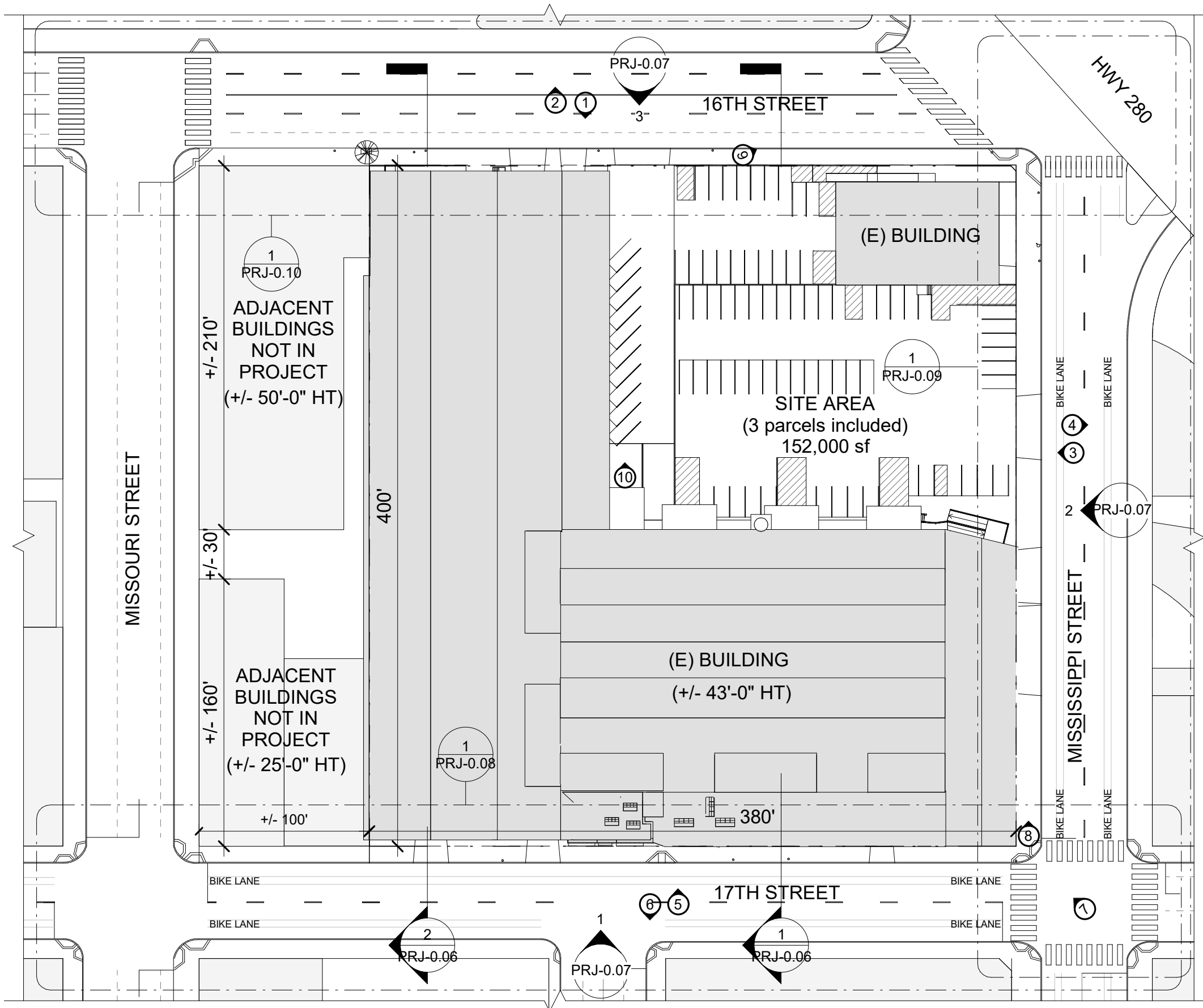
- PRJ-11.0 VARIANT - AXONOMETRIC VIEW
- PRJ-12.0 VARIANT - SITE PLAN
- PRJ-12.1 VARIANT - LEVEL ONE FLOOR PLAN
- PRJ-12.2 VARIANT - LEVEL TWO FLOOR PLAN
- PRJ-12.3 VARIANT - ROOF PLAN
- PRJ-13.0 VARIANT - BUILDING SECTIONS
- PRJ-14.0 VARIANT - ELEVATIONS
- PRJ-14.1 VARIANT - ENLARGED GARAGE ELEVATIONS
- PRJ-15.0 VARIANT - DESIGN ELEVATION MISSISSIPPI STREET
- PRJ-15.1 VARIANT - DESIGN ELEVATION 17TH STREET
- PRJ-15.2 VARIANT - DESIGN ELEVATION 16TH STREET
- PRJ-15.3 VARIANT - ENLARGED GARAGE ELEVATIONS

PUBLIC REALM

- PRJ-20.0 FLOW DIAGRAM - WHOLESALE MARKET
- PRJ-20.1 PUBLIC REALM PLAN
- PRJ-20.2 16TH STREET - (ENLARGED PLAN & SECTION @ MARKET BUILDING
- PRJ-20.3 MISSISSIPPI STREET - ENLARGED PLAN & SECTION @ GARAGE
- PRJ-20.4 MISSISSIPPI STREET - ENLARGED PLAN & SECTION @ MARKET BUILDINGARKET
- PRJ-20.5 17TH STREET - (ENLARGED PLAN & SECTION @ MARKET BUILDINGARKET
- PRJ-20.6 16TH & MISSISSIPPI - ENLARGED PLAN & SECTION @ GARAGE

SURVEY

- PRJ-21.0 SURVEY
- PRJ-21.1 SURVEY



KEY ZONING PROVISIONS

Zoning Designation :	UMU, Urban Mixed Use
Allowed Uses:	Wholesale Sales, Retail Sales (Permitted up to 25,000 gross square feet per lot)
Zoning Control Height and Bulk:	48-X (17th St) , 68-X (16th St)
FAR:	3:1 (17th St) , 5:1 (16th St)
Setbacks:	None
Accessory Uses:	1/3 of Principle Use
Parking Allowed:	Max 1 space for each 1,500 square feet of occupied floor area, plus 50 % increase

EXISTING OCCUPANCY

Building Area:	106,100 sf
Parcel Area:	152,000 sf
Existing Use:	Warehouse and Storage w/ Accessory Office
Existing Parking:	83
Existing Loading:	10



1

16TH STREET - NORTH ELEVATION



2

16TH STREET - NORTH ELEVATION



3

MISSISSIPPI STREET - EAST ELEVATION



4

MISSISSIPPI STREET - EAST ELEVATION



5

17TH STREET - SOUTH ELEVATION



6

17TH STREET - SOUTH ELEVATION



7

SITE CONTEXT PHOTO 7



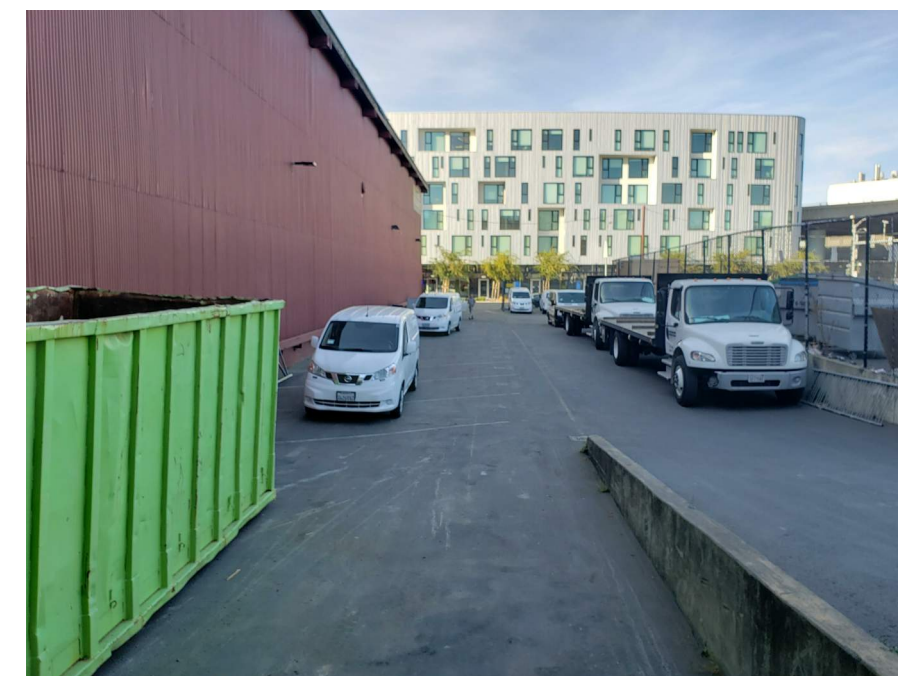
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SITE CONTEXT PHOTO 8



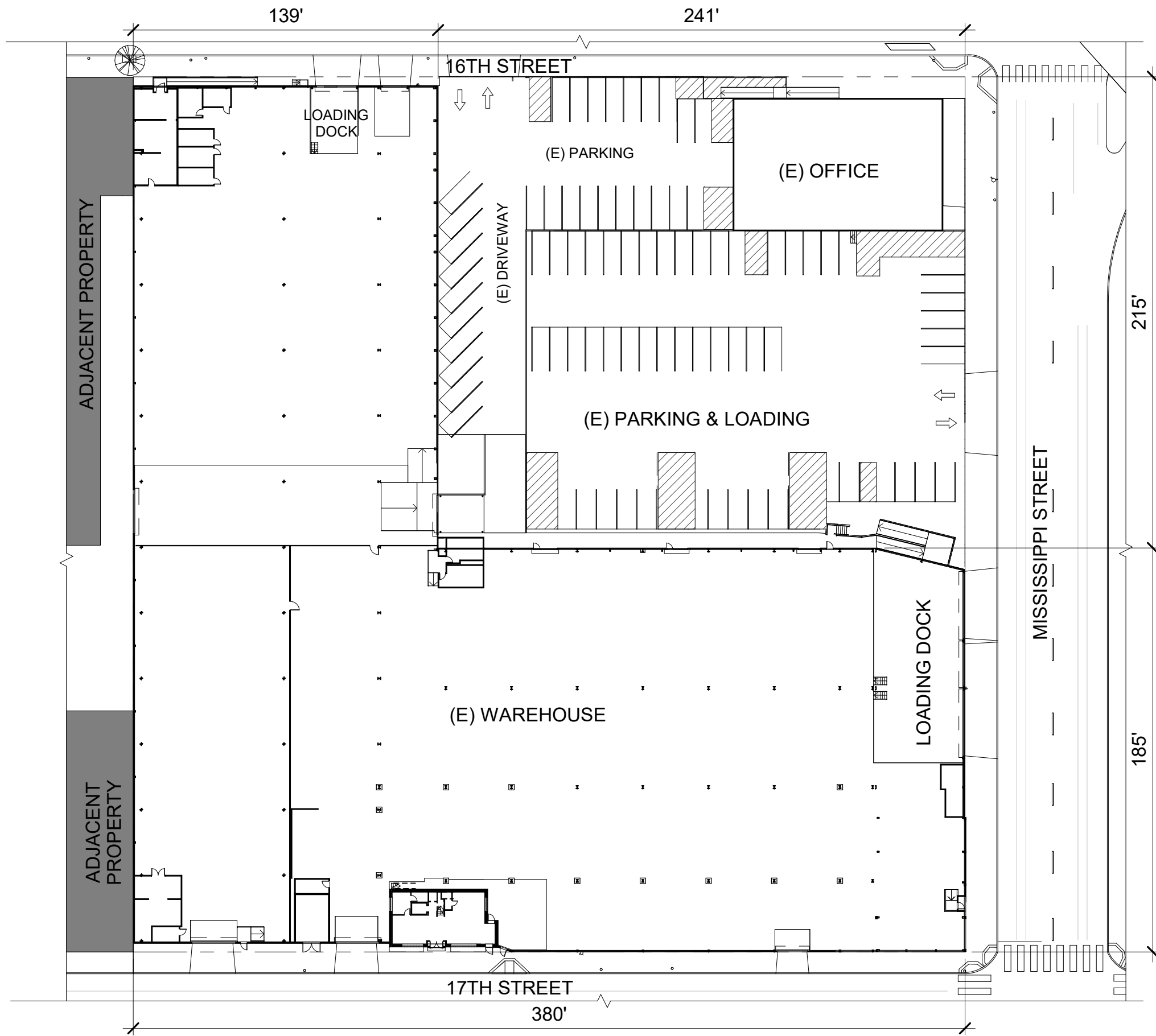
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SITE CONTEXT PHOTO 9



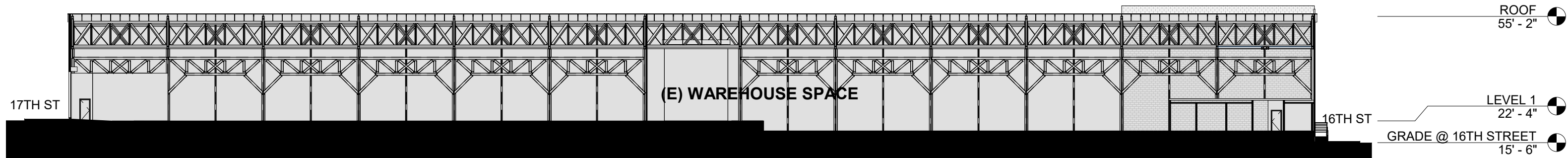
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SITE CONTEXT PHOTO 10



EXISTING CONDITIONS - LEVEL ONE FLOOR PLAN

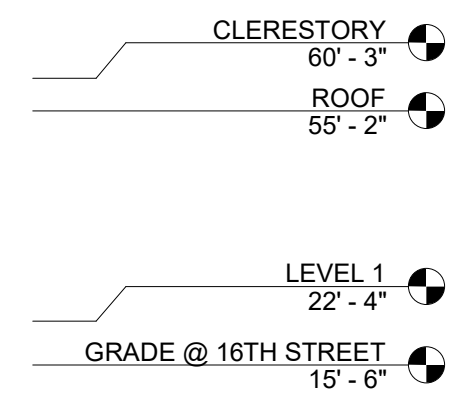
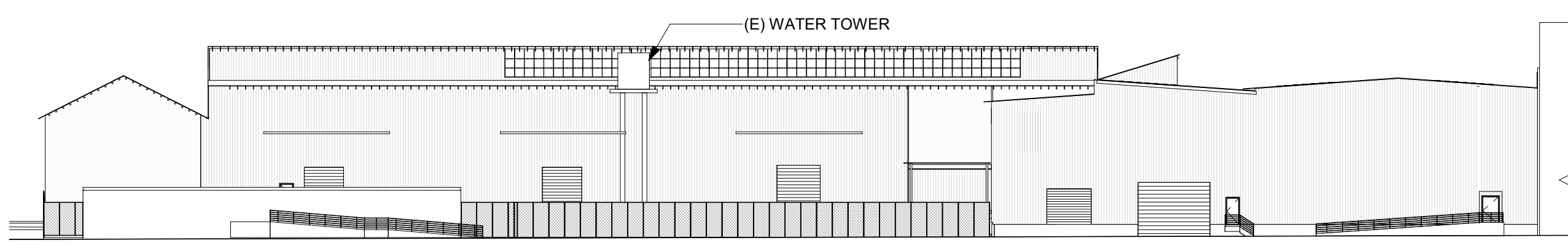




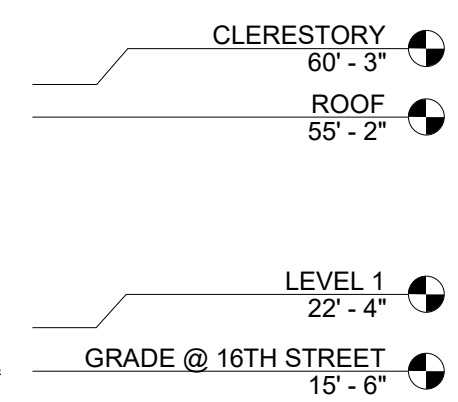
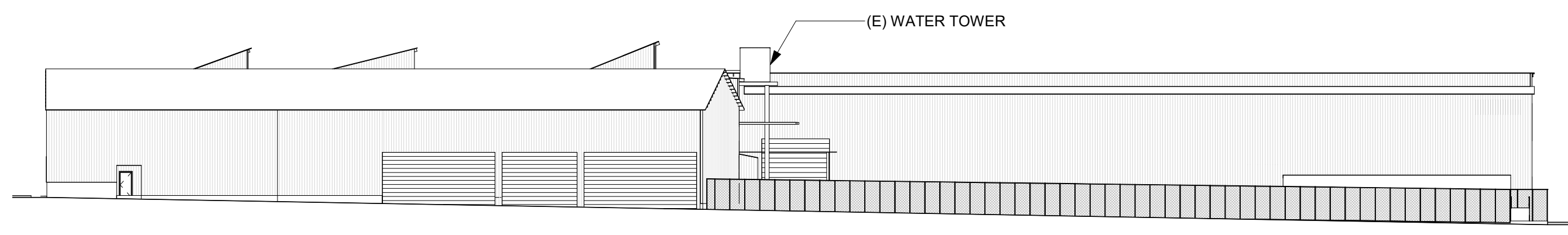
2 NORTH - SOUTH SECTION
1" = 30'-0"



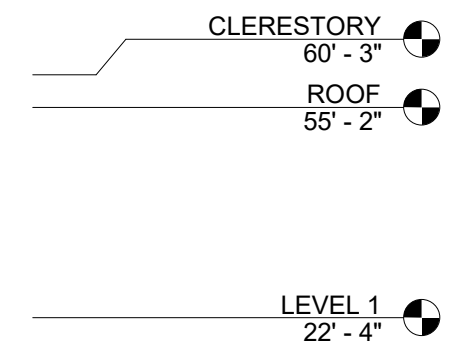
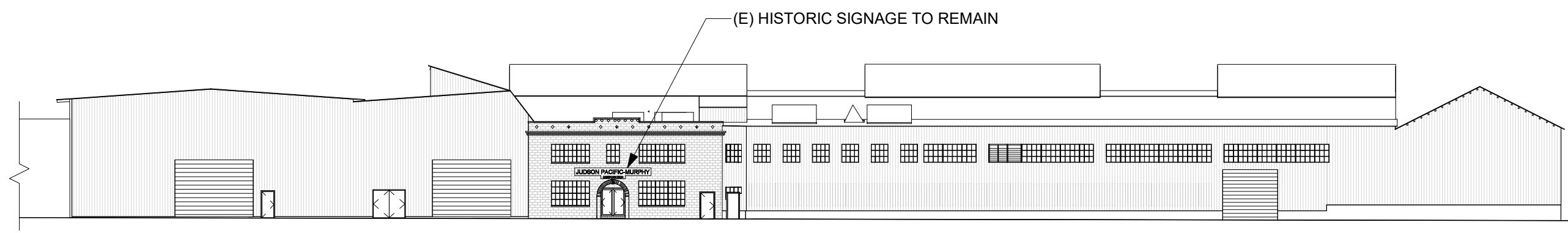
1 NORTH - SOUTH SECTION
1" = 30'-0"



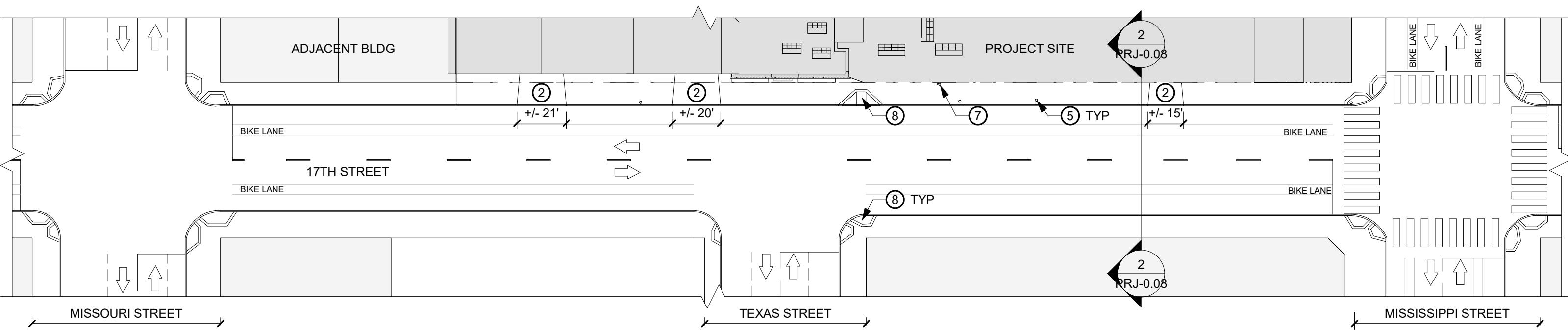
3 16TH STREET - NORTH ELEVATION
1" = 30'-0"



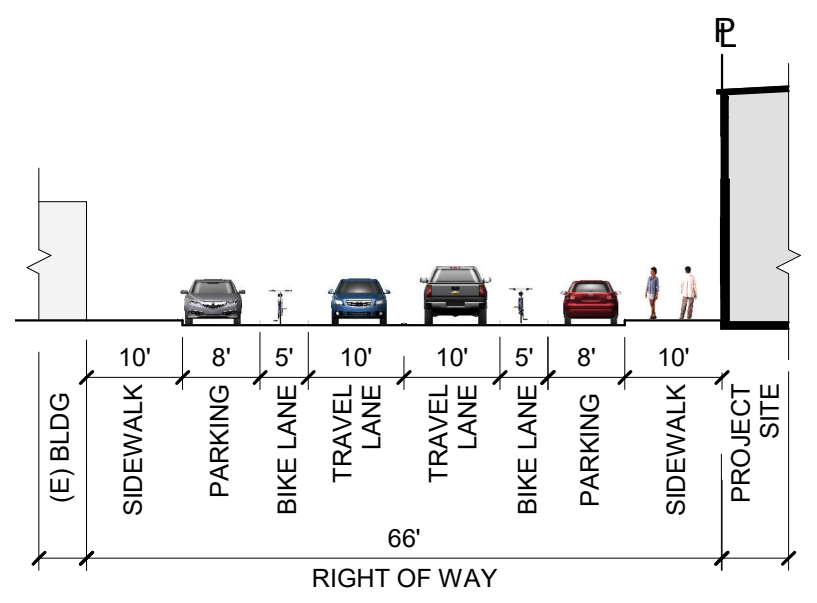
2 MISSISSIPPI STREET - EAST ELEVATION
1" = 30'-0"



1 17TH STREET - SOUTH ELEVATION
1" = 30'-0"



1 ENLARGED PLAN - 17TH STREET - EXISTING CONDITIONS
 1" = 40'-0"



2 EXISTING 17TH STREET ROW SECTION
 1" = 20'-0"

SHEET NOTES

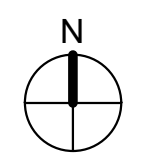
- ① CURB CUT TO REMAIN
- ② CURB CUT TO BE REMOVED
- ③ CURB CUT TO BE ALTERED
- ④ (E) STREET TREE AND WELL
- ⑤ (E) UTILITY POLE
- ⑥ (E) FIRE HYDRANT
- ⑦ (E) FDC CONNECTION
- ⑧ (E) ACCESSIBLE CURB RAMP

NOTE: NO TRANSIT STOPS ALONG THIS FRONTAGE

901 16th ST
 MANAGER



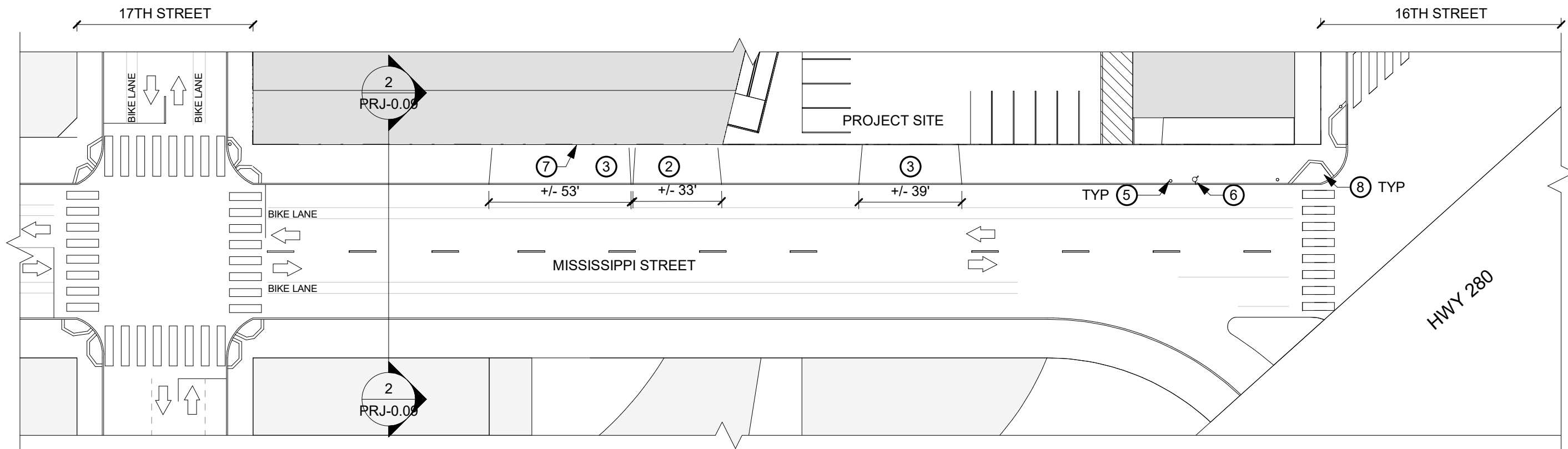
EXISTING CONDITIONS - 17TH STREET ROW



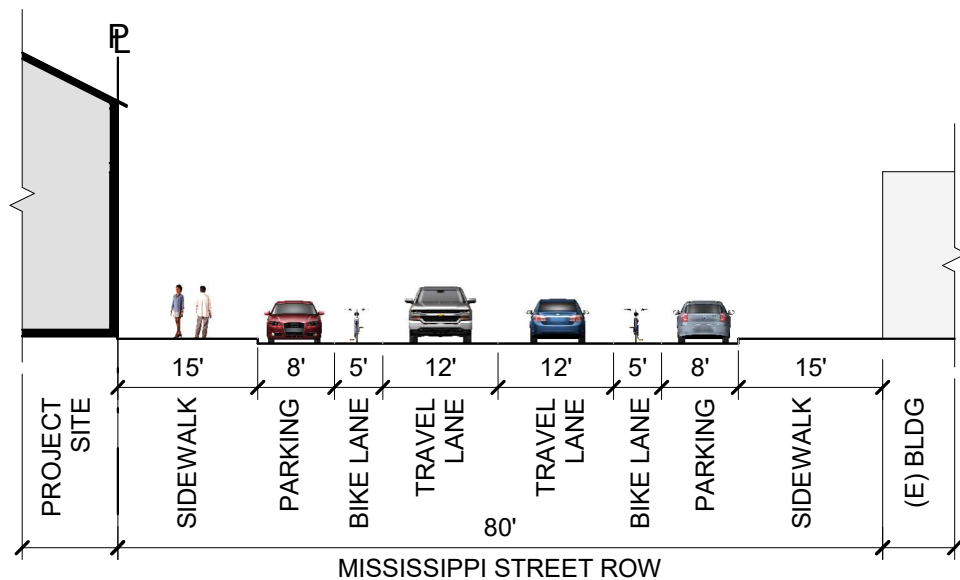
PRJ-0.08
 As indicated
 06/19/2020

SAN FRANCISCO
 WHOLESALE
 FLOWER MARKET





1 ENLARGED PLAN - MISSISSIPPI STREET - EXISTING CONDITIONS (ROTATED FOR CLARITY)
 1" = 40'-0"

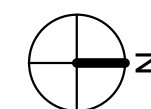


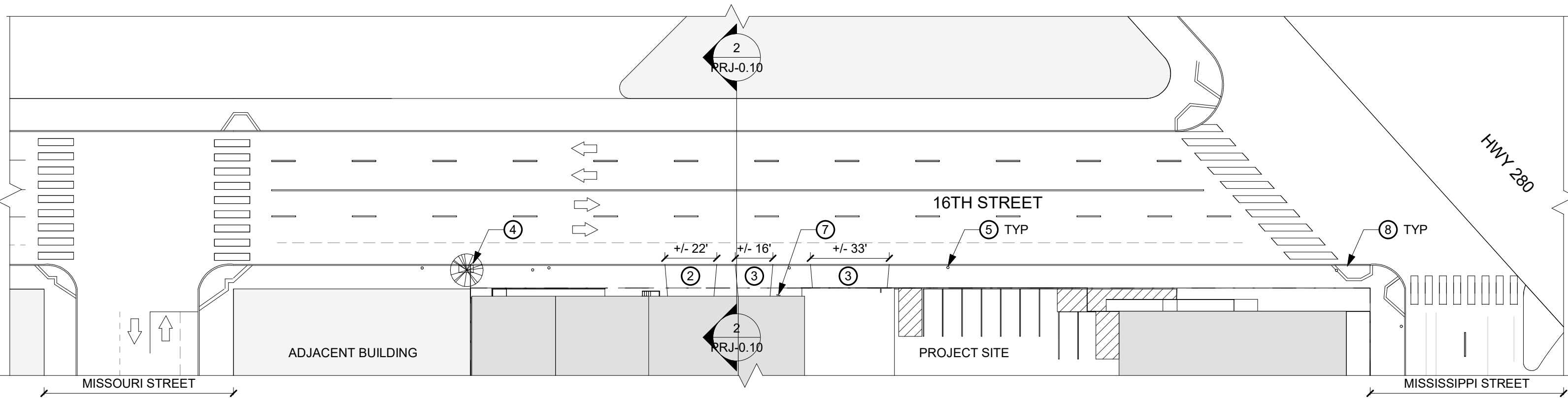
2 EXISTING MISSISSIPPI STREET ROW SECTION
 1" = 20'-0"

SHEET NOTES

- ① CURB CUT TO REMAIN
- ② CURB CUT TO BE REMOVED
- ③ CURB CUT TO BE ALTERED
- ④ (E) STREET TREE AND WELL
- ⑤ (E) UTILITY POLE
- ⑥ (E) FIRE HYDRANT
- ⑦ (E) FDC CONNECTION
- ⑧ (E) ACCESSIBLE CURB RAMP

NOTE: NO TRANSIT STOPS ALONG THIS FRONTAGE

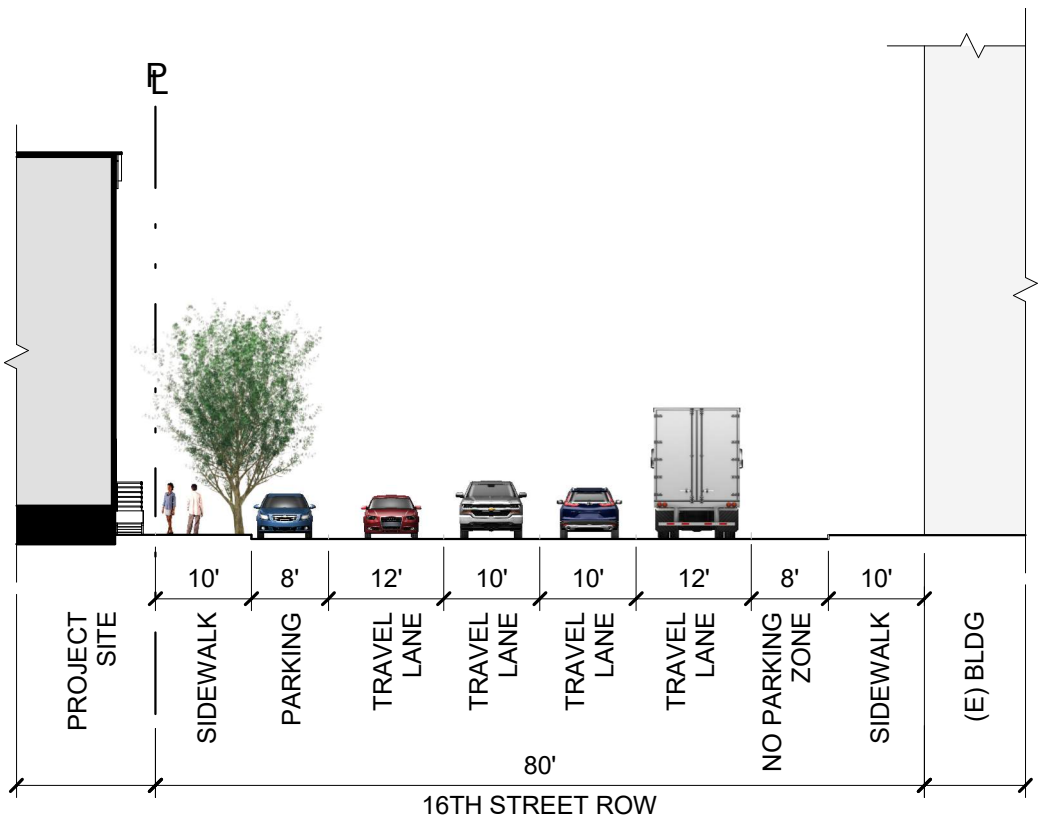




1

ENLARGED PLAN - 16TH STREET - EXISTING CONDITIONS

1" = 40'-0"



2

EXISTING 16TH STREET ROW SECTION

1" = 20'-0"

SHEET NOTES

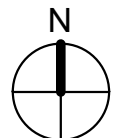
- ① CURB CUT TO REMAIN
- ② CURB CUT TO BE REMOVED
- ③ CURB CUT TO BE ALTERED
- ④ (E) STREET TREE AND WELL
- ⑤ (E) UTILITY POLE
- ⑥ (E) FIRE HYDRANT
- ⑦ (E) FDC CONNECTION
- ⑧ (E) ACCESSIBLE CURB RAMP

NOTE: NO TRANSIT STOPS ALONG THIS FRONTAGE

901 16th ST
MANAGER



EXISTING CONDITIONS - 16TH STREET ROW



PRJ-0.10
REVISED : 09/11/2020
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06/19/2020

SAN FRANCISCO
WHOLESALE
FLOWER MARKET





**ADJACENT
BUILDING**

**MISSISSIPPI
STREET**

**901 16th ST
MANAGER**



**PROPOSED PROJECT - CONCEPTUAL RENDERING
SECTION PERSPECTIVE**

PRJ-1.0A

1/4" = 1'-0"
01/31/2020

**SAN FRANCISCO
WHOLESALE
FLOWER MARKET**





901 16th ST
MANAGER



PROPOSED PROJECT - CONCEPTUAL RENDERING
CORNER OF 17TH ST & MISSISSIPPI

PRJ-1.0B
REVISED : 09/11/2020
06/19/2020

SAN FRANCISCO
WHOLESALE
FLOWER MARKET







901 16th ST
MANAGER



PROPOSED PROJECT - CONCEPTUAL RENDERING SECOND FLOOR MARKET VENDORS

PRJ-1.0D

1" = 30'-0"
06/19/2020

SAN FRANCISCO
WHOLESALE
FLOWER MARKET



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901 16th ST
MANAGER



PROPOSED PROJECT - CONCEPTUAL RENDERING
CORNER OF 16TH & MISSISSIPPI

PRJ-1.0E
REVISED : 09/11/2020

06/19/2020

SAN FRANCISCO
WHOLESALE
FLOWER MARKET





901 16th ST
MANAGER



PROPOSED PROJECT - CONCEPTUAL RENDERING
CORNER OF 16TH & MISSISSIPPI

PRJ-1.0F

SAN FRANCISCO
WHOLESALE
FLOWER MARKET

09/11/2020









901 16th ST
MANAGER



PROPOSED PROJECT - CONCEPTUAL RENDERING
GARAGE ENTRY

PRJ-1.01

SAN FRANCISCO
WHOLESALE
FLOWER MARKET

09/11/2020





901 16th ST
MANAGER



PROPOSED PROJECT - CONCEPTUAL RENDERING
17TH STREET

PRJ-1.0J

SAN FRANCISCO
WHOLESALE
FLOWER MARKET

09/11/2020





901 16th ST
MANAGER



PROPOSED PROJECT - CONCEPTUAL RENDERING 17TH STREET

PRJ-1.0K

SAN FRANCISCO
WHOLESALE
FLOWER MARKET

09/11/2020

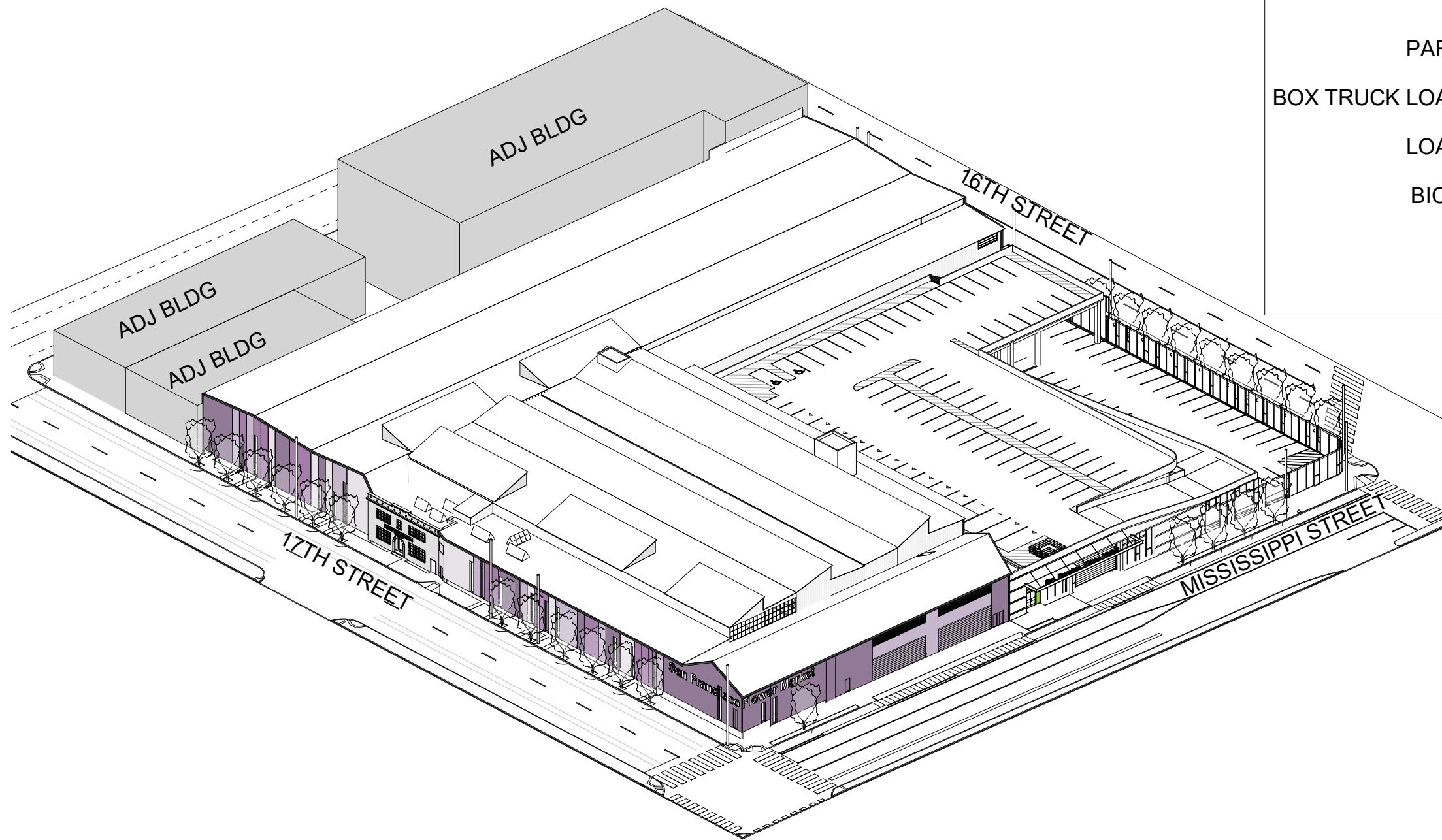




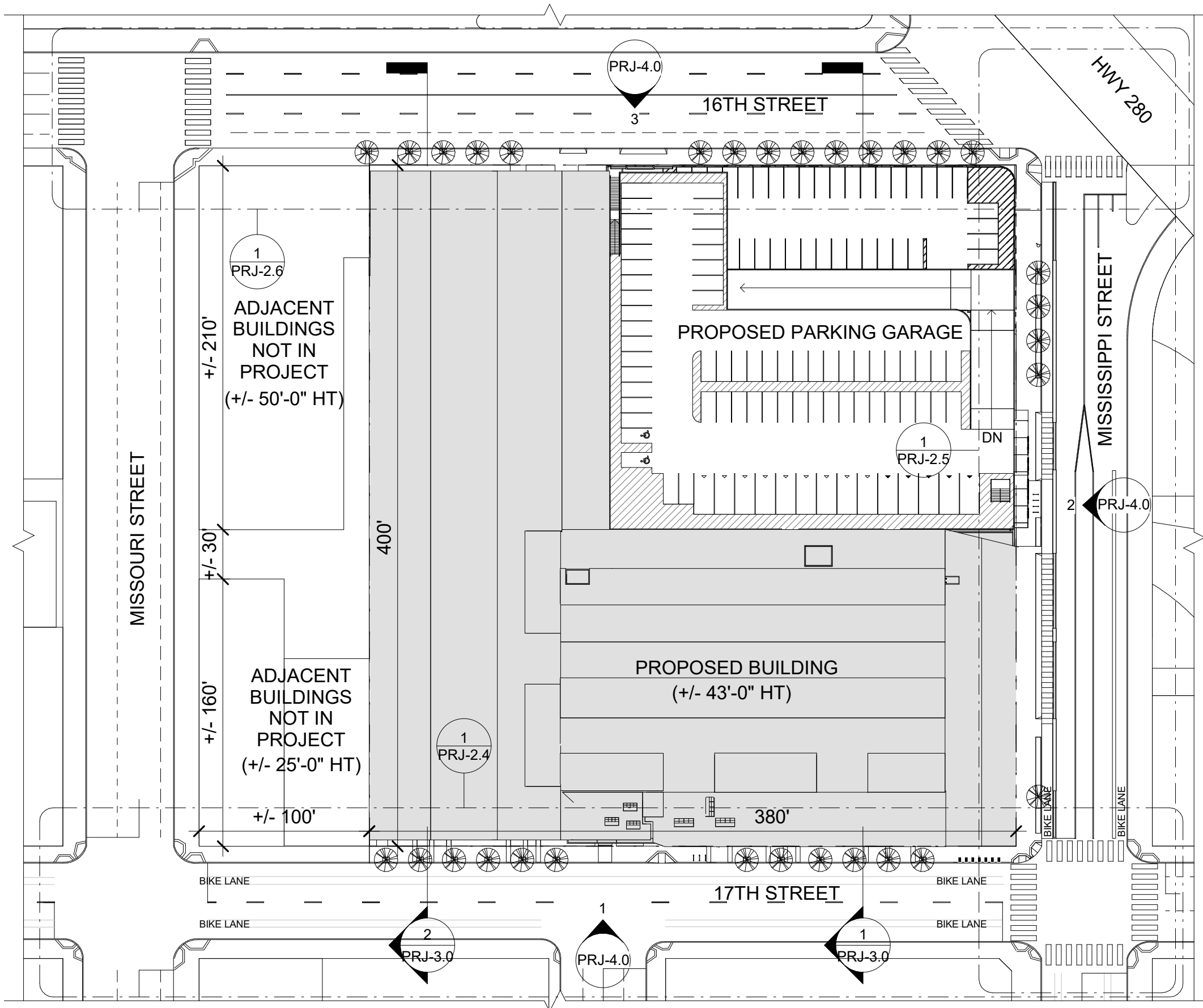
PROJECT SUMMARY TABLE

	EXISTING	PROPOSED
PARKING GSF	44,200 SF	90,900 SF
OFFICE GSF	5,800 SF	0 SF
INDUSTRIAL-PDR GSF	100,300 SF	125,000 SF
# OF BUILDINGS	1	1
# OF STORIES	2	2
PARKING SPACES	83	150
BOX TRUCK LOADING SPACES	0	25
LOADING SPACES	10	4 (MIN 14' VERTICAL CLEAR)
BICYCLE SPACES	0	23 CLASS I (10) CLASS II (13)
LOCKERS	0	24 *
SHOWERS	0	4 *

* EQUALLY DIVIDED BETWEEN MEN & WOMEN



PROPOSED PROJECT - AXONOMETRIC VIEW



PROPOSED PROJECT TOTALS

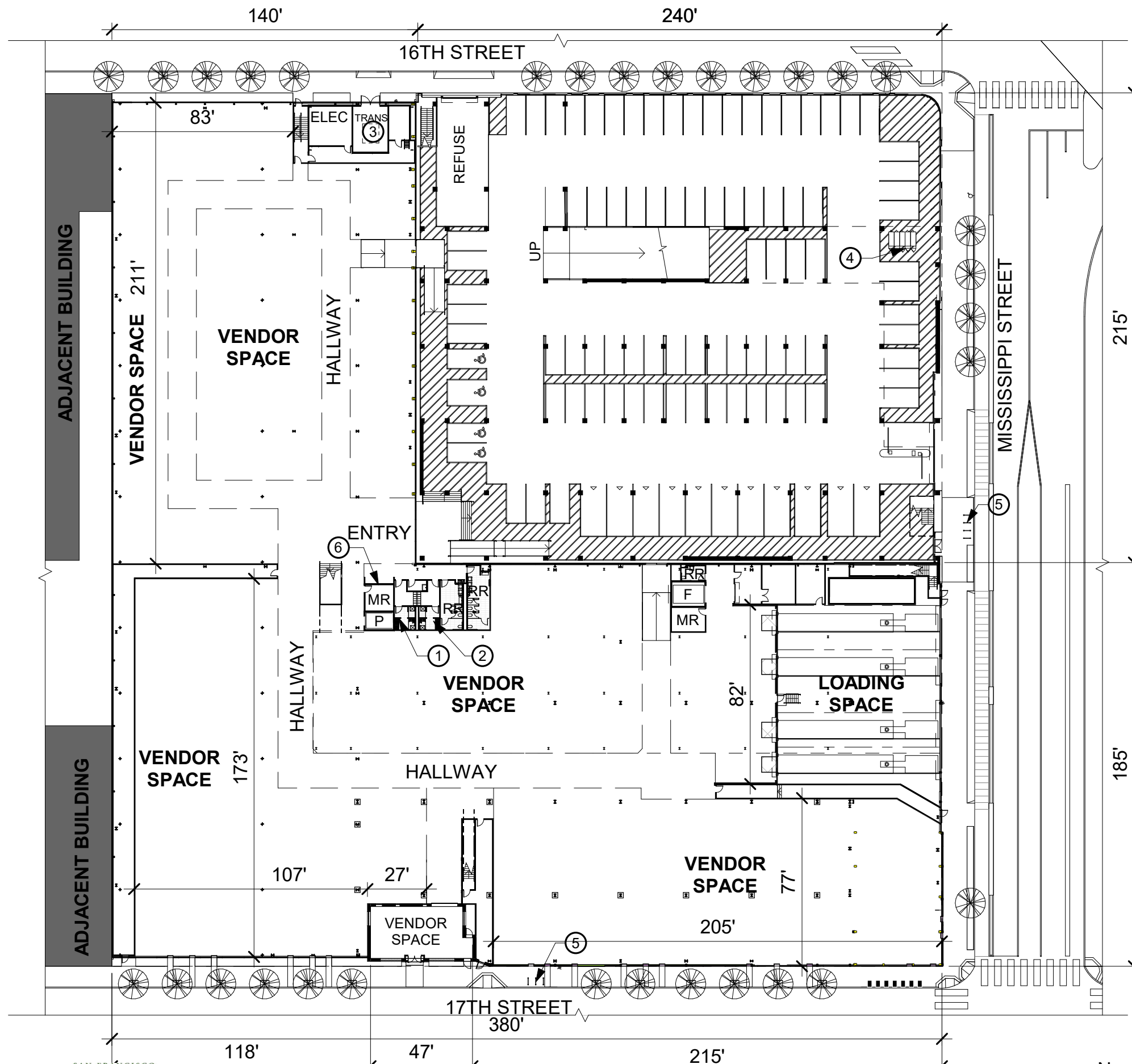
Zoning Designation :	UMU, Urban Mixed Use
Proposed Use:	Wholesale Sales, Retail Sales
Zoning Control	
Proposed Height:	Unchanged (+/- 43'-0")
Proposed FAR:	0.75 : 1
Setbacks:	None
Accessory Office:	Approx 3,000 sf
Parking Allowed:	119

PROPOSED OCCUPANCY

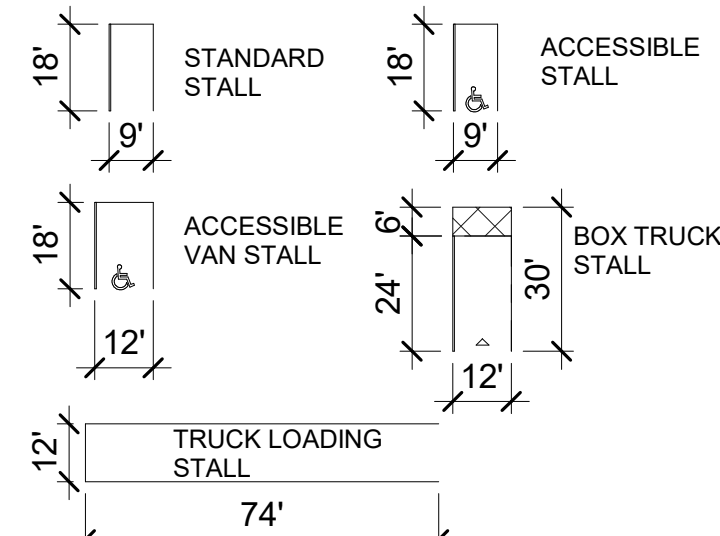
Proposed Building Area:	125,000 sf
Parcel Area:	152,000 sf
Proposed Use:	Wholesale Flower Market w/ Accessory Office
Proposed Parking:	150
Proposed Loading:	4 Tractor Trailer, 25 Box Truck

LEGEND

- ACCESSIBLE PARKING STALL
- BOX TRUCK LOADING
- BOX TRUCK LOADING - SU-30
- STREET TREE
- BIKE LOCKER
- BIKE RACK
- PASSENGER LOADING ZONE



PARKING



PARKING COUNT

LEVEL	ACCESSIBLE	STANDARD	COMPACT	
LVL 1	3 + 1 VAN	84	0	
LVL 2	2	60	0	
TOTAL	6	144	0	150

SHEET NOTES

- ① MENS LOCKER & SHOWER ROOM (12 LOCKERS & 2 SHOWERS)
- ② WOMENS LOCKER & SHOWER ROOM (12 LOCKERS & 2 SHOWERS)
- ③ TRANSFORMER ROOM
- ④ CLASS I BICYCLE STORAGE. SEE PROJECT SUMMARY TABLE FOR QUANTITY
- ⑤ CLASS II BICYCLE STORAGE. SEE PROJECT SUMMARY TABLE FOR QUANTITY
- ⑥ LOCATION OF MULTIMODAL SIGNAGE

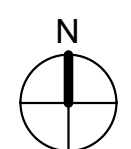
LEGEND

- ACCESSIBLE PARKING STALL
- BOX TRUCK LOADING
- BOX TRUCK LOADING - SU-30
- STREET TREE
- BIKE LOCKER
- BIKE RACK
- PASSENGER LOADING ZONE

901 16th ST
MANAGER



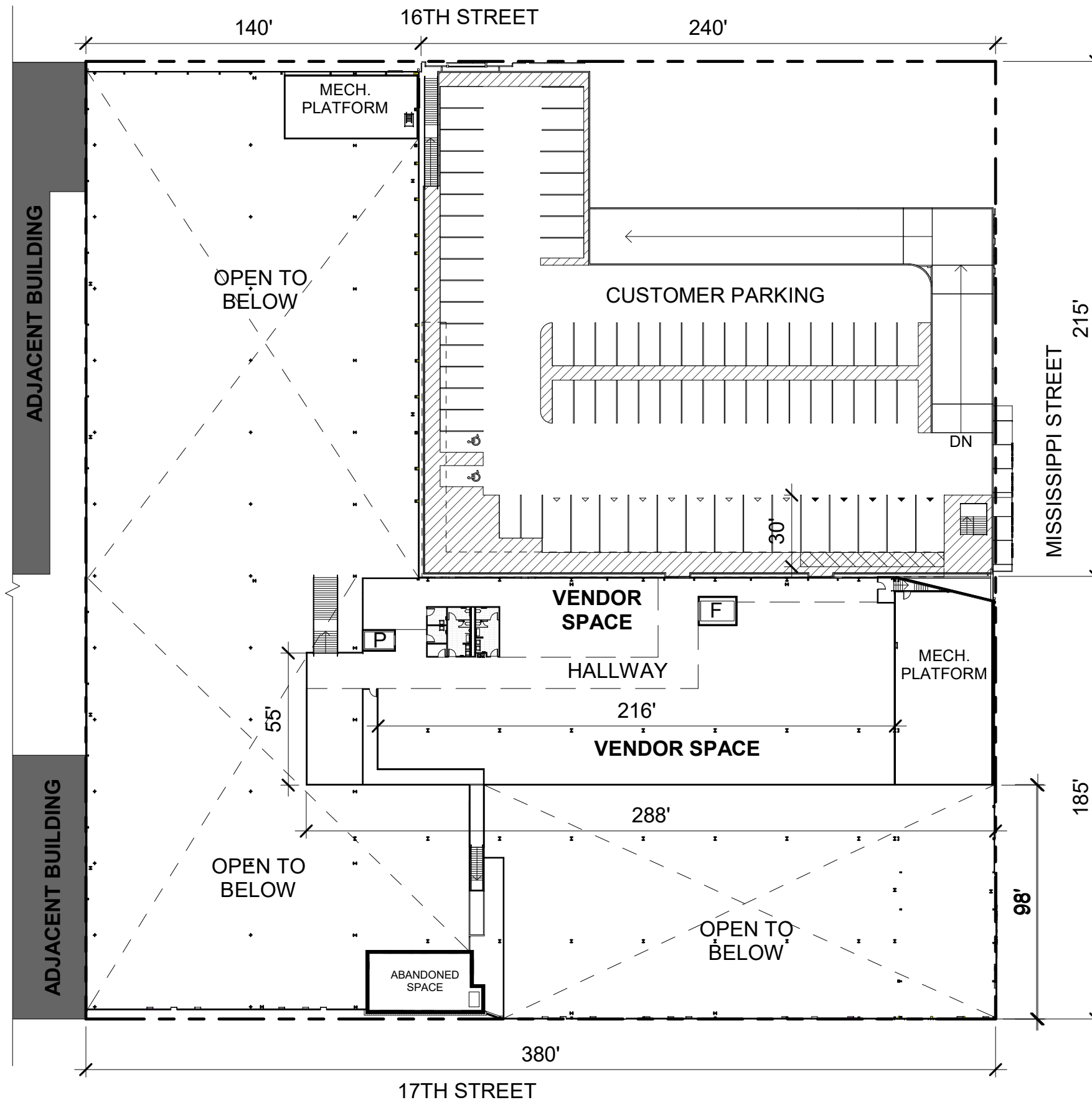
PROPOSED PROJECT - LEVEL ONE FLOOR PLAN



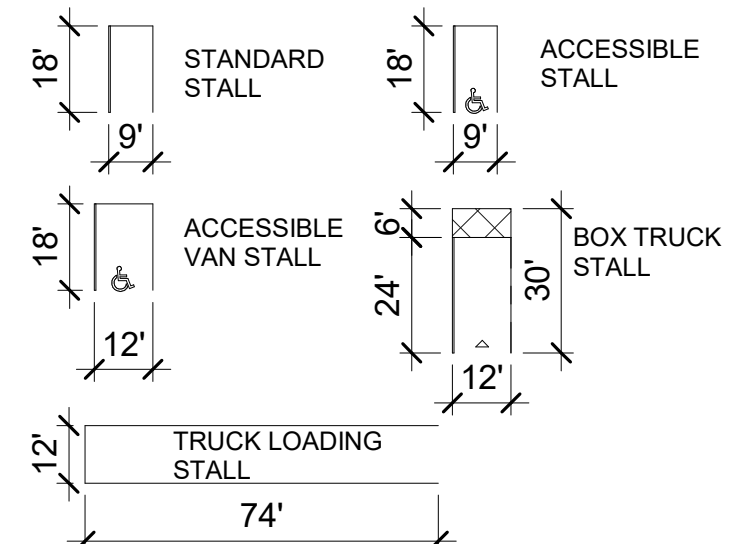
PRJ-2.1
REVISED : 09/11/2020
As indicated
01/31/2020

SAN FRANCISCO
WHOLESALE
FLOWER MARKET





PARKING

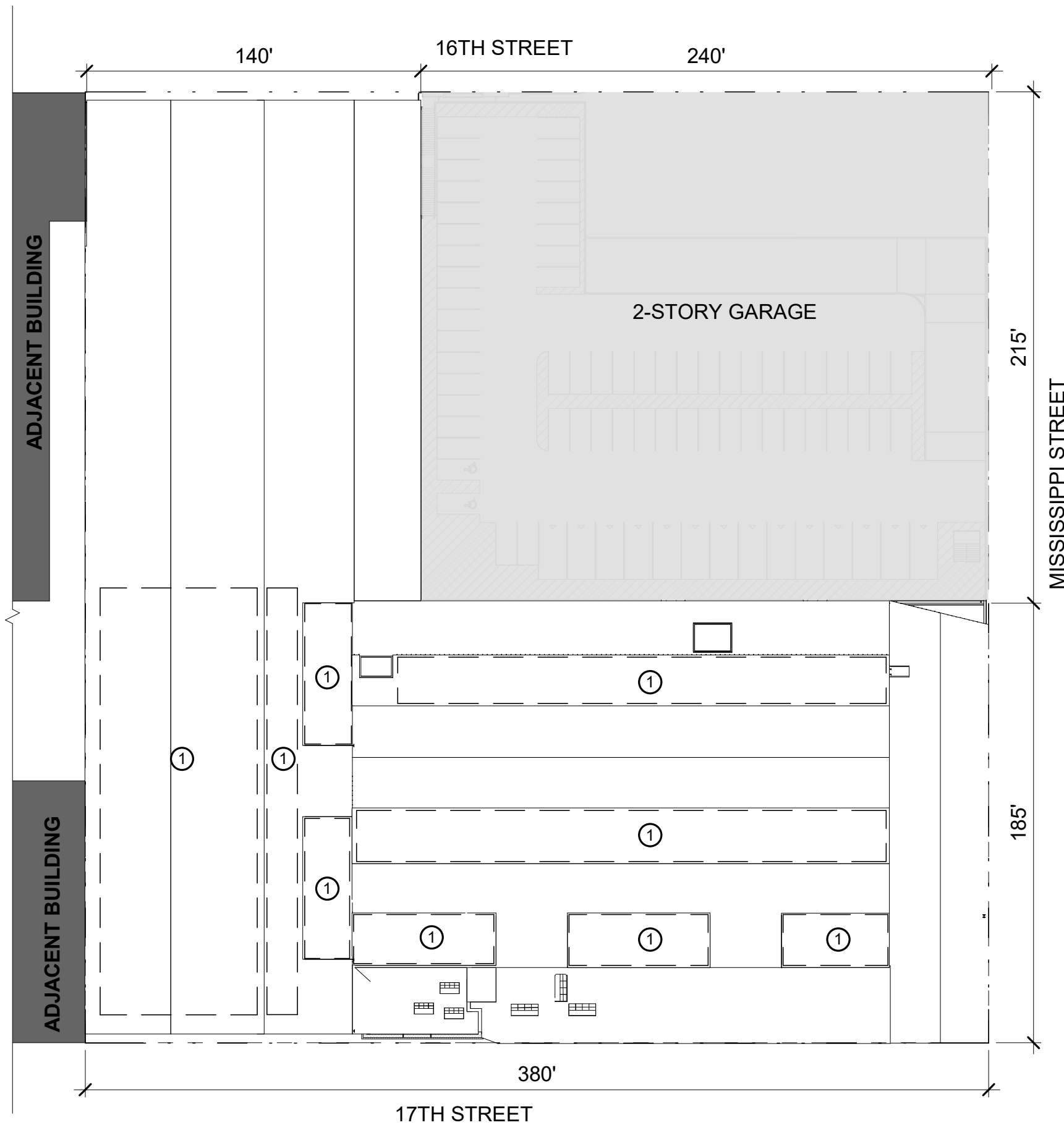


PARKING COUNT

LEVEL	ACCESSIBLE	STANDARD	COMPACT	
LVL 1	3 + 1 VAN	84	0	
LVL 2	2	60	0	
TOTAL	6	144	0	150

LEGEND

- ACCESSIBLE PARKING STALL
- BOX TRUCK LOADING
- BOX TRUCK LOADING - SU-30
- STREET TREE
- BIKE LOCKER
- BIKE RACK
- PASSENGER LOADING ZONE

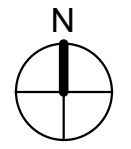


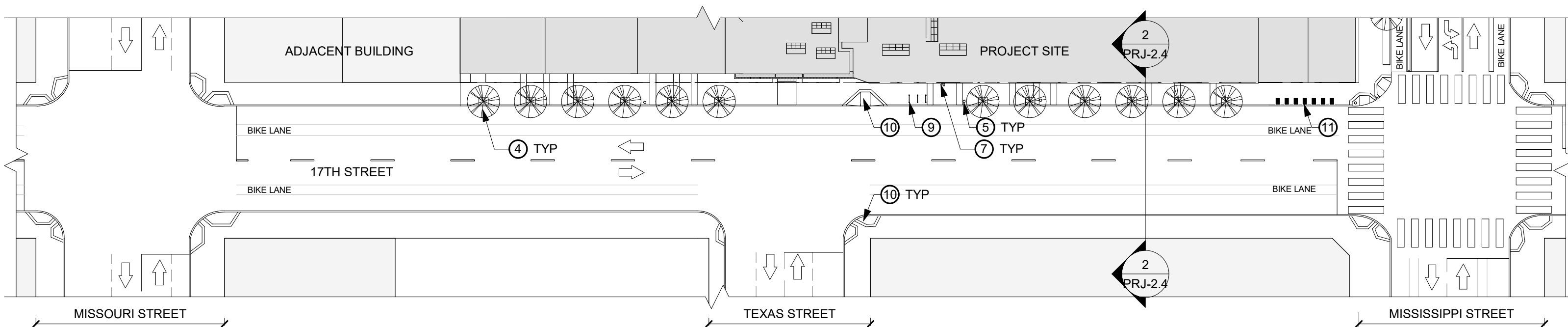
SHEET NOTES

① AREA OF PROPOSED SOLAR INSTALLATION

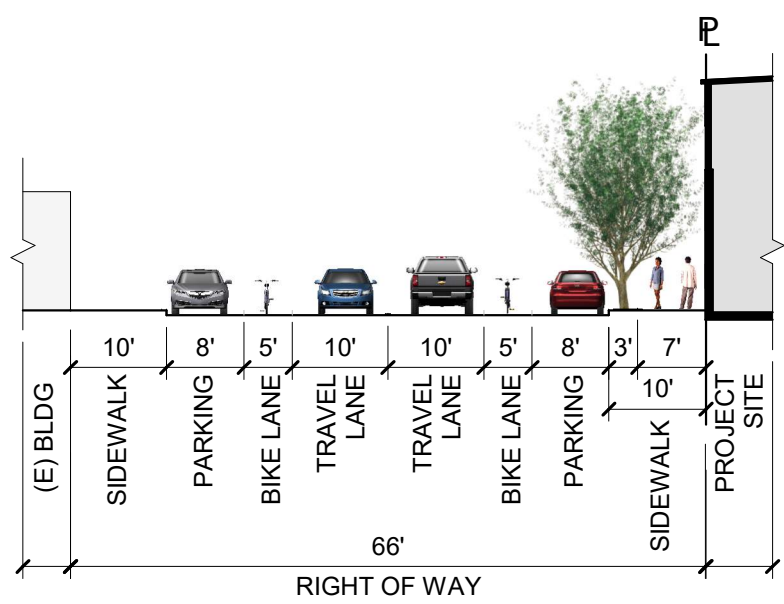
LEGEND

- ACCESSIBLE PARKING STALL
- BOX TRUCK LOADING
- BOX TRUCK LOADING - SU-30
- STREET TREE
- BIKE LOCKER
- BIKE RACK
- PASSENGER LOADING ZONE





1 ENLARGED PLAN - 17TH STREET - PROPOSED
 1" = 40'-0"

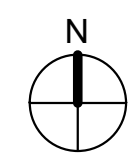


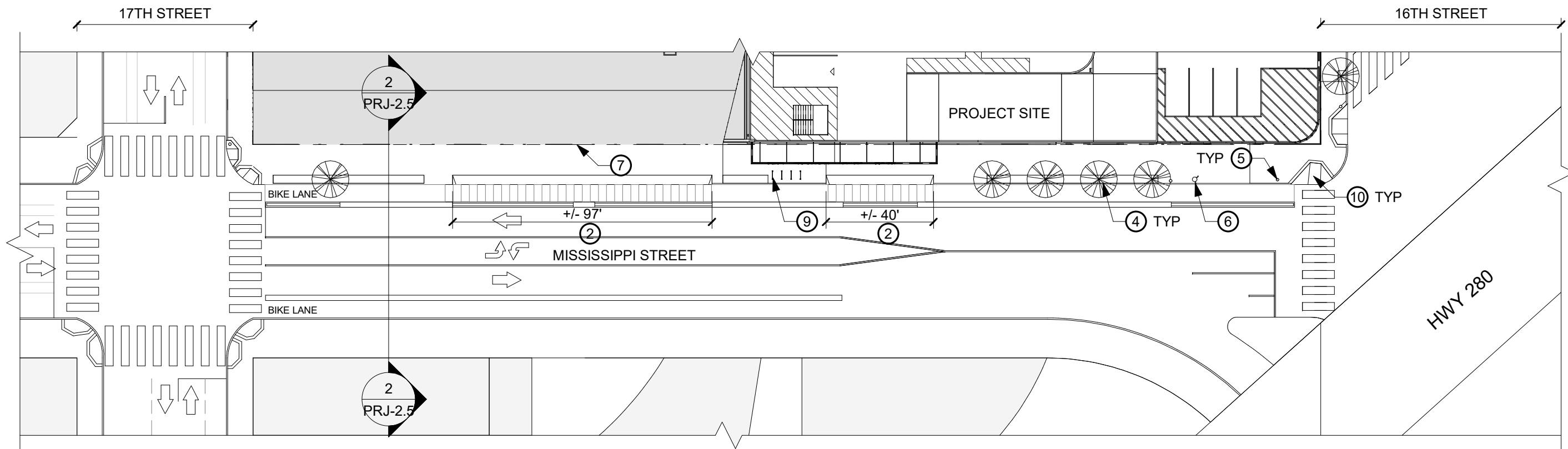
2 PROPOSED 17TH STREET ROW SECTION
 1" = 20'-0"

SHEET NOTES

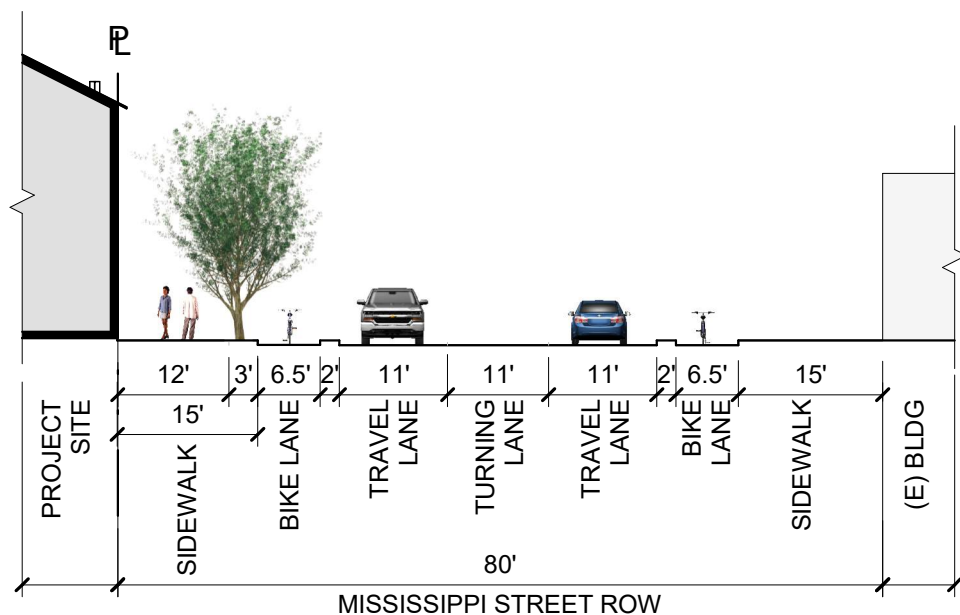
- ① (E) CURB CUT
- ② (N) CURB CUT
- ③ (E) STREET TREE AND WELL
- ④ (N) STREET TREE AND WELL
- ⑤ (E) UTILITY POLE
- ⑥ (E) FIRE HYDRANT
- ⑦ FDC CONNECTION
- ⑧ CLASS I BICYCLE STORAGE
- ⑨ CLASS II BICYCLE STORAGE
- ⑩ (E) ACCESSIBLE CURB RAMP
- ⑪ PASSENGER LOADING ZONE

NOTE: NO TRANSIT STOPS ALONG THIS FRONTAGE





1 ENLARGED PLAN - MISSISSIPPI STREET - PROPOSED (ROTATED FOR CLARITY)
 1" = 40'-0"

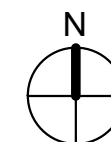


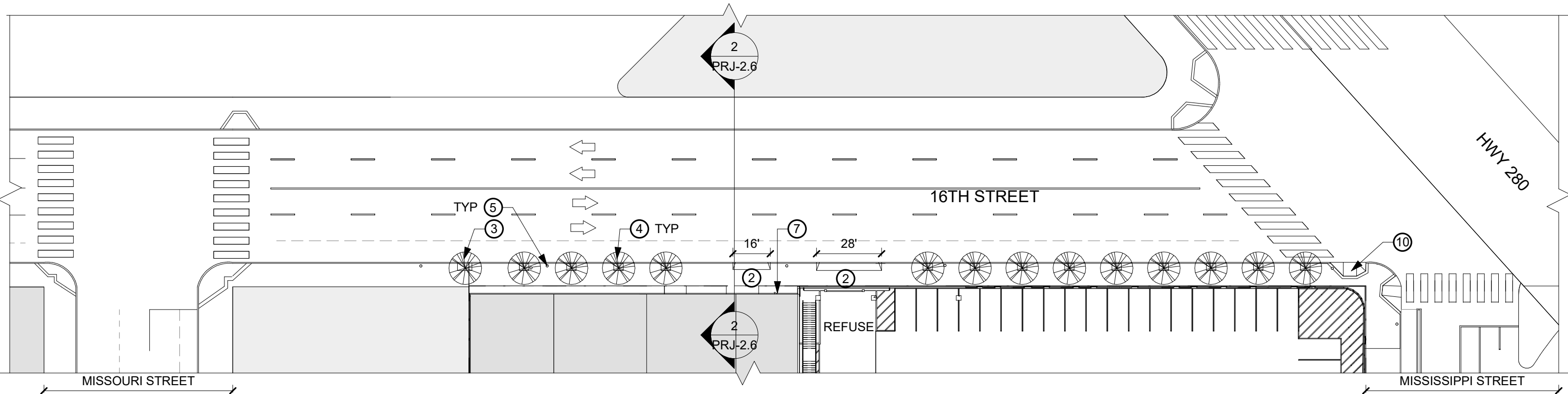
2 PROPOSED MISSISSIPPI STREET ROW SECTION
 1" = 20'-0"

SHEET NOTES

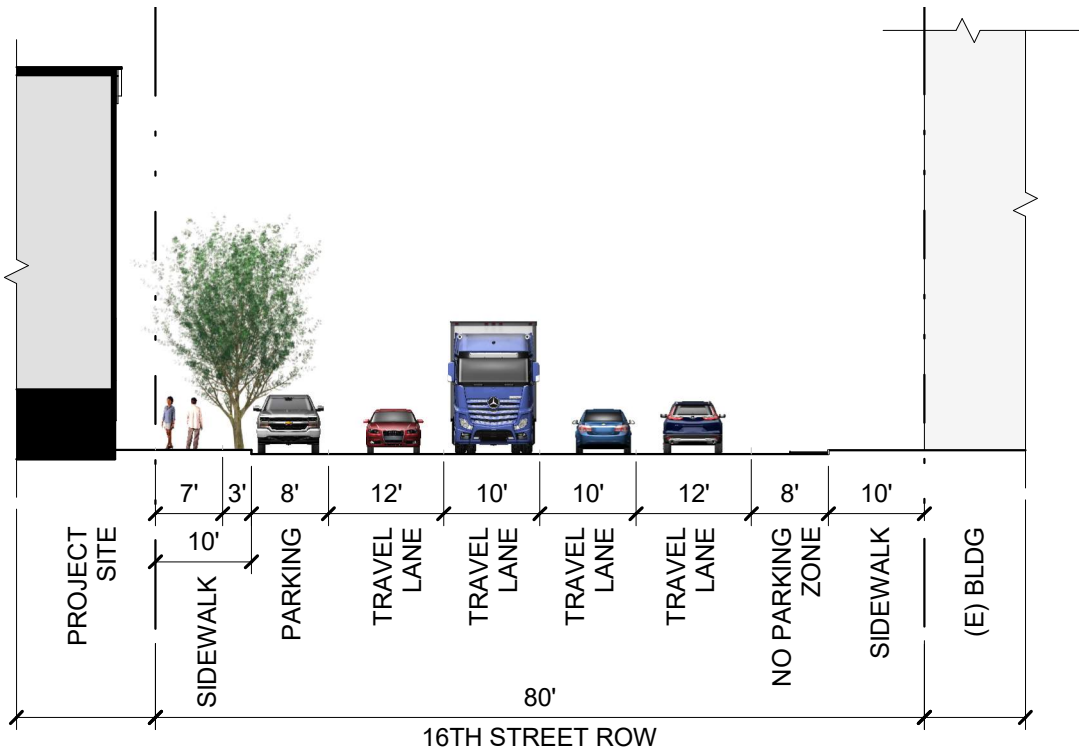
- ① (E) CURB CUT
- ② (N) CURB CUT
- ③ (E) STREET TREE AND WELL
- ④ (N) STREET TREE AND WELL
- ⑤ (E) UTILITY POLE
- ⑥ (E) FIRE HYDRANT
- ⑦ FDC CONNECTION
- ⑧ CLASS I BICYCLE STORAGE
- ⑨ CLASS II BICYCLE STORAGE
- ⑩ (E) ACCESSIBLE CURB RAMP
- ⑪ PASSENGER LOADING ZONE

NOTE: NO TRANSIT STOPS ALONG THIS FRONTAGE





1 ENLARGED PLAN - 16TH STREET - PROPOSED
 1" = 40'-0"



2 PROPOSED - 16TH STREET ROW SECTION
 1" = 20'-0"

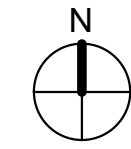
SHEET NOTES

- ① (E) CURB CUT
 - ② (N) CURB CUT
 - ③ (E) STREET TREE AND WELL
 - ④ (N) STREET TREE AND WELL
 - ⑤ (E) UTILITY POLE
 - ⑥ (E) FIRE HYDRANT
 - ⑦ FDC CONNECTION
 - ⑧ CLASS I BICYCLE STORAGE
 - ⑨ CLASS II BICYCLE STORAGE
 - ⑩ (E) ACCESSIBLE CURB RAMP
 - ⑪ PASSENGER LOADING ZONE
- NOTE: NO TRANSIT STOPS ALONG THIS FRONTAGE

**901 16th ST
 MANAGER**



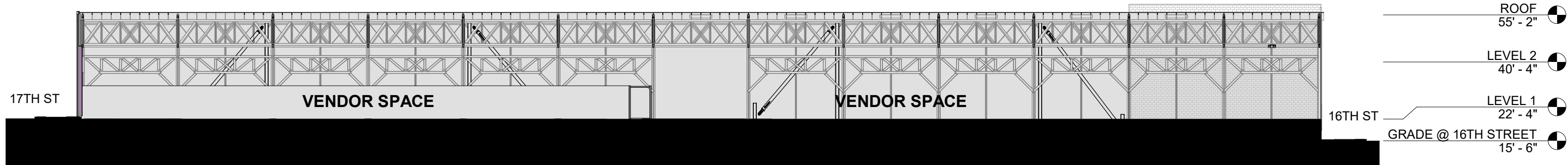
PROPOSED PROJECT - 16TH STREET ROW



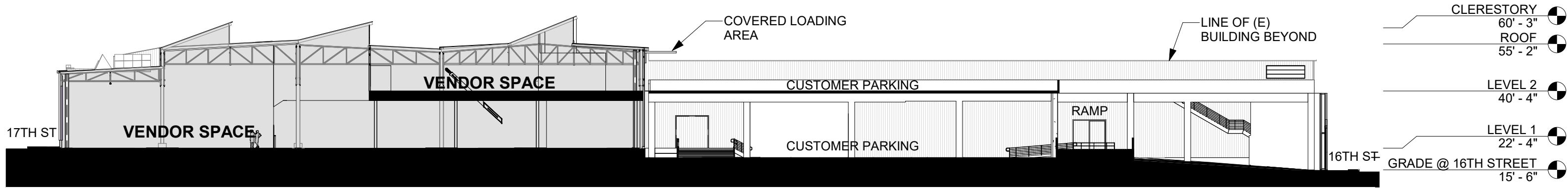
PRJ-2.6
 REVISED : 09/11/2020
 As indicated
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**SAN FRANCISCO
 WHOLESALE
 FLOWER MARKET**

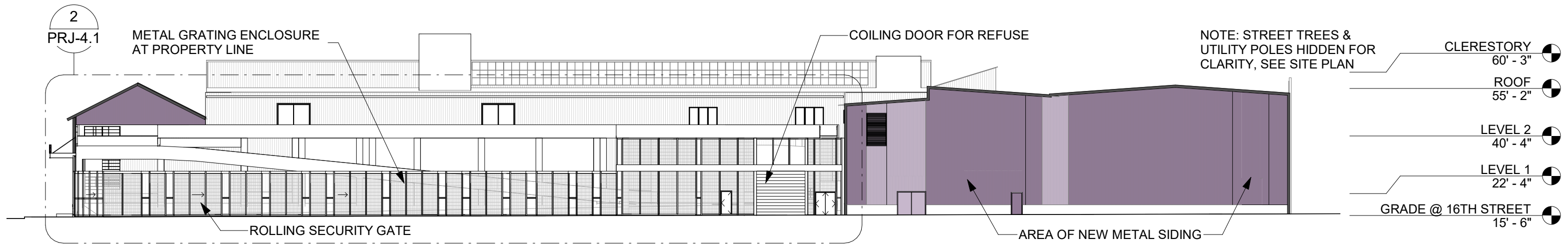




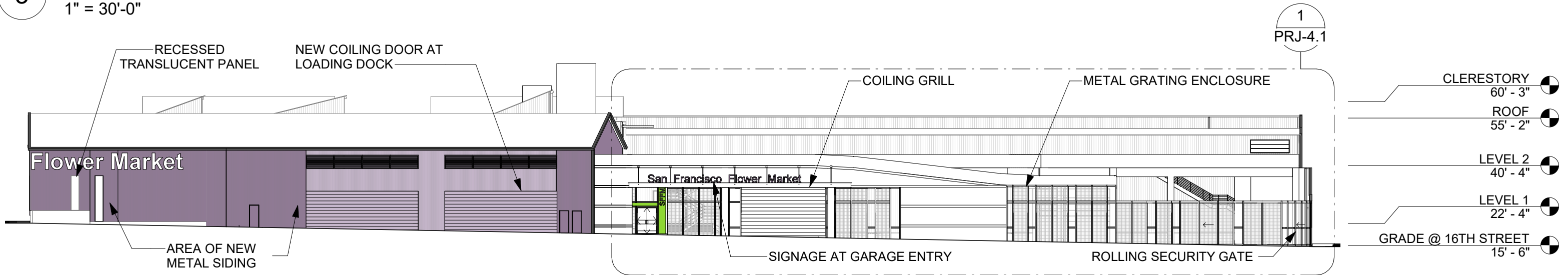
2 NORTH - SOUTH SECTION
1" = 30'-0"



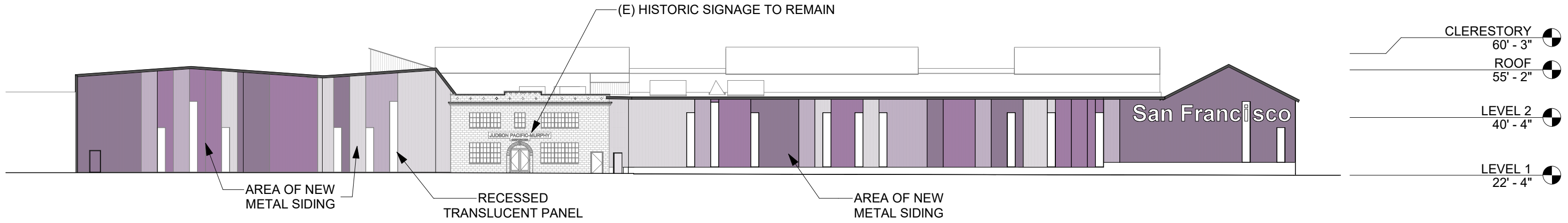
1 NORTH - SOUTH SECTION
1" = 30'-0"



3 16TH STREET - NORTH ELEVATION
1" = 30'-0"



2 MISSISSIPPI STREET - EAST ELEVATION
1" = 30'-0"



1 17TH STREET - SOUTH ELEVATION
1" = 30'-0"

FOR CONCEPTUAL PLANTING AND COLOR LOCATIONS, SEE PRJ-15.0 - 15.3

**901 16th ST
MANAGER**

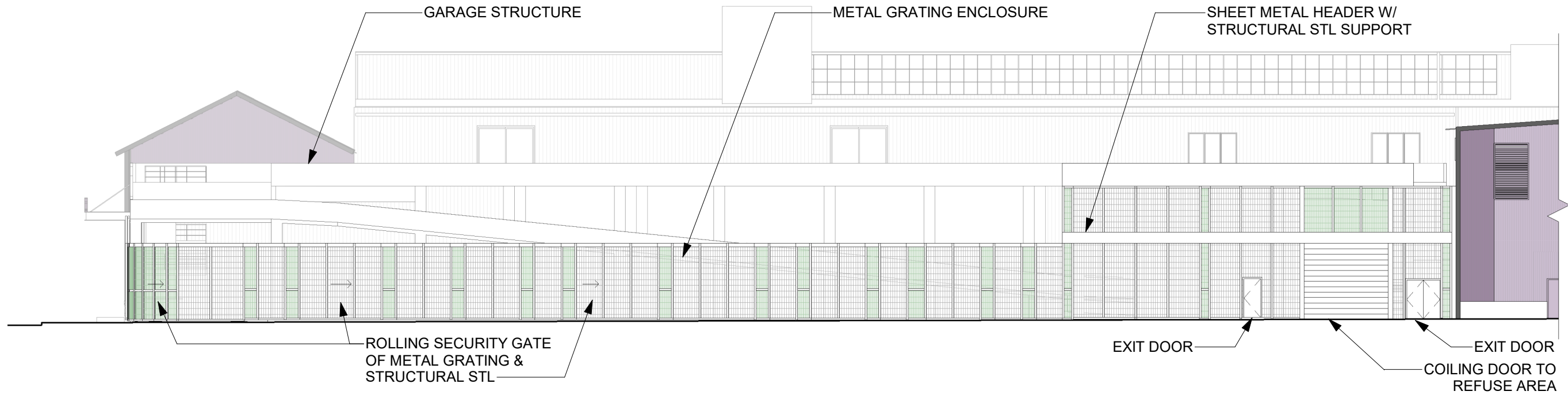


PROPOSED PROJECT - ELEVATIONS

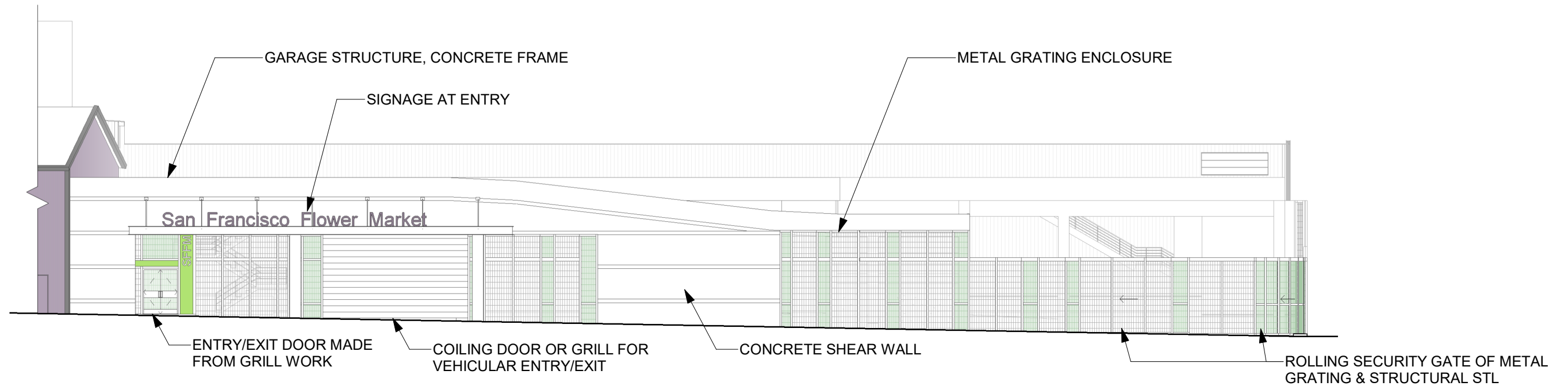
PRJ-4.0
REVISED : 09/11/2020
1" = 30'-0"
01/31/2020

**SAN FRANCISCO
WHOLESALE
FLOWER MARKET**





2 16TH STREET - NORTH ELEVATION
1" = 20'-0"



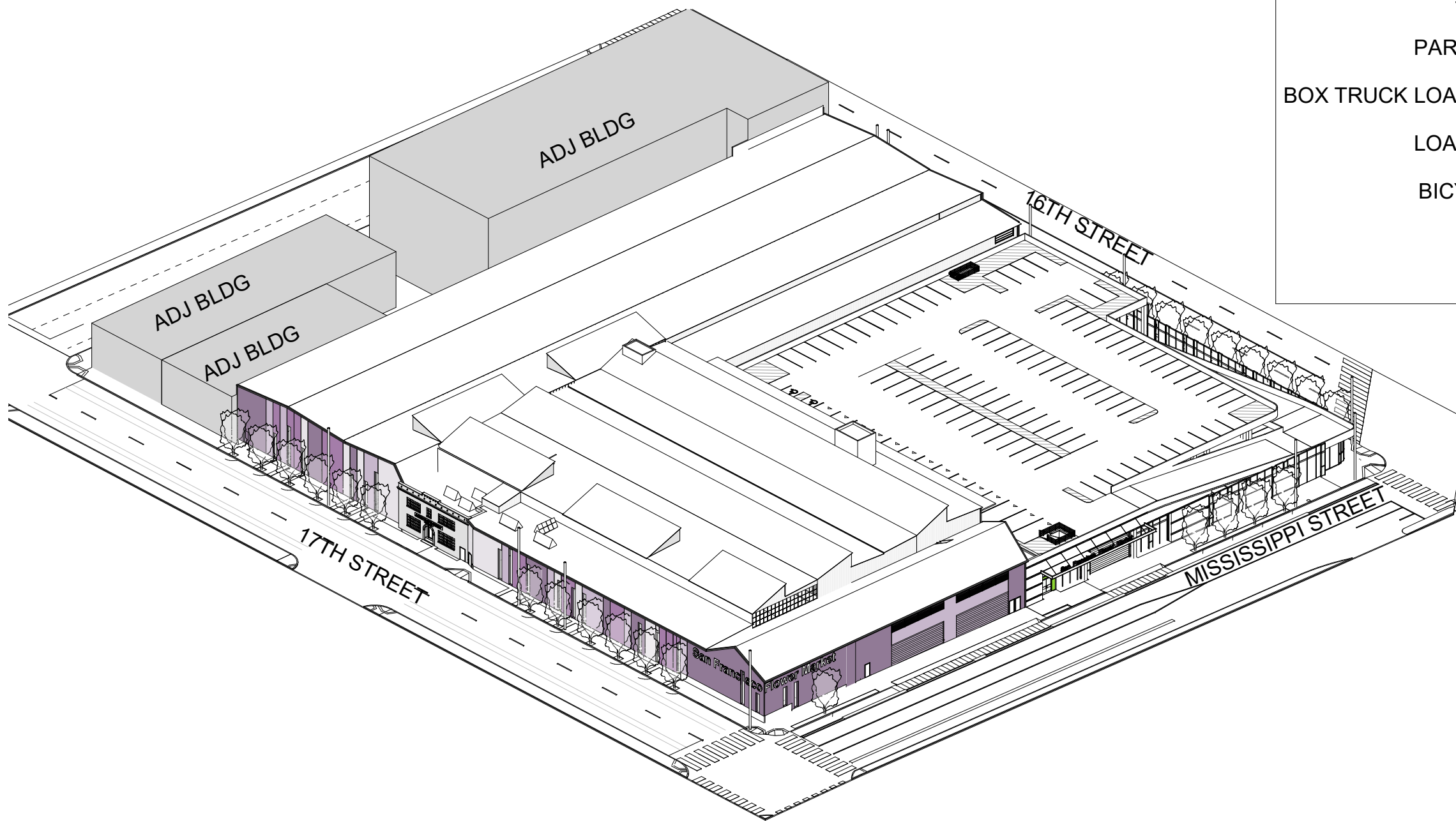
1 MISSISSIPPI STREET - EAST ELEVATION
1" = 20'-0"

FOR CONCEPTUAL PLANTING AND
COLOR LOCATIONS, SEE PRJ-15.0 - 15.3

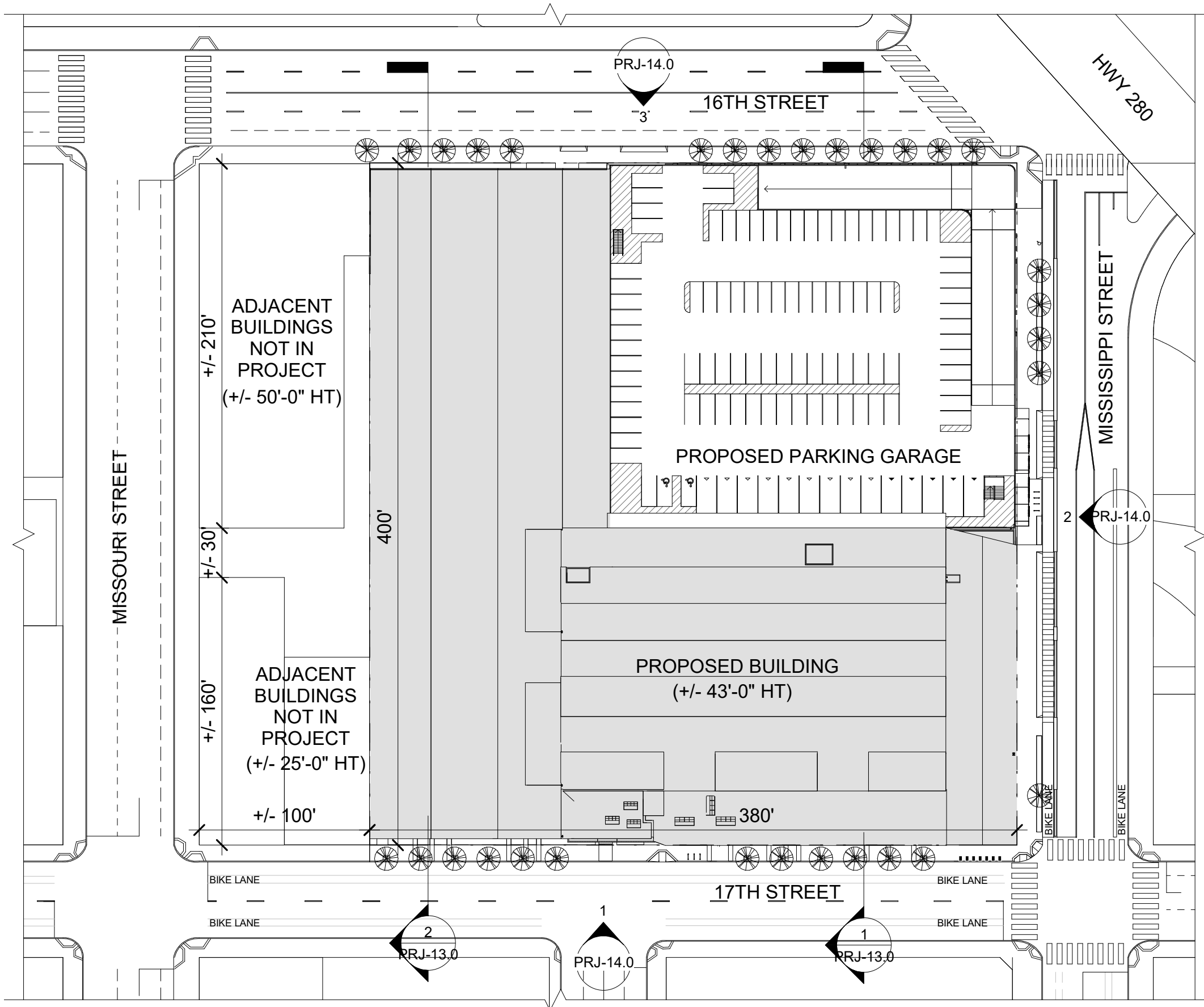
PROJECT SUMMARY TABLE

	EXISTING	PROPOSED
PARKING GSF	44,200 SF	101,700 SF
OFFICE GSF	5,800 SF	0 SF
INDUSTRIAL-PDR GSF	100,300 SF	125,000 SF
# OF BUILDINGS	1	1
# OF STORIES	2	2
PARKING SPACES	83	180
BOX TRUCK LOADING SPACES	0	25
LOADING SPACES	10	4 (MIN 14' VERTICAL CLEAR)
BICYCLE SPACES	0	24 CLASS I (10) CLASS II (14)
LOCKERS	0	24 *
SHOWERS	0	4 *

* EQUALLY DIVIDED BETWEEN MEN & WOMEN



VARIANT - AXONOMETRIC VIEW



PROPOSED PROJECT TOTALS

Zoning Designation :	UMU, Urban Mixed Use
Proposed Use:	Wholesale Sales, Retail Sales
Zoning Control	
Proposed Height:	Unchanged (+/- 43'-0")
Proposed FAR:	0.75 : 1
Setbacks:	None
Accessory Office:	Approx 3,000 sf
Parking Allowed:	119

PROPOSED OCCUPANCY

Proposed Building Area:	125,000 sf
Parcel Area:	152,000 sf
Proposed Use:	Wholesale Flower Market w/ Accessory Office
Proposed Parking:	169
Proposed Loading:	4 Tractor Trailer, 25 Box Truck

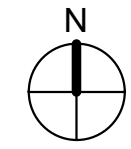
LEGEND

- ACCESSIBLE PARKING STALL
- BOX TRUCK LOADING
- BOX TRUCK LOADING - SU-30
- STREET TREE
- BIKE LOCKER
- BIKE RACK
- PASSENGER LOADING ZONE

901 16th ST
MANAGER



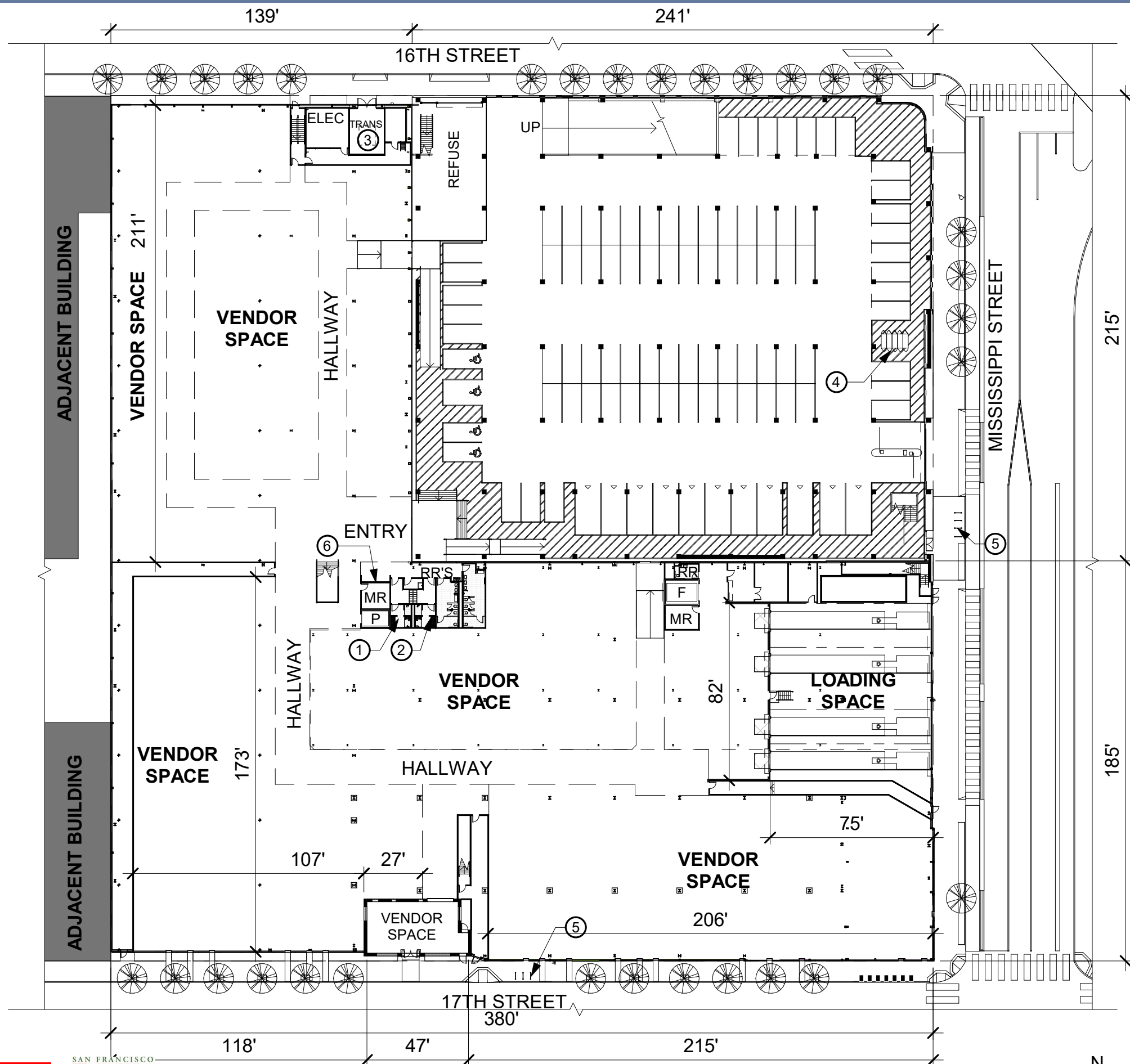
VARIANT - SITE PLAN



PRJ-12.0
REVISED : 09/11/2020
1/64" = 1'-0"
01/31/2020

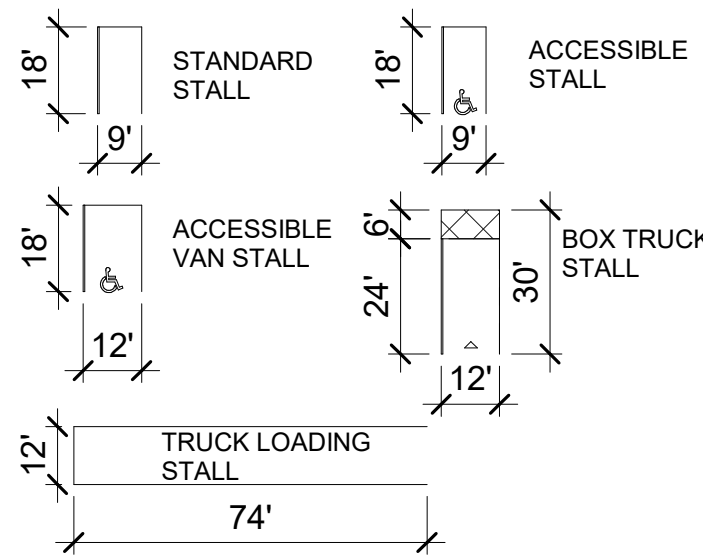
SAN FRANCISCO
WHOLESALE
FLOWER MARKET





VARIANT - LEVEL ONE FLOOR PLAN

PARKING



PARKING COUNT

LEVEL	ACCESSIBLE	STANDARD	COMPACT	
LVL 1	3 + 1 VAN	82	0	
LVL 2	2	60	32	
TOTAL	6	142	32	180

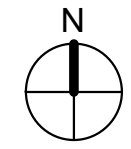
SHEET NOTES

- ① MENS LOCKER & SHOWER ROOM (12 LOCKERS & 2 SHOWERS)
- ② WOMENS LOCKER & SHOWER ROOM (12 LOCKERS & 2 SHOWERS)
- ③ TRANSFORMER ROOM
- ④ CLASS I BICYCLE STORAGE. SEE PROJECT SUMMARY TABLE FOR QUANTITY
- ⑤ CLASS II BICYCLE STORAGE. SEE PROJECT SUMMARY TABLE FOR QUANTITY
- ⑥ LOCATION OF MULTIMODAL SIGNAGE

LEGEND

- ACCESSIBLE PARKING STALL
- BOX TRUCK LOADING
- BOX TRUCK LOADING - SU-30
- STREET TREE
- BIKE LOCKER
- BIKE RACK
- PASSENGER LOADING ZONE

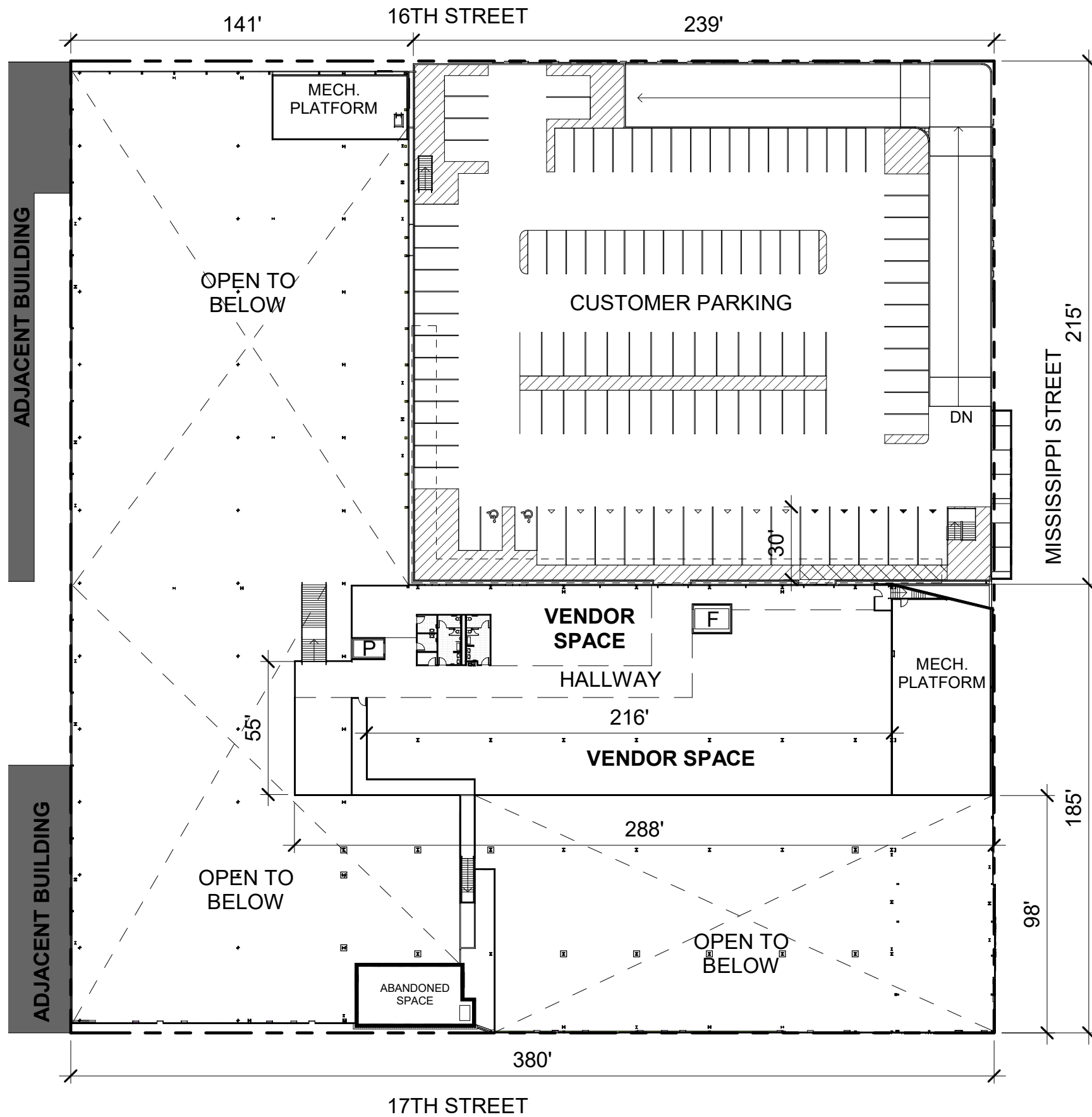
901 16th ST
MANAGER



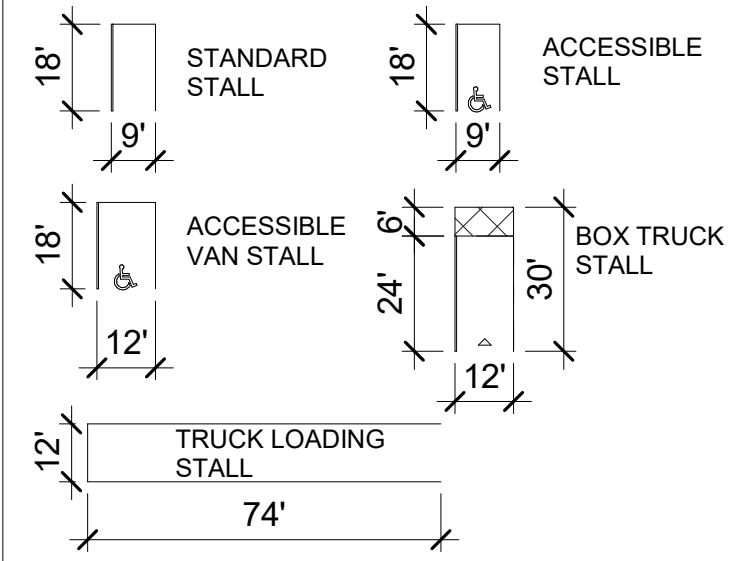
PRJ-12.1
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WHOLESALE
FLOWER MARKET





PARKING

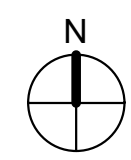


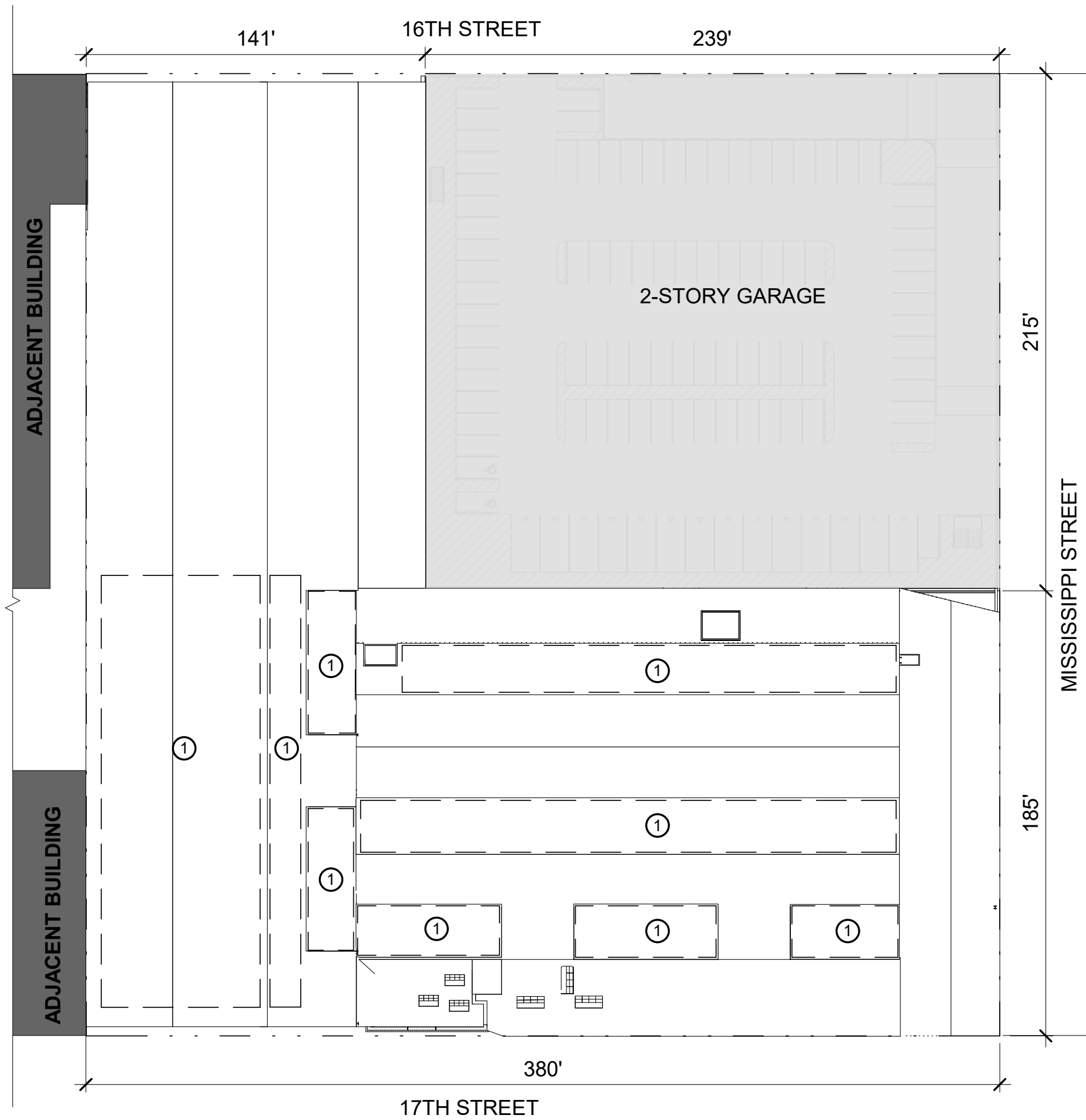
PARKING COUNT

LEVEL	ACCESSIBLE	STANDARD	COMPACT	
LVL 1	3 + 1 VAN	82	0	
LVL 2	2	60	32	
TOTAL	6	142	32	180

LEGEND

- ACCESSIBLE PARKING STALL
- BOX TRUCK LOADING
- BOX TRUCK LOADING - SU-30
- STREET TREE
- BIKE LOCKER
- BIKE RACK
- PASSENGER LOADING ZONE










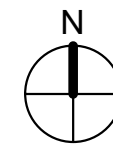


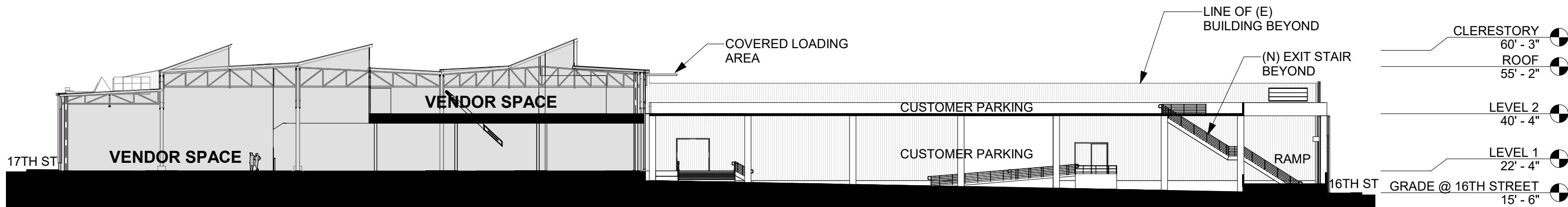
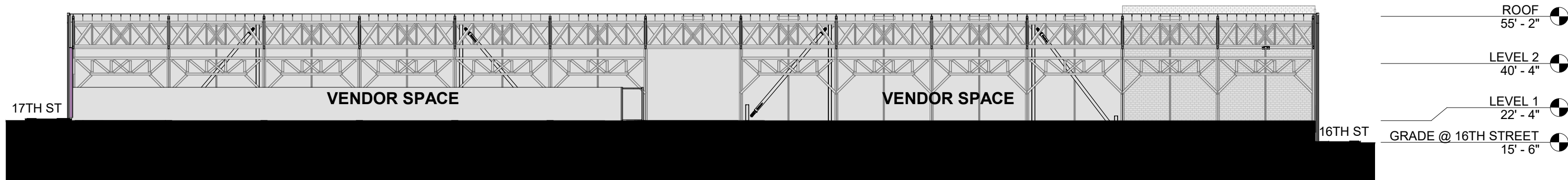
SHEET NOTES

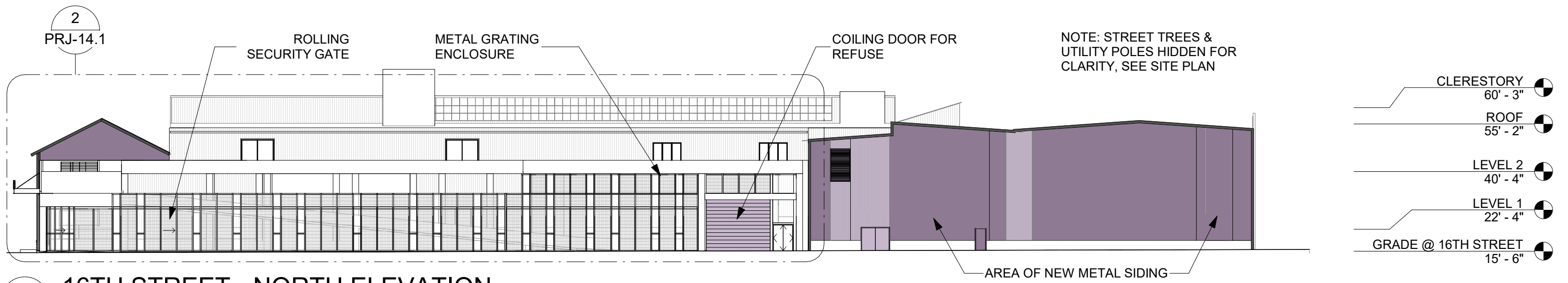
① AREA OF PROPOSED SOLAR INSTALLATION

LEGEND

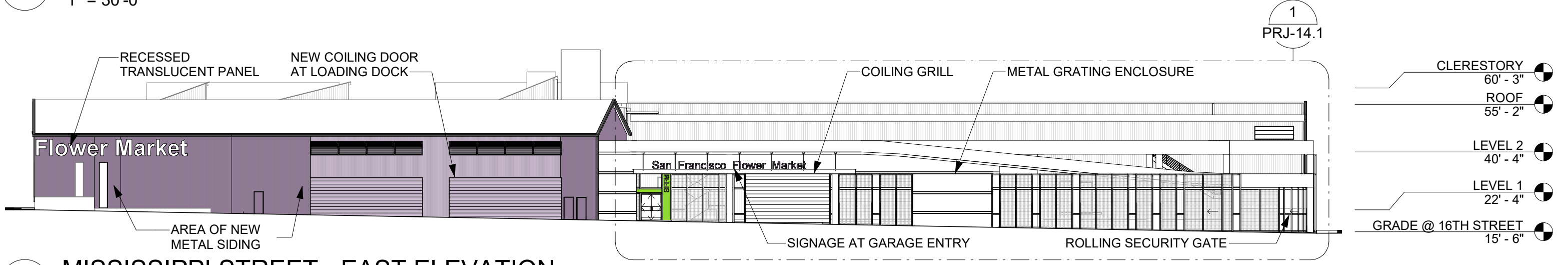
-  ACCESSIBLE PARKING STALL
-  BOX TRUCK LOADING
-  BOX TRUCK LOADING - SU-30
-  STREET TREE
-  BIKE LOCKER
-  BIKE RACK
-  PASSENGER LOADING ZONE



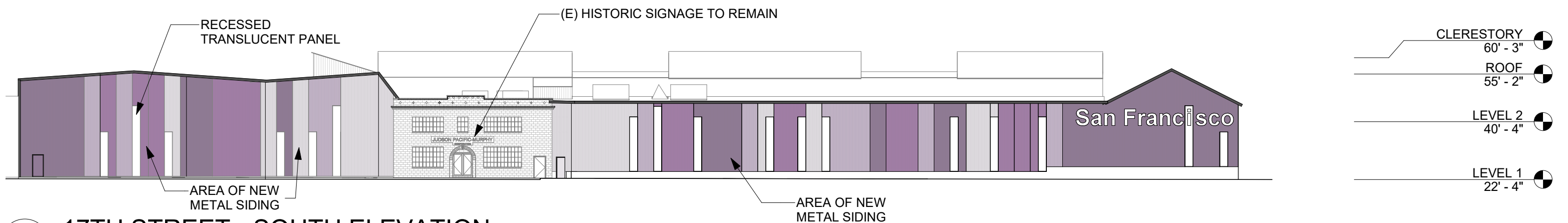




3 16TH STREET - NORTH ELEVATION
1" = 30'-0"

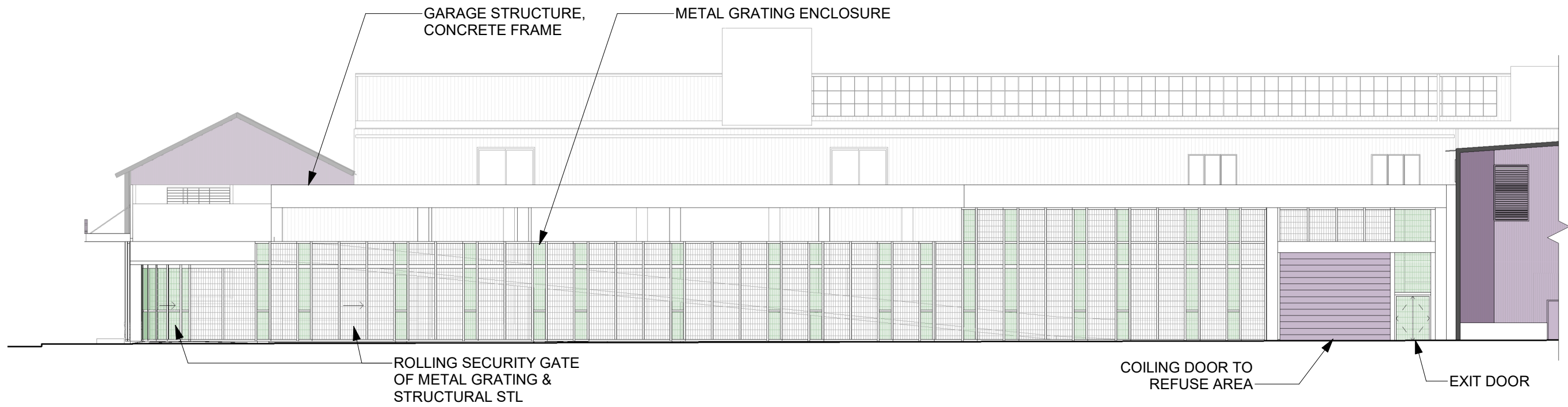


2 MISSISSIPPI STREET - EAST ELEVATION
1" = 30'-0"

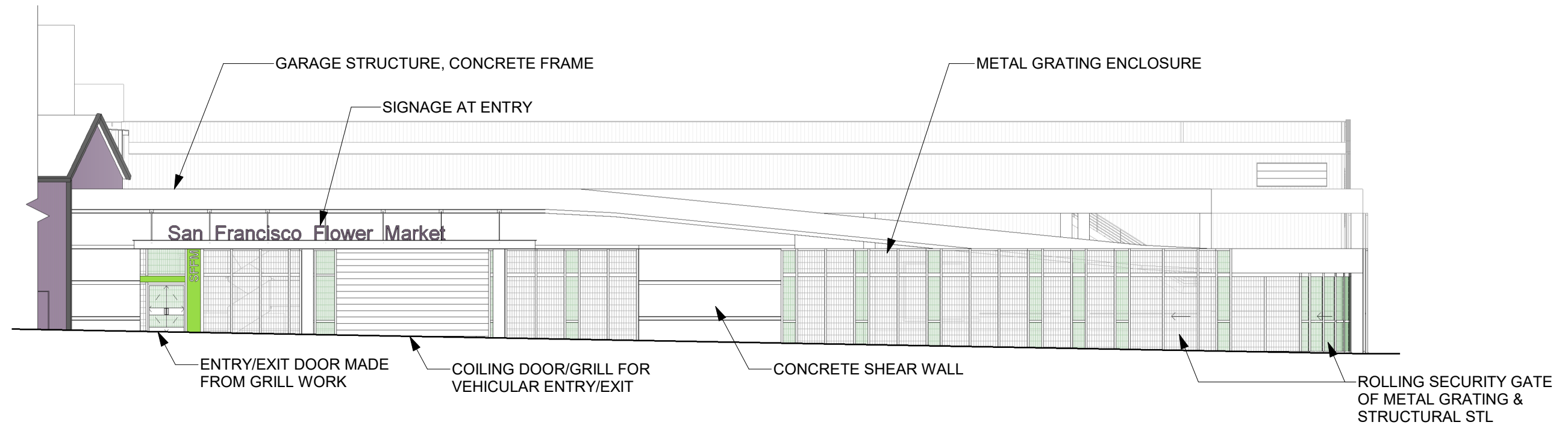


1 17TH STREET - SOUTH ELEVATION
1" = 30'-0"

FOR CONCEPTUAL PLANTING AND COLOR LOCATIONS, SEE PRJ-15.0 - 15.3



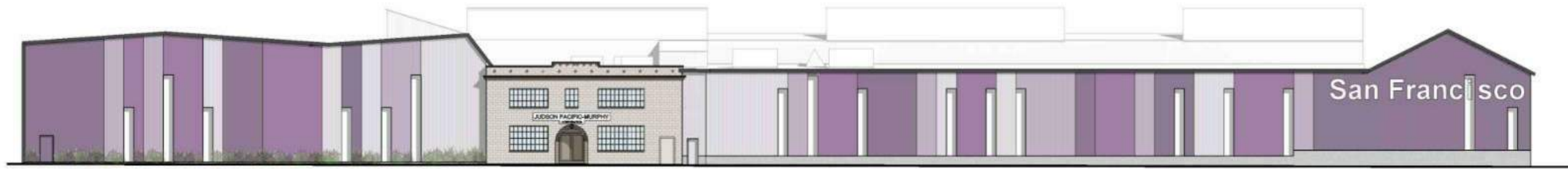
2 16TH STREET - NORTH ELEVATION
1" = 20'-0"



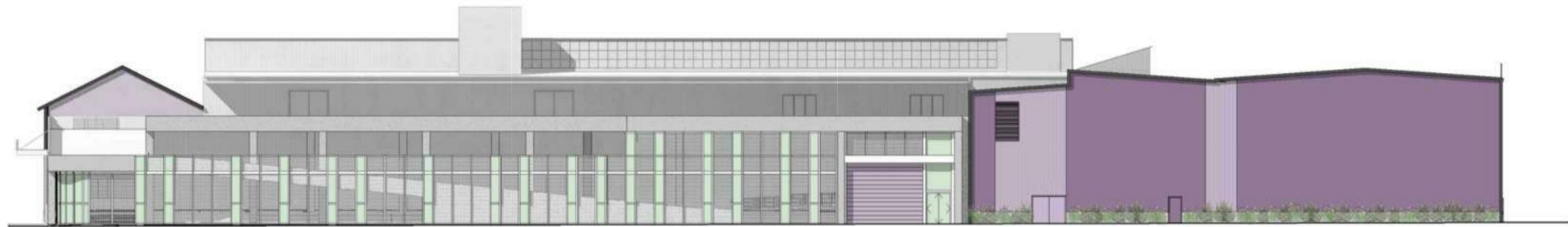
1 MISSISSIPPI STREET - EAST ELEVATION
1" = 20'-0"

FOR CONCEPTUAL PLANTING AND
COLOR LOCATIONS, SEE PRJ-15.0 - 15.3





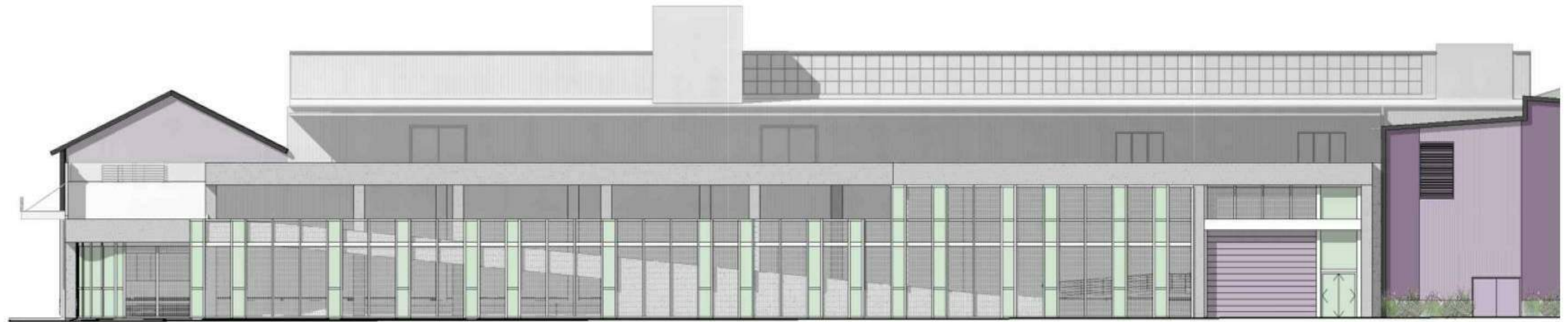
VARIANT - DESIGN ELEVATION
17TH STREET



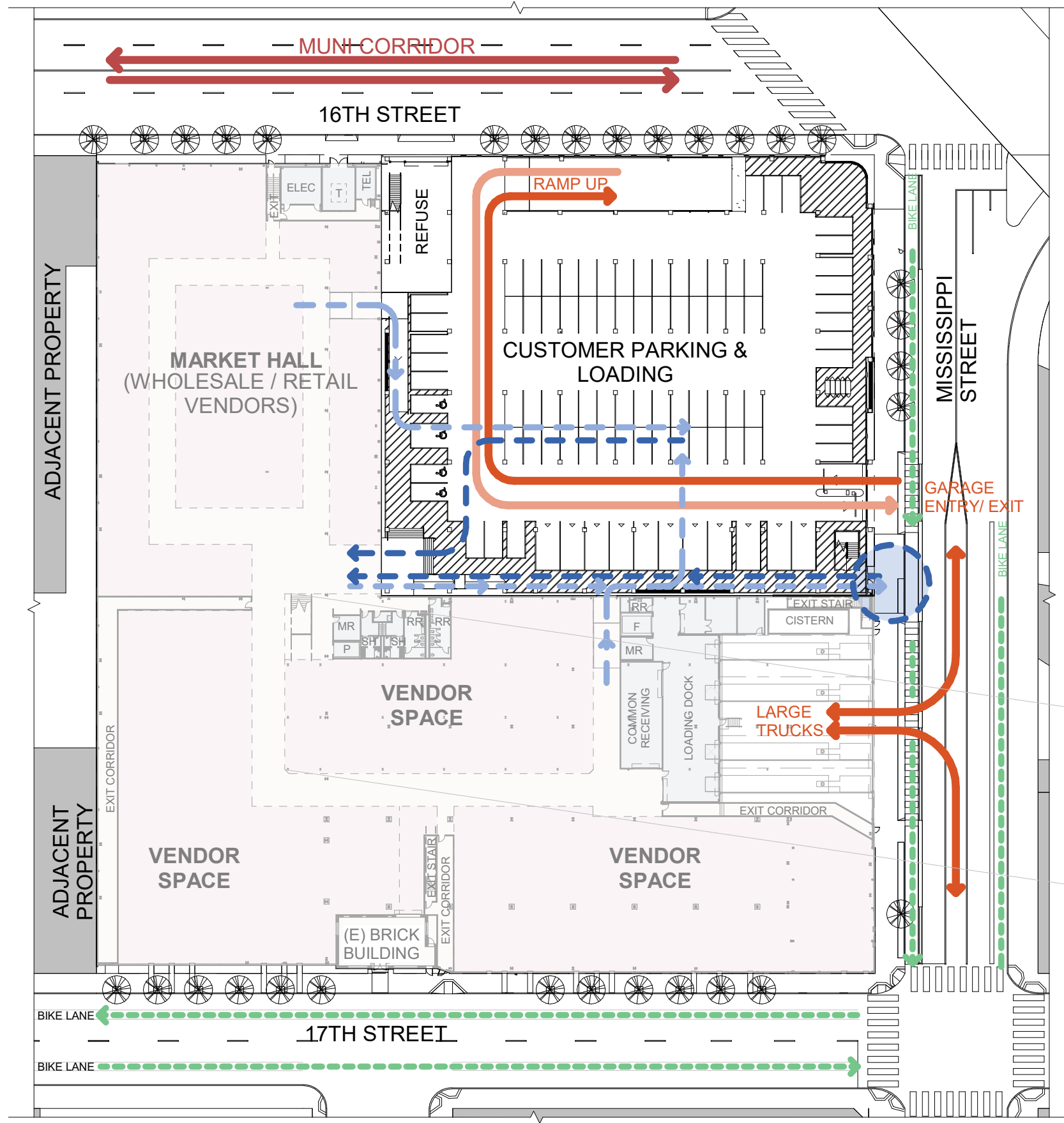
VARIANT - DESIGN ELEVATION
16TH STREET



MISSISSIPPI STREET













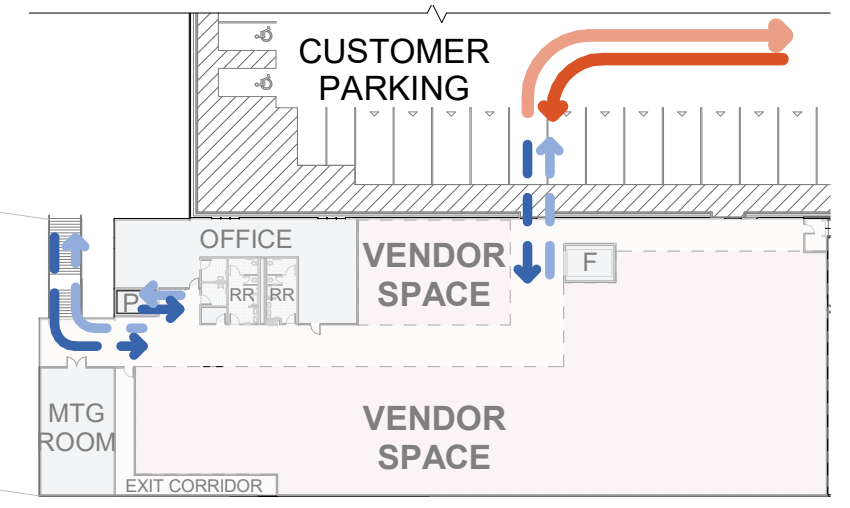
16TH STREET



LEVEL 1

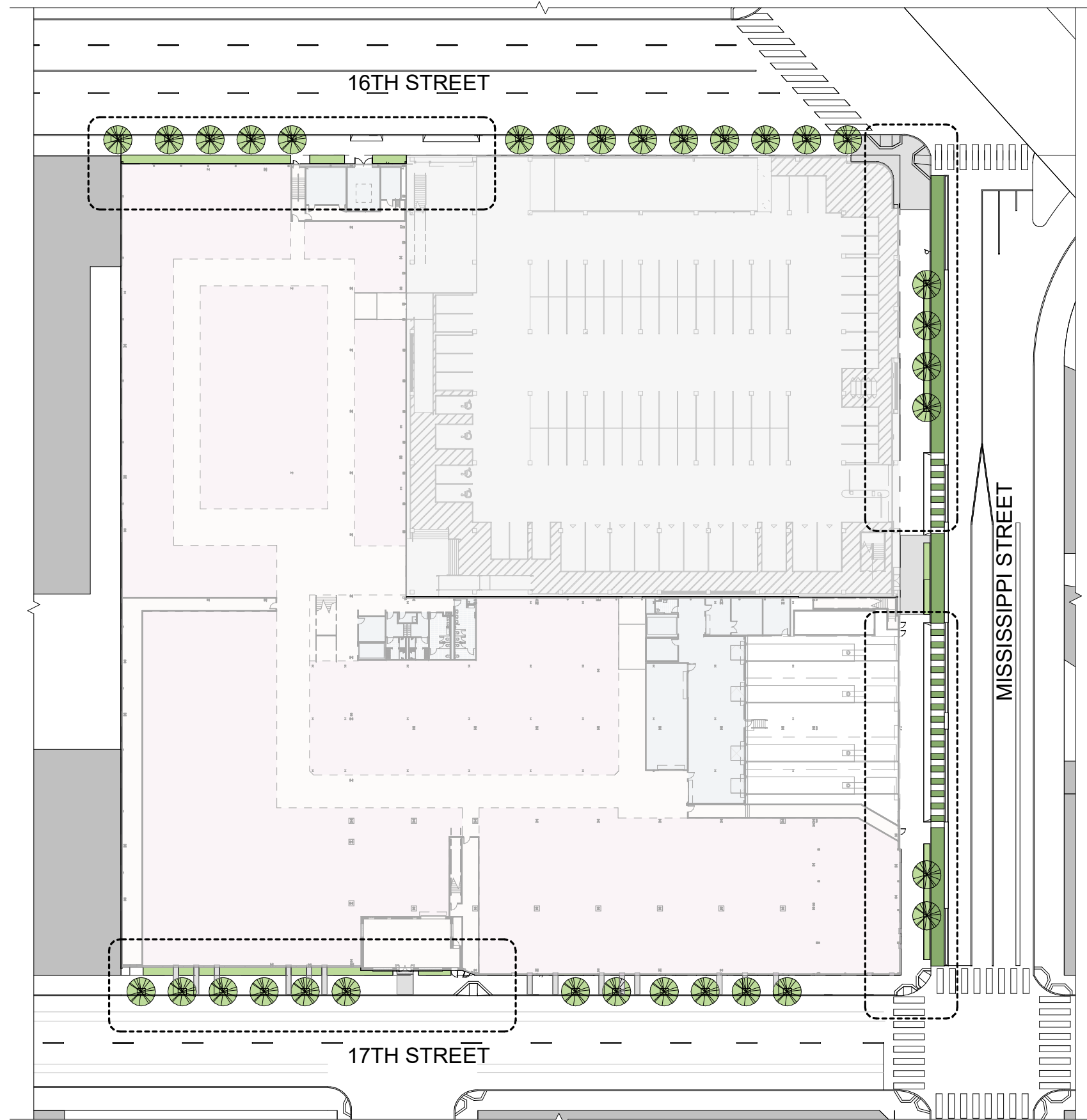
LEGEND

-  VENDOR AREA
-  COMMON AREA
-  MART AISLE
-  PEDESTRIAN IN
-  PEDESTRIAN OUT
-  VEHICLE IN
-  VEHICLE OUT
-  BIKE ROUTE
-  MUNI CORRIDOR
-  MAIN ENTRY



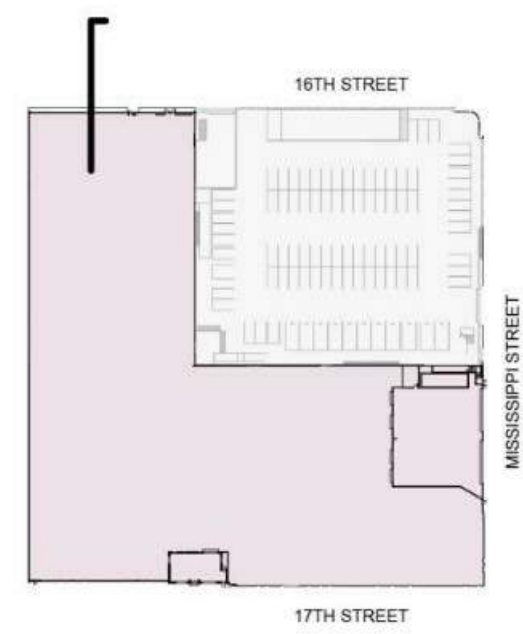
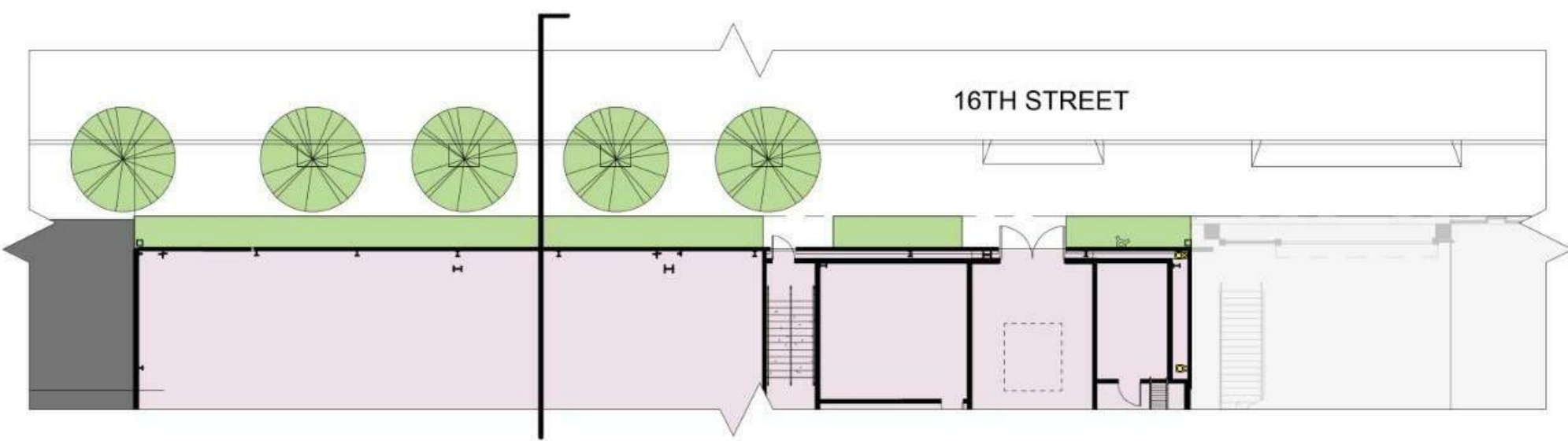
LEVEL 2

FLOW DIAGRAM - WHOLESALE MARKET





MUNI LANE AUTO LANE PARKING LANE SIDEWALK & STREET TREES PLANTING STRIP INTERIOR SPACE REFRIGERATED DISPLAY INTERIOR SPACE AMBIENT DISPLAY



901 16th ST
MANAGER



16TH STREET - ENLARGED PLAN & SECTION
@ MARKET BUILDING

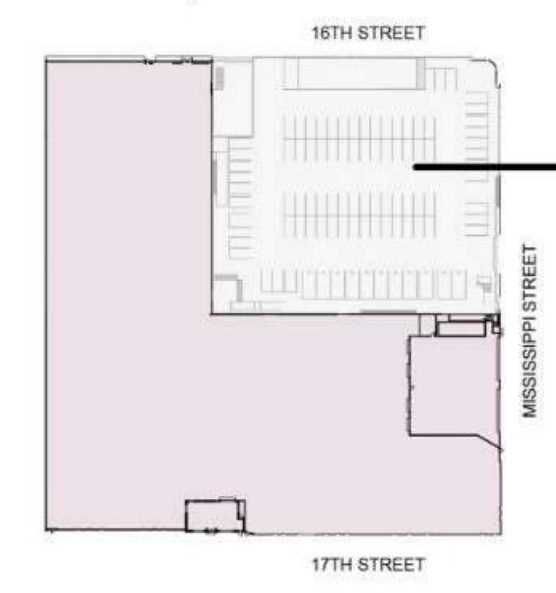
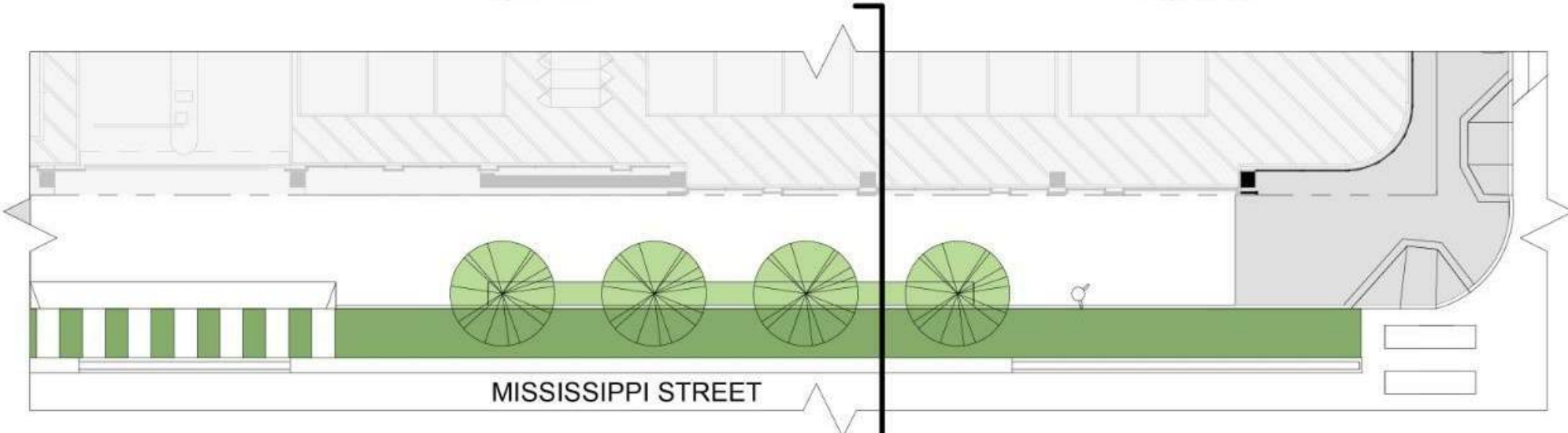
PRJ-20.2

SAN FRANCISCO
WHOLESALE
FLOWER MARKET



09/11/2020

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901 16th ST
MANAGER



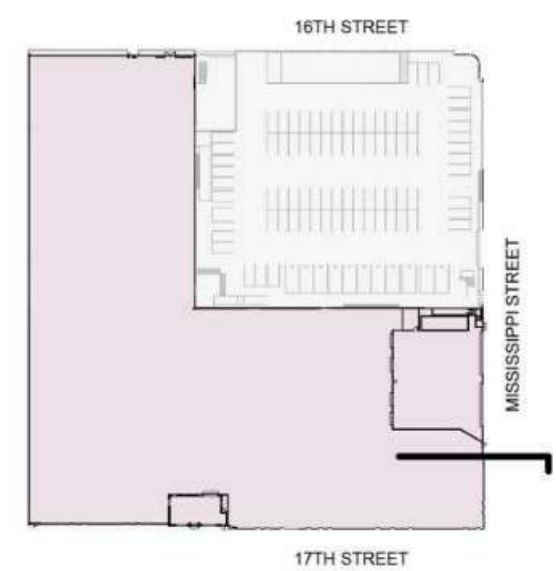
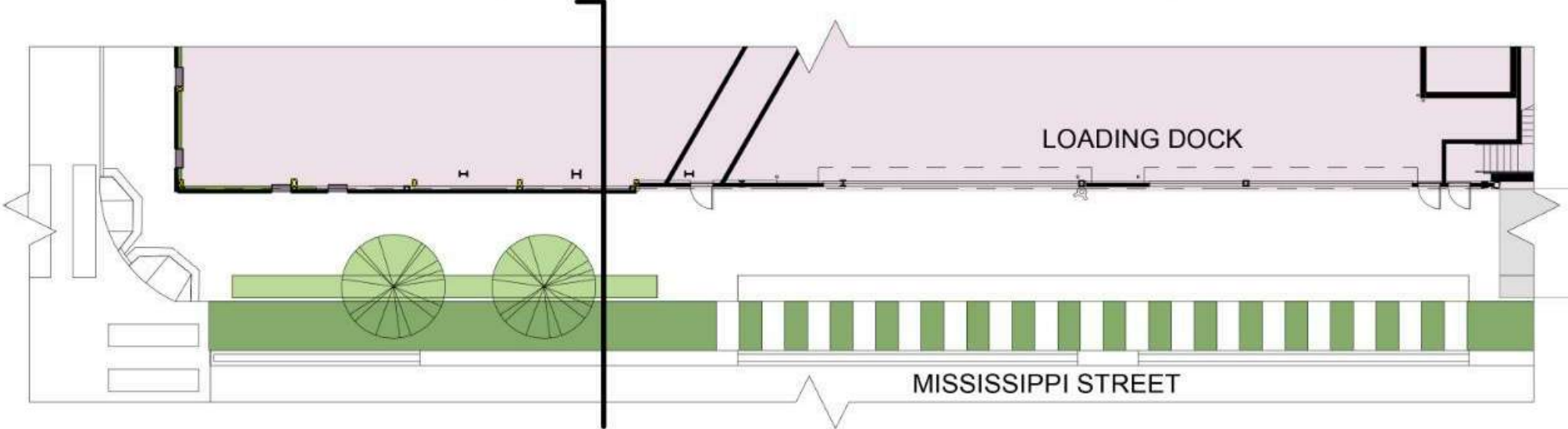
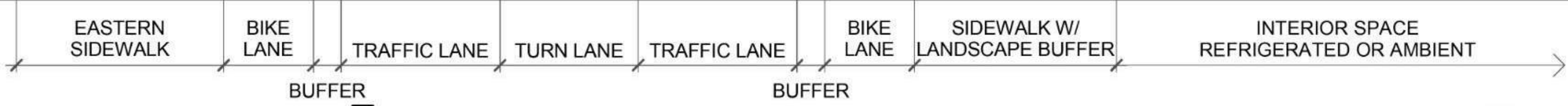
MISSISSIPPI STREET - ENLARGED PLAN & SECTION
@ GARAGE

PRJ-20.3

SAN FRANCISCO
WHOLESALE
FLOWER MARKET

09/11/2020





901 16th ST
MANAGER



MISSISSIPPI STREET - ENLARGED PLAN & SECTION
@ MARKET BUILDING

PRJ-20.4

SAN FRANCISCO
WHOLESALE
FLOWER MARKET



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INTERIOR SPACE REFRIGERATED OR AMBIENT

PLANTING STRIP

SIDEWALK & STREET TREES

PARKING LANE

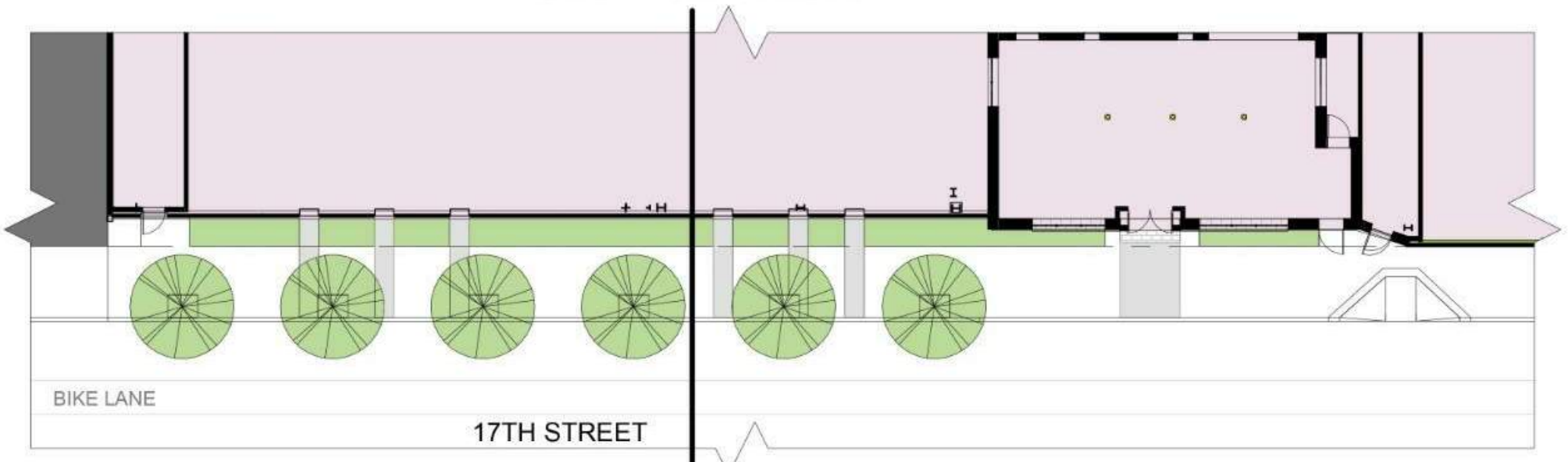
BIKE LANE

TRAFFIC LANES

BIKE LANE

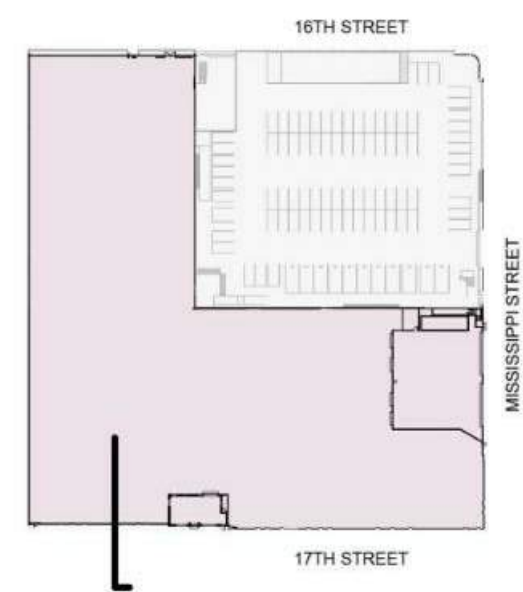
PARKING LANE

SOUTHERN SIDEWALK



BIKE LANE

17TH STREET



17TH STREET - ENLARGED PLAN & SECTION @ MARKET BUILDING

901 16th ST
MANAGER



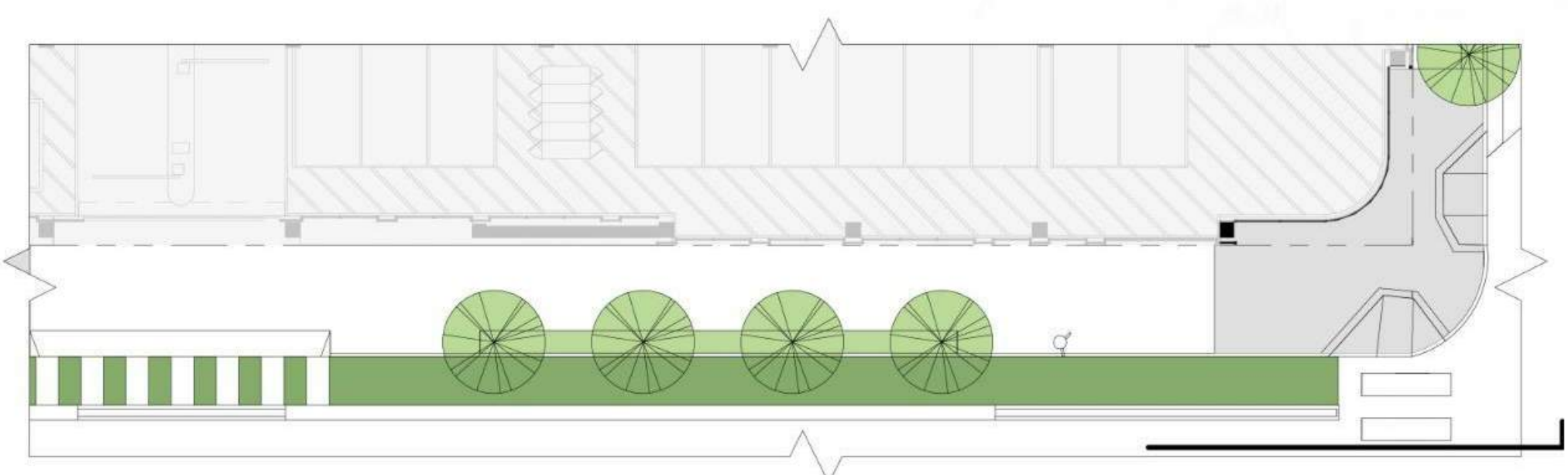
PRJ-20.5

SAN FRANCISCO
WHOLESALE
FLOWER MARKET



09/11/2020

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901 16th ST
MANAGER



16TH & MISSISSIPPI - ENLARGED PLAN & SECTION
@ GARAGE

PRJ-20.6

SAN FRANCISCO
WHOLESALE
FLOWER MARKET



09/11/2020

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELONGS TO THE CITY OF SAN FRANCISCO IN THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

COMMENCING AT A POINT ON THE SOUTHERLY LINE OF 16TH STREET, DISTANT THEREON 187 FEET, MORE OR LESS, EASTERLY FROM THE EASTERLY LINE OF TEXAS STREET, SAID POINT BEING 9 FEET DISTANT AT RIGHT ANGLES SOUTHERLY FROM THE CENTER LINE OF AN EXISTING SPUR TRACK KNOWN AS THE 16TH STREET FRENCH TRAIL, THENCE CURVING IN A SOUTHEASTERLY DIRECTION AND PARALLEL TO THE CENTER LINE OF THE ABOVE MENTIONED TRACK ON A CURVE HAVING A RADIUS OF 278.9 FEET, A DISTANCE OF 15 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF MISSISSIPPI STREET, 302 FEET, MORE OR LESS, NORTHERLY FROM THE NORTHERLY LINE OF 17TH STREET, AND SAID POINT BEING 9 FEET SOUTHERLY FROM THE CENTER LINE OF THE SPUR TRACK ABOVE MENTIONED; THENCE NORTHERLY ALONG THE WESTERLY LINE OF MISSISSIPPI STREET TO THE SOUTHERLY LINE OF 16TH STREET; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF 16TH STREET TO THE POINT OF COMMENCEMENT.

BEING A PORTION OF POTRERO NUEVO BLOCK NUMBER 278.

EXCEPTING THEREFROM ALL MINERALS CONTAINED IN THE ABOVE-DESCRIBED LAND, INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, PROVIDED THAT SANTA FE SHALL NOT HAVE THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND AND SHALL NOT CONDUCT ANY MINING ACTIVITIES ABOVE A PLANE 50 FEET BELOW THE SURFACE OF SAID LAND, OR ANY PART THEREOF, FOR THE PURPOSE OF DRILLING FOR MINING, OR OTHERWISE REMOVING ANY OF SAID MINERALS, SANTA FE MAY, HOWEVER, AND HEREBY RESERVES THE RIGHT TO, REMOVE ANY OF SAID MINERALS FROM SAID LAND BY MEANS OF WELLS, SHAFTS, OR OTHER MEANS OF ACCESS TO SAID MINERALS WHICH MAY BE CONSTRUCTED, DRILLED OR DUG FROM OTHER LAND, PROVIDED THAT THE EXERCISE OF SUCH RIGHTS BY SANTA FE SHALL IN NO WAY INTERFERE WITH OR IMPAIR THE USE OF THE SURFACE OF THE LAND HEREBY CONVEYED OR OF ANY IMPROVEMENTS THEREON, AS PROVIDED IN DEED FROM ATCHISON, TOPKA AND SANTA FE RAILROAD COMPANY, RECORDED OCTOBER 30, 1891, IN BOOK 482, PAGE 126, OFFICIAL RECORDS.

PARCEL TWO:

BEGINNING ON THE NORTHERLY LINE OF SEVENTEENTH STREET, DISTANT THEREON 100 FEET EASTERLY FROM THE EASTERLY LINE OF MISSOURI STREET, RUNNING THENCE EASTERLY ALONG SAID LINE OF SEVENTEENTH STREET 380 FEET TO THE WESTERLY LINE OF MISSISSIPPI STREET; THENCE AT A RIGHT ANGLE NORTHERLY ALONG SAID LINE OF MISSISSIPPI STREET 200 FEET; THENCE AT A RIGHT ANGLE WESTERLY 240 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 200 FEET TO THE SOUTHERLY LINE OF SIXTEENTH STREET; THENCE AT A RIGHT ANGLE WESTERLY ALONG SAID LINE OF SIXTEENTH STREET 140 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 400 FEET TO THE POINT OF BEGINNING, BEING PORTIONS OF POTRERO NUEVO BLOCKS NUMBERED 271 AND 278, AND PORTION OF FORMER TEXAS STREET, AS SAID STREET EXISTED PRIOR TO THE CLOSING THEREOF BY RESOLUTION NO. 20739 ADOPTED BY THE BOARD OF SUPERVISORS ON JANUARY 23, 1923 TEXAS STREET.

PARCEL THREE:

BEGINNING AT A POINT ON THE WESTERLY LINE OF MISSISSIPPI STREET, DISTANT THEREON 8 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF SIXTEENTH STREET, RUNNING THENCE SOUTHERLY ALONG SAID LINE OF MISSISSIPPI STREET 192 FEET; THENCE AT A RIGHT ANGLE WESTERLY 240 FEET TO THE CENTER LINE OF TEXAS STREET, NOW CLOSED BY RESOLUTION NO. 20739; THENCE NORTHERLY ALONG SAID CENTER LINE OF TEXAS STREET 200 FEET TO THE SOUTHERLY LINE OF SIXTEENTH STREET; THENCE EASTERLY ALONG SAID LINE OF SIXTEENTH STREET 227 FEET; AND THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 278.9 FEET, A DISTANCE OF 15.27 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING PART OF POTRERO NUEVO BLOCK NO. 278 AND PORTION OF FORMER TEXAS STREET AS SAID STREET EXISTED PRIOR TO THE CLOSING THEREOF BY RESOLUTION NO. 20739 ADOPTED BY THE BOARD OF SUPERVISORS ON JANUARY 23, 1923.

EXCEPTING THEREFROM ANY PORTION THEREOF INCLUDED WITHIN THE LINES OF THAT CERTAIN PROPERTY DESCRIBED IN DEED EXECUTED BY REAL ESTATE AND DEVELOPMENT COMPANY, A CORPORATION, IN FAVOR OF THE ATCHISON TOPKA AND SANTA FE RAILWAY COMPANY, A CORPORATION, DATED NOVEMBER 16, 1922, RECORDED NOVEMBER 27, 1922, IN BOOK 574, PAGE 114, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

PARCEL FOUR:

BEGINNING AT A POINT ON THE WESTERLY LINE OF MISSISSIPPI STREET DISTANT THEREON 200 FEET NORTHERLY FROM THE NORTHERLY LINE OF 17TH STREET, RUNNING THENCE AT RIGHT ANGLE WESTERLY 240 FEET TO A POINT WHICH IS 20.05 FEET SOUTH AS MEASURED ON A LINE DRAWN PERPENDICULAR TO THE SOUTHERLY LINE OF 16TH STREET, THENCE NORTHERLY ALONG SAID LINE .05 FEET TO A POINT, THENCE EASTERLY AT RIGHT ANGLE 240 FEET TO THE WESTERLY LINE OF MISSISSIPPI STREET, THENCE SOUTHERLY ALONG THE WESTERLY LINE OF MISSISSIPPI STREET .05 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF FORMER TEXAS STREET, AS SAID STREET EXISTED PRIOR TO THE CLOSING THEREOF BY RESOLUTION NO. 20739 ADOPTED BY THE BOARD OF SUPERVISORS ON JANUARY 23, 1923 AND A PORTION OF POTRERO NUEVO BLOCK 278.

2016 ALTA/NSPS TABLE A OPTIONAL SURVEY ITEMS

- 2. THE SUBJECT PROPERTY ADDRESS IS KNOWN AS: 901 16TH STREET
3. THE FEDERAL EMERGENCY MANAGEMENT AGENCY HAS NOT IDENTIFIED ANY SPECIAL FLOOD HAZARD AREAS WITHIN THE CITY OF SAN FRANCISCO, CALIFORNIA. THE CITY DOES NOT PARTICIPATE IN THE NATIONAL FLOOD INSURANCE PROGRAM. THE SITE IS IN THE UNMAPPED AREA.
4. GROSS LAND AREA: 152,033± SQ. FT. 3.4924± ACRES
6(A) ZONING NOTE: THIS SURVEY MAKES NO EVALUATION AS TO COMPLIANCE WITH ZONING CODES AND/OR ORDINANCES OTHER THAN CURRENT MUNICIPAL BUILDING SETBACK LINE LOCATIONS.
7(A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL SHOWN HEREON.
7(B)(1) THE BUILDING AREAS SHOWN HEREON WERE DERIVED FROM MEASUREMENTS TAKEN ALONG THE OUTSIDE ENCLOSED FACE OF THE BUILDING ENVELOPE AS DIMENSIONED HEREON.
8. MEASURED HEIGHT OF ALL BUILDINGS ABOVE THE FINISH FLOOR OF THE BUILDING, SHOWN HEREON.
9. PARKING SUMMARY: STANDARD PARKING STALLS: 59 COMPACT PARKING STALLS: 10 ACCESSIBLE PARKING STALLS: 4 TRUCK PARKING STALLS: 10 TOTAL PARKING STALLS: 83
13. NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS, SHOWN HEREON.
14. DISTANCE TO THE NEAREST INTERSECTING STREET AS SPECIFIED BY THE CLIENT, SHOWN HEREON.
16. AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
17. AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AS AVAILABLE FROM THE CONTROLLING JURISDICTION, THERE IS OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
19. THERE ARE NO OFFSITE EASEMENTS OR SERVICUES BENEFITING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR THAT WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

TITLE EXCEPTION NOTES

- NOTES: THE FOLLOWING ITEMS CONTAINED IN SCHEDULE "B" OF THE HEREON REFERENCED AMENDED PRELIMINARY TITLE REPORT ARE NOT A MATTER OF SURVEY: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 20, 21, AND 22.
(8) ANY TAXES WHICH MAY BE DUE, OR BECOME DUE, BY REASON OF THE FACT THAT A PORTION OF THE HEREON DESCRIBED PROPERTY IS NOT WITHIN ANY ASSESSOR'S PARCEL NUMBER AND HAS NOT BEEN ASSESSED BY THE COUNTY TAX ASSESSOR.
AFFECTS: A PORTION OF PARCEL ONE (BLANKET IN NATURE)
(13) RIGHTS OF THE PUBLIC OVER THAT PORTION OF THE HEREON DESCRIBED PROPERTY BEING USED FOR STREET PURPOSES.
AFFECTS: PARCEL ONE (BLANKET IN NATURE)
(19) ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY:

- JOB NO.: 19140
DATED: DECEMBER 2019
PREPARED BY: KIER & WRIGHT
MATTERS SHOWN:
A. THE FACT THAT AN EXISTING BUILDING LOCATED ON SAID LAND ENDOGRADES 0.6' +/- EASTERLY ONTO MISSISSIPPI STREET.
B. THE FACT THAT AN EXISTING RAIN WATER LEADER LOCATED ON SAID LAND ENDOGRADES EASTERLY ONTO MISSISSIPPI STREET.
C. THE FACT THAT AN EXISTING FENCE AND GATE LOCATED ON SAID LAND ENDOGRADES 1.6' +/- NORTHERLY ONTO 16TH STREET.
D. THE FACT THAT AN EXISTING BRICK STEP LOCATED ON SAID LAND ENDOGRADES 0.4' +/- SOUTHERLY ONTO 17TH STREET.
E. THE FACT THAT EXISTING RAIN WATER LEADERS LOCATED ON SAID LAND ENDOGRADES 0.5' AND 0.3' +/- SOUTHERLY ONTO 17TH STREET. (SHOWN HEREON)

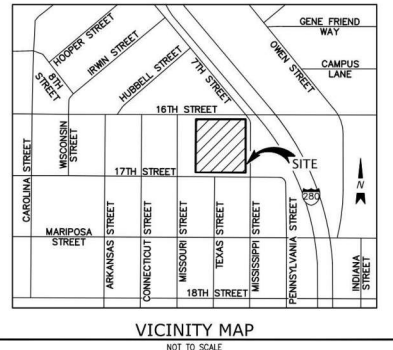
REFERENCES

(1) RECORD OF SURVEY (BB M 100)

Table with 4 columns: CURVE #, RADIUS, DELTA, LENGTH. Row 1: C1, 278.90, 3708'20", 15.28'

LEGEND

- BUILDING LINE
BUILDING OVERHEAD
CONCRETE BLOCK/RETAINING WALL
CONCRETE CURB & GUTTER
DRIVEWAY
EDGE OF PAVEMENT
EDGE LINE
LOT LINE
MONUMENT/NOTION LINE
OVERHEAD POWER LINE
PROPERTY LINE
SIDEWALK
ACCESSIBLE PARKING SYMBOL
AUTOMATIC SPRINKLER RISER
BASKETBALL HOOP/STAND
CLEANOUT
DOUBLE DETECTOR CHECK VALVE
DRAIN INLET
ELECTRIC METER
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GUY ANCHOR
GAS METER
MANHOLE
POWER POLE/JUNCTION POLE
TRAFFIC SIGNAL POLE
UTILITY BOX
WATER VALVE
NO. OF PARKING SPACES (ACCESSIBLE)
NO. OF PARKING SPACES (COMPACT)
NO. OF PARKING SPACES (STANDARD)
NO. OF PARKING SPACES (TRUCK)



VICINITY MAP NOT TO SCALE

ABBREVIATIONS

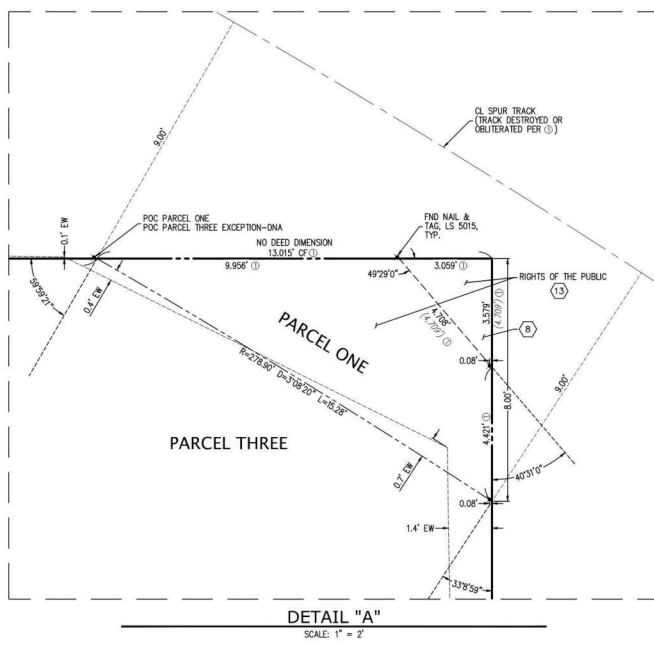
- AC ASPHALTIC CONCRETE
AD AREA DRAIN
ASR AUTOMATIC SPRINKLER RISER
BFP BACK FLOW PREVENTER
BL BUILDING
BLL BOLLARD
BW BACK OF WALK
CL CALCULATED FROM CENTERLINE
CONC CONCRETE
CSMH COMBINED SEWER & STORM MANHOLE
DCV DOUBLE DETECTOR CHECK VALVE
DI DROP INLET
DNA DOES NOT AFFECT
DR DOOR
DWP DRIVEWAY
E EAST
EB ELECTRIC BOX
EMH ELECTRICAL MANHOLE
EP EDGE OF PAVEMENT
EV ELECTRIC VAULT
EW EDGE OF WALK
FDC FIRE DEPARTMENT CONNECTION
FF FINISH FLOOR
FNC FENCE
FND FOUND
FW FACE OF WALL
GM GAS METER
GV GAS VALVE
LS LAND SURVEYOR
M MAPS
MFN METRO FIBER NETWORK
MON MONUMENT
N NORTH
P1 PARCEL 1
P2 PARCEL 2
P3 PARCEL 3
P4 PARCEL 4
PED PEDESTAL
PL PROPERTY LINE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
RWL RAIN WATER LEADER
S SOUTH
SDMH STORM DRAIN MANHOLE
SLB STREET LIGHT BOX
SSOD SANITARY SEWER CLEAN OUT
SSL SANITARY SEWER LINE
TB TELEPHONE BOX
TBL TELEPHONE MANHOLE
TSB TRAFFIC SIGNAL BOX
TSP TRAFFIC SIGNAL POLE
TYP TYPICAL
UB UTILITY BOX
W WEST
WB WATER BOX
WL WATERLINE
WM WATER METER

GENERAL NOTES

- 1. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. APN: (I) LOT 001A, BLOCK 3949 (903 16TH STREET) (II) LOT 001, BLOCK 3950 (975 16TH STREET AND 1270 17TH STREET) (III) LOT 001, BLOCK 3949 (901 AND 941 16TH STREET) (IV) LOT 002, BLOCK 3949 (1188 AND 1200 17TH STREET AND 88 MISSISSIPPI STREET)
3. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN AN AMENDED PRELIMINARY TITLE REPORT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED AS OF OCTOBER 29, 2019, AMENDED DECEMBER 18, 2019, ORDER NUMBER 010-3003882-0-IMP, AMENDMENT NUMBER 0. FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. BY KILROY REALTY CORPORATION ON DECEMBER 18, 2019. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
4. BASIS OF BEARINGS: THE BASIS OF THIS SURVEY WAS DETERMINED BY THE MONUMENT LINE OF 17TH STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON AUGUST 14, 2006, IN BOOK 88 OF MAPS AT PAGE 100, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
5. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, SPRING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.

SURVEYOR'S CERTIFICATE

TO: 901 16TH ST, LLC, A DELAWARE LIMITED LIABILITY COMPANY
AND: KILROY REALTY, L.P., A DELAWARE LIMITED PARTNERSHIP
AND: FIDELITY NATIONAL TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 05, 2019.
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
ROONEY A. STEWART II, P.L.S. 9225
RSTEWART@KIERWRIGHT.COM
12-19-2019 DATE



DETAIL "A" SCALE: 1" = 2'

Vertical title block containing project name 'ALTA/NSPS LAND TITLE SURVEY OF 901 16TH STREET FOR KILROY REALTY CORPORATION', location 'SAN FRANCISCO', date 'DECEMBER, 2019', scale 'NO SCALE', and sheet information 'SHEET 1 OF 2 SHEETS'.

901 16th ST MANAGER



SURVEY

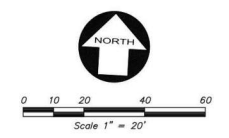
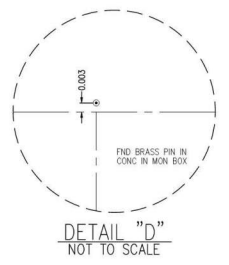
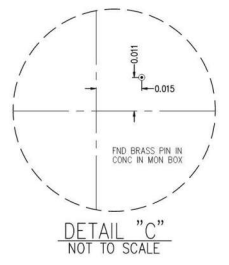
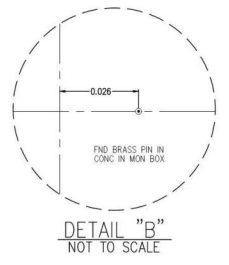
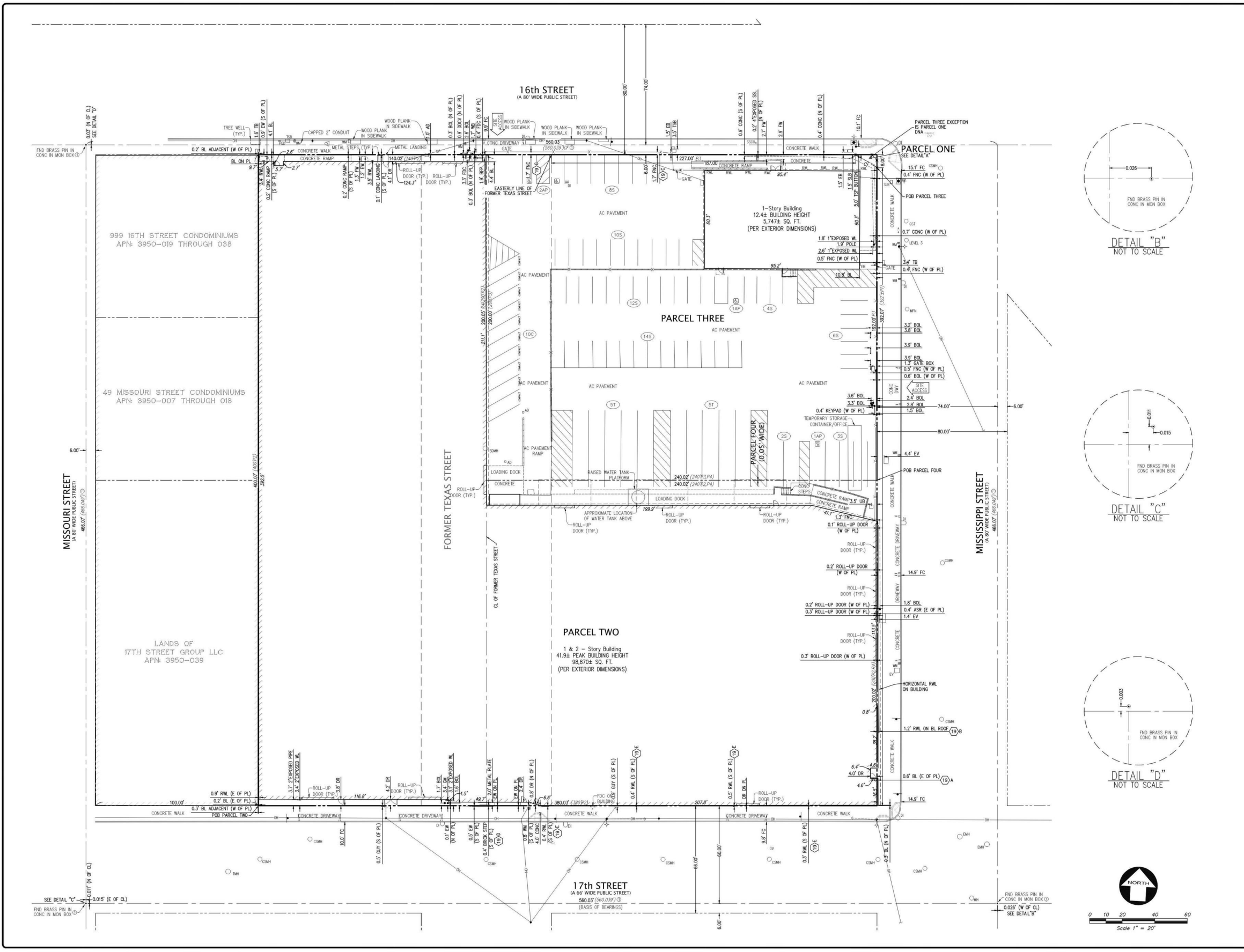
PRJ-21.0

SAN FRANCISCO WHOLESALE FLOWER MARKET

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01/31/2020

2:1209149100\DWG\SURVEY\ALTA\90116-AS.dwg 12-19-19 04:22:32 PM 199946



BY	
NO.	
REVISION	
NO.	
REVISION	
NO.	
REVISION	
3300 Scott Boulevard, Building 22 San Diego, California 92124 Phone: (619) 774-6665 www.kierwright.com	
ALTA/NSP LAND TITLE SURVEY OF 901 16TH STREET FOR KILROY REALTY CORPORATION	
SAN FRANCISCO CALIFORNIA	
DATE: DECEMBER, 2019 SCALE: 1" = 20' SURVEYOR: EK DRAWN BY: LE JOB NO.: A19140 SHEET: 2 OF 2 SHEETS	

901 16th ST
MANAGER



SURVEY

PRJ-21.1 SAN FRANCISCO
WHOLESALE FLOWER MARKET



01/31/2020

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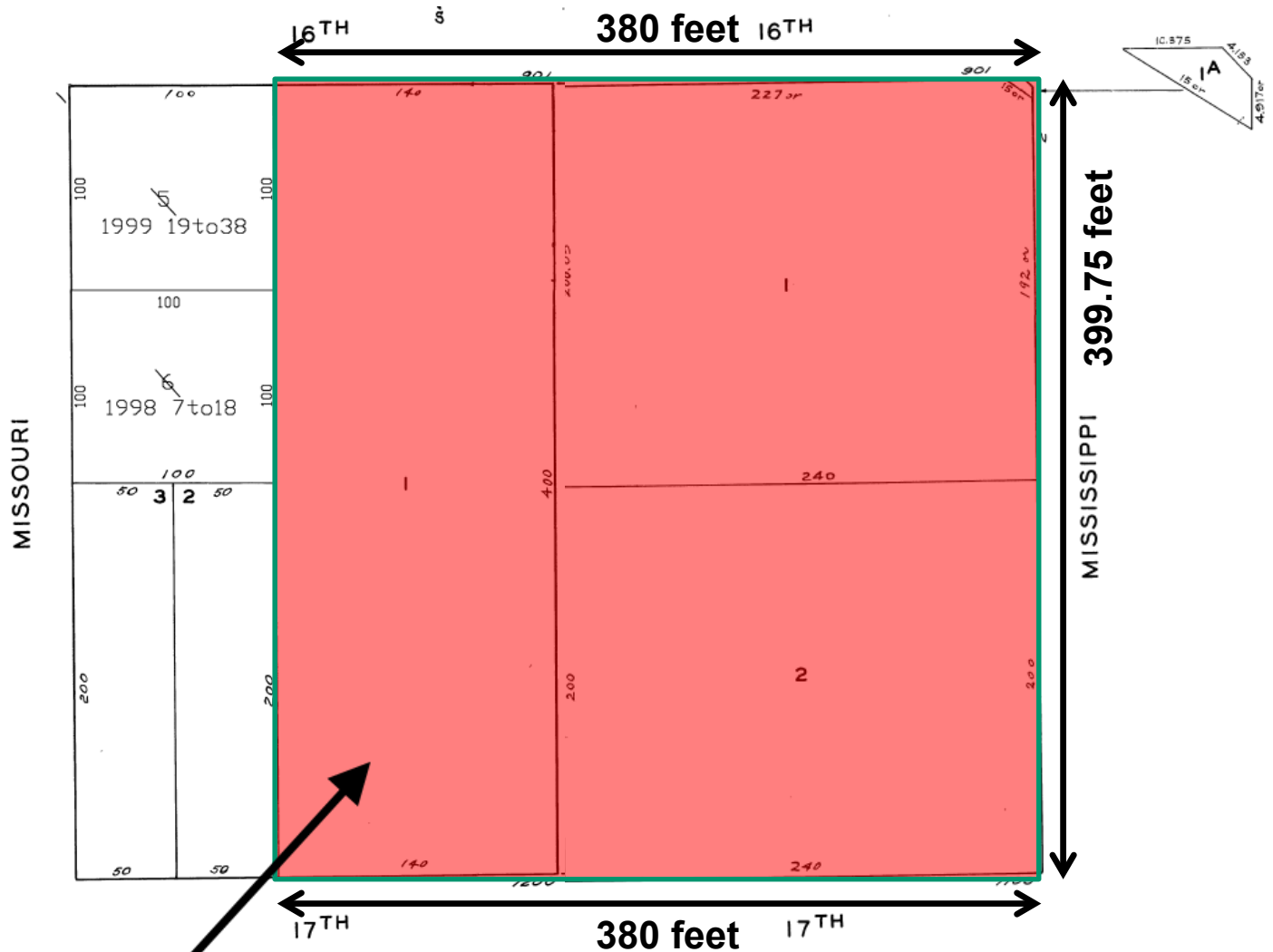


LAND USE INFORMATION

PROJECT ADDRESS: 901 16TH ST
RECORD NO.: 2020-004032PRJ/2011.1300CUA/2011.1300ENX-02

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	44,200	101,700	57,500
Residential GSF			
Retail/Commercial GSF			
Office GSF	5,800	0	-5,800
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	99,000	125,000	26,000
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space			
Other ()			
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	4	3	-1
Number of Stories	2	0	2
Parking Spaces	83	150	67
Loading Spaces	10	29	19
Bicycle Spaces	0	24	24
Car Share Spaces			
Other ()			

Parcel Map

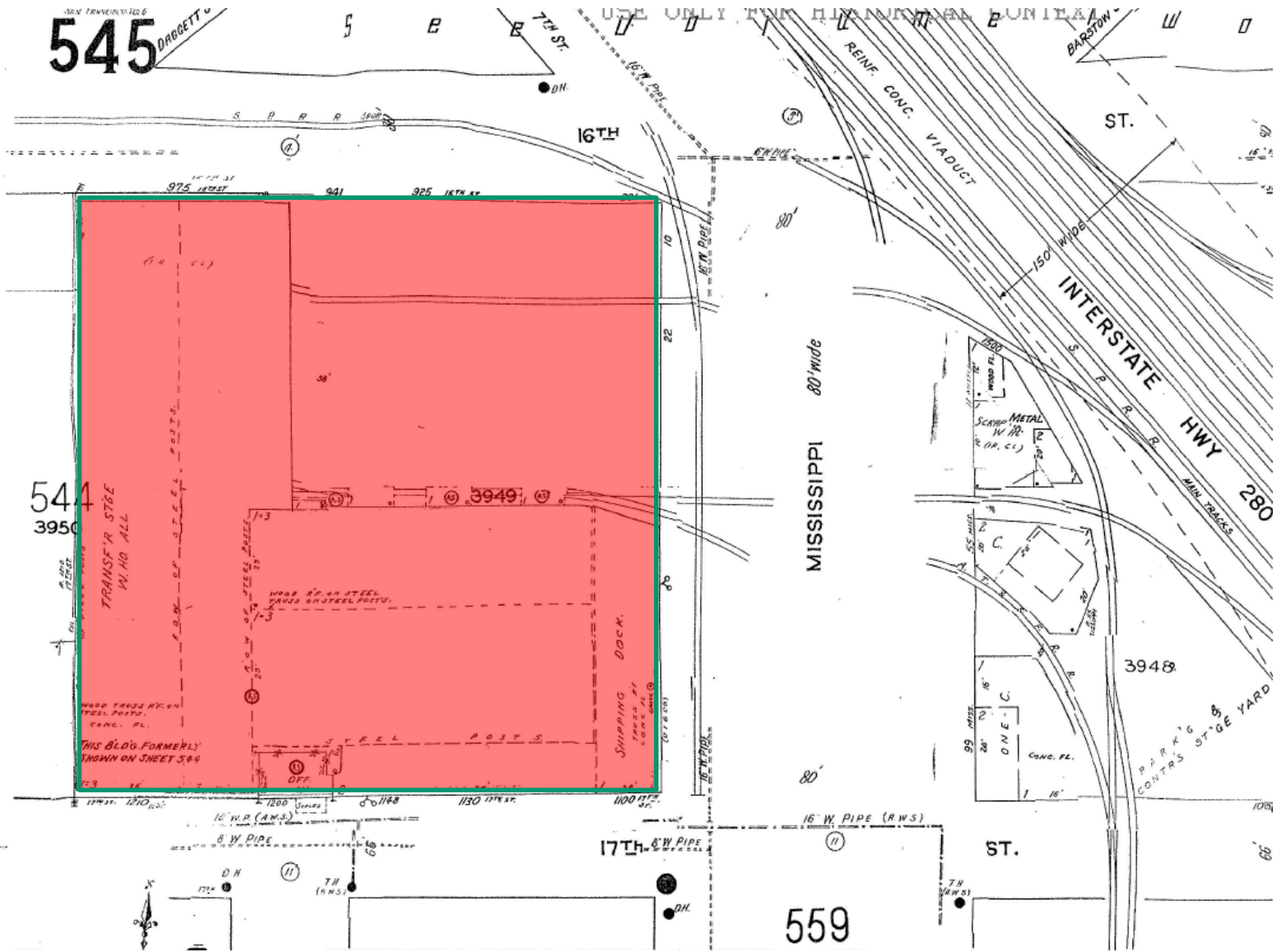


SUBJECT PROPERTY



Conditional Use Authorization & Large Project Authorization
 Case Number 2011.1300CUA/ENX-2
 901 16th Street & 1200 17th Street

Sanborn Map*

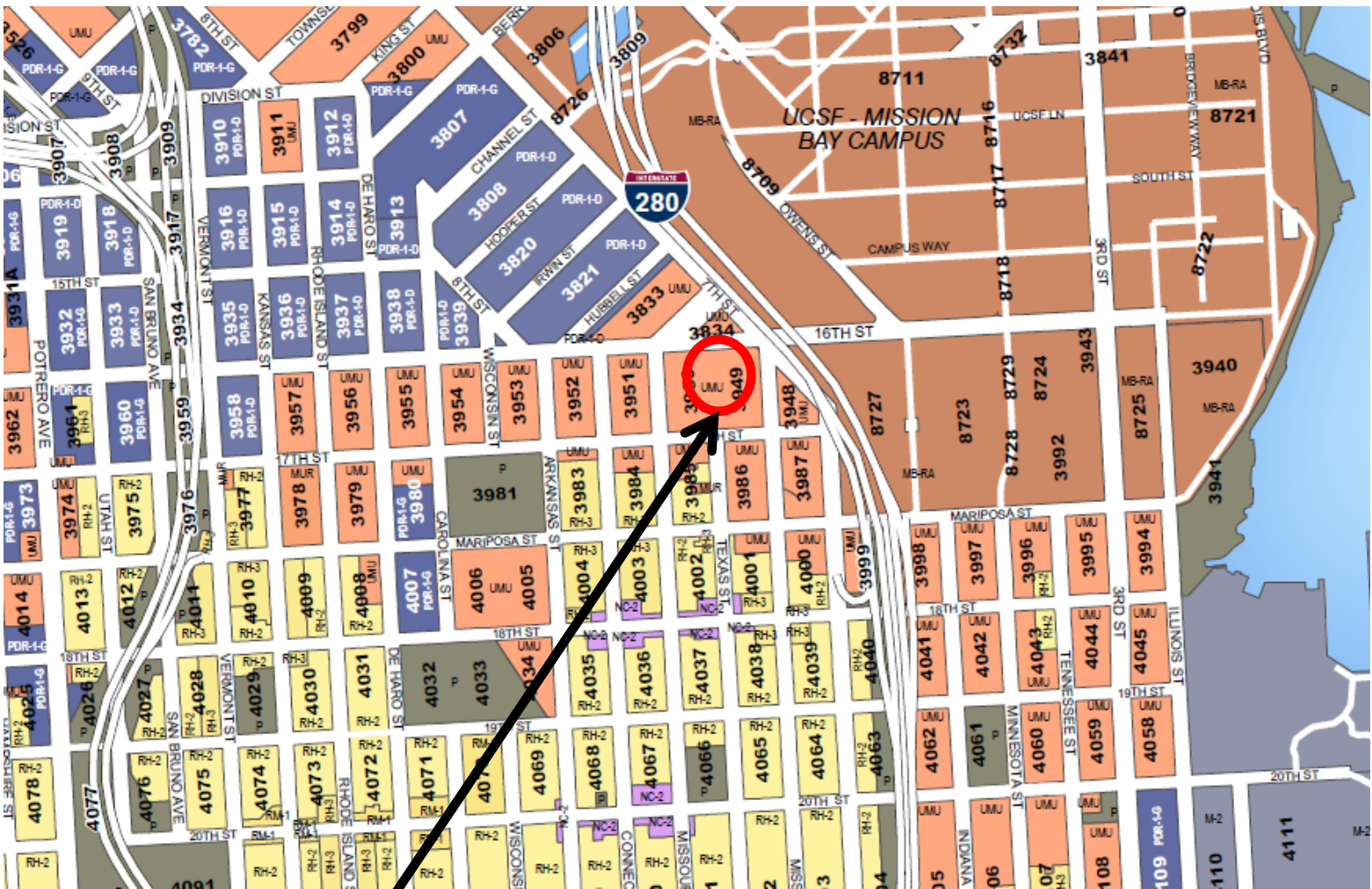


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization & Large Project Authorization
 Case Number 2011.1300CUA/ENX-2
 901 16th Street & 1200 17th Street

Zoning Map

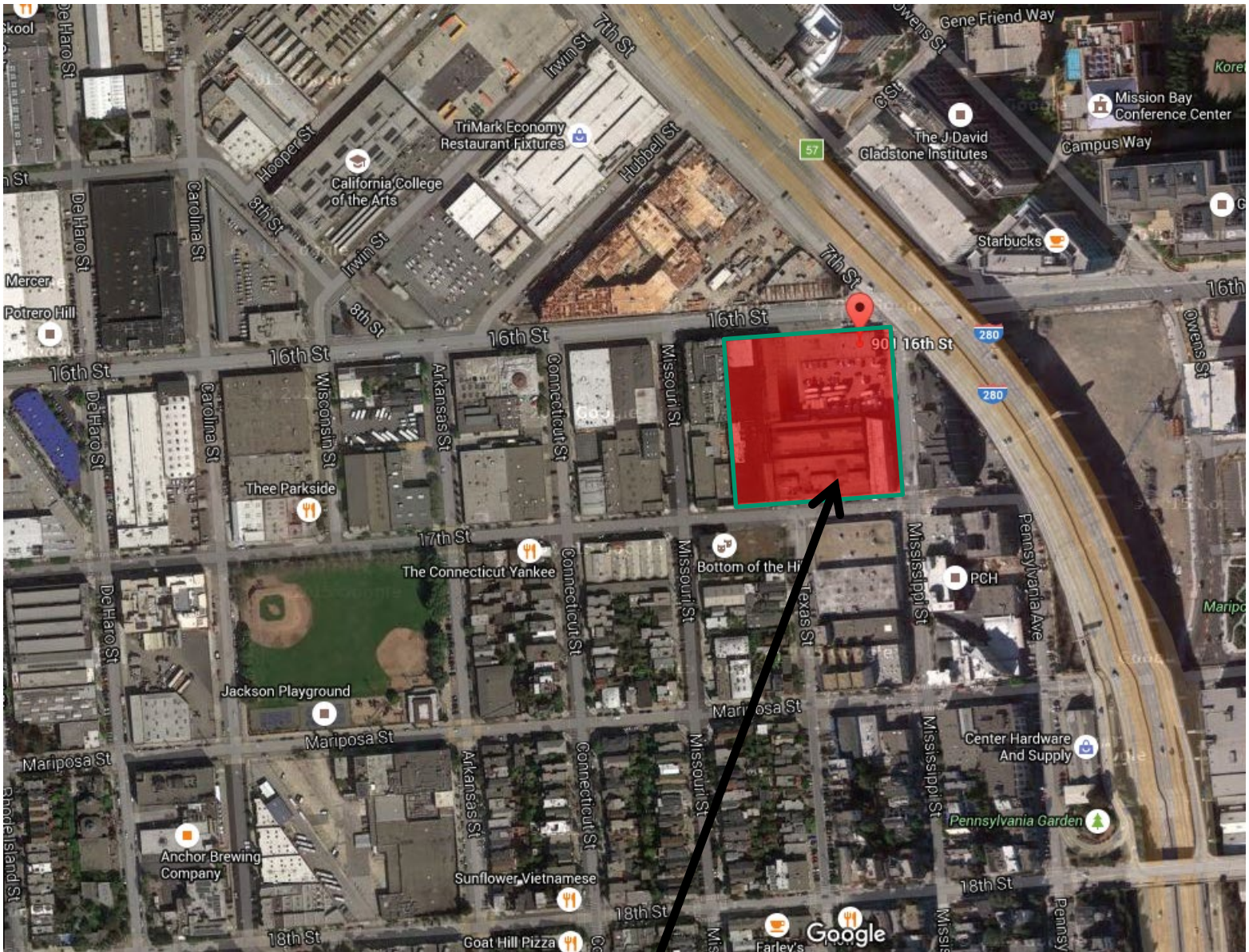


SUBJECT PROPERTY



Conditional Use Authorization & Large Project Authorization
Case Number 2011.1300CUA/ENX-2
901 16th Street & 1200 17th Street

Aerial Photo



PROJECT SITE



Conditional Use Authorization & Large Project Authorization
Case Number 2011.1300CUA/ENX-2
901 16th Street & 1200 17th Street

Aerial Photo



Conditional Use Authorization & Large Project Authorization
Case Number 2011.1300CUA/ENX-2
901 16th Street & 1200 17th Street

Site Photo



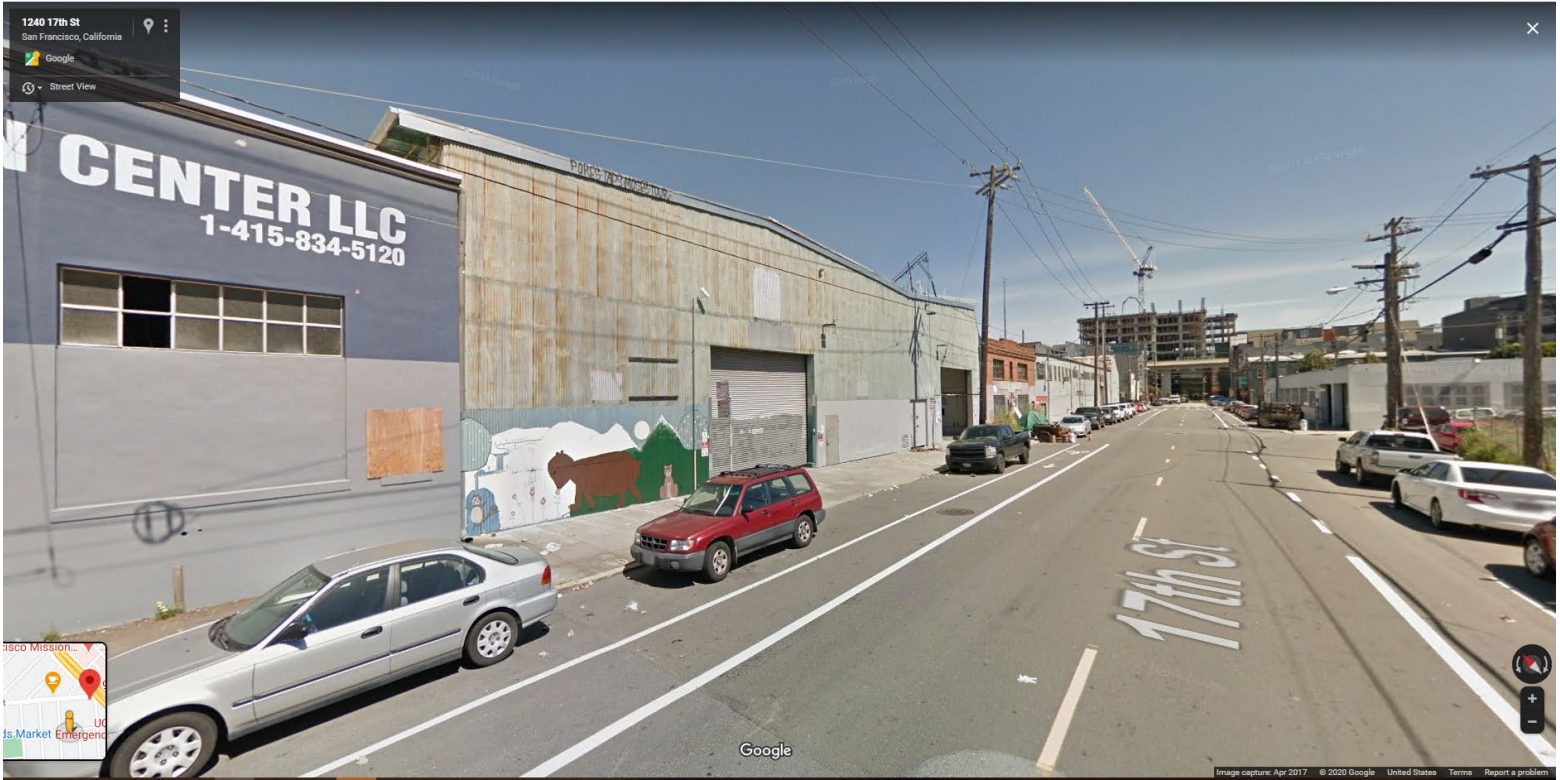
Conditional Use Authorization & Large Project Authorization
Case Number 2011.1300CUA/ENX-2
901 16th Street & 1200 17th Street

Site Photo



Conditional Use Authorization & Large Project Authorization
Case Number 2011.1300CUA/ENX-2
901 16th Street & 1200 17th Street

Site Photo



Conditional Use Authorization & Large Project Authorization
Case Number 2011.1300CUA/ENX-2
901 16th Street & 1200 17th Street

REUBEN, JUNIUS & ROSE, LLP

September 16, 2020

Delivered Via Email

President Joel Koppel
San Francisco Planning Commission
49 South Van Ness, 14th Floor
San Francisco, CA 94103

**Re: 901 16th Street & 1200 17th Street
Planning Dept. Record Nos.:
2011.1300CUA/2011.1300ENX-02/2011.1300EIA
Hearing Date: September 24, 2020
Our File No.: 7294.09D**

Dear President Koppel and Commissioners:

901 16th St Manager, LLC (the “**Project Sponsor**”), proposes to construct a new Wholesale Flower Market at an existing industrial site in the heart of Showplace Square/Potrero Hill (the “**Project**”).

The Project is a component of the Flower Mart Project—a Central SoMa Key Site office and retail project that the Planning Commission and Board of Supervisors have already approved. That project was designed to include a new Wholesale Flower Market at 6th and Brannan, as well as a substantial package of public benefits. The Development Agreement for the 6th and Brannan project also gave the Wholesale Flower Market Vendors (the “Vendors”) an option to relocate to a new site outside of Central SoMa. The vendors chose the option to relocate on March 16, 2020, and the 901 16th Street site is that new site.

Approval of this Project will provide a new permanent home for a 100-year-old San Francisco PDR institution, with more than 50 businesses and 275 jobs, at an existing PDR property on Potrero Hill.

A. Development Agreement and Vendor Option to Leave Central SoMa

Last year, the Planning Commission and Board of Supervisors approved the Flower Mart Project at 6th and Brannan in Central SoMa—a mixed use project with three office and retail buildings and a new on-site Wholesale Flower Market, on the site of the Flower Market’s existing location. As guaranteed by the Development Agreement, the Flower Mart Project provides substantial public benefits, including:

- Dedication of a minimum 14,000-square-foot site to the City for the construction of affordable housing;
- Donation of \$5 million to the Sunnydale Community Center project;
- Funding of a new San Francisco Filipino Cultural Heritage District gateway marker;
- Construction of a 22,690 square foot subsidized child care facility;
- Implementation of an enhanced workforce program;
- Payment of over \$160,000,000 in development impact fees;
- Construction of an on-site community room;
- Construction of \$14 million in streetscape improvements & public infrastructure; and
- Contribution of \$2 million to support street cleaning efforts in SoMa.

In late 2018, the Vendors expressed concerns primarily related to how increased traffic in the growing Central SoMa neighborhood would impact their wholesale business, which depends on easy truck and vehicle access to the market. Given those concerns, the Development Agreement approved by the Planning Commission on July 18, 2019, and by the Board of Supervisors on January 7, 2020, established an option for the Vendors to elect to move from their 6th and Brannan site permanently to a new location constructed by the Project Sponsor. The current Project is the result of the Vendors making that election earlier this year.

B. Project Description

Project Overview: The Project consists of the change of use and expansion of the existing warehouse buildings at 901 16th Street and the construction of a new parking garage. A small modular office structure on the corner of the existing parking lot would be demolished. The new parking structure would accommodate 150 standard parking spaces, 25 box truck spaces, and 23 bicycle parking spaces. A new loading dock accommodating 4 tractor-trailer trucks would be constructed along Mississippi Street. A variant to the Project would provide an expanded parking garage, which would include 180 parking spaces, 25 box truck spaces, and 24 bicycle parking spaces (the “**Project Variant**”).

Larger Parking Garage Variant Required by Development Agreement: Other than the size of the parking garage, there are no differences between the Project and Project Variant. The Variant is the result of a larger parking garage option that the Board of Supervisors built into the Development Agreement in order to give the Vendors as much parking as they need to function effectively.

Multi-Purpose Garage Would Also Host Public Programming. The garage would serve the Wholesale Flower Market during market business hours, and otherwise would be open to the general public. The garage has been designed to facilitate occasional public programming and events, such as food stalls, farmer’s markets, creative markets, and flower shows.

Access to Parking/Loading, Inward Facing Layout, and Flexibility are Critical: The Flower Market is a wholesale distribution use that relies on easy parking and loading access. Having adequate parking for customers and vendors, and having easy access from the

parking/loading area into the market are crucial to the Market's functionality. Equally important to the design of the Flower Market is the flexibility of the space. Vendor stalls are generally oriented to the interior, allowing customers to easily visit multiple stalls along a central aisle. The interior-facing layout of the stalls also serves the Vendors' back-of-house needs, which for each stall generally require storage space and sizable refrigeration equipment—orienting those back of house functions toward the Market interior would be inefficient and impractical.

C. Outreach and Support

Since the initial pre-application neighborhood meeting held in January 2020, the Project Sponsor has given seven additional presentations to neighborhood organizations in order to share details and answer questions about the Project. These meetings included presentations to the Potrero Dogpatch Merchants Association, the Potrero Hill Boosters, and the Dogpatch Neighborhood Association. The neighborhood response to the Project has been overwhelmingly positive, with 1,419 signatures in support of the Project obtained as of September 15 (see petition attached at **Exhibit A**).

D. Project Benefits

Approval of the Project is warranted and beneficial for the following reasons:

- **Long-term Home for the Flower Market.** The Project guarantees a long-term home for the San Francisco Flower Market—a PDR institution that has been in operation in San Francisco for over 100 years. Its over 50 businesses employ more than 275 people.
- **Utilizes an Existing PDR Site.** The Project consists primarily of a change of use of the existing warehouse buildings on site, and uses the existing surface parking lot to construct a new 2-level parking garage. The Project both reactivates an existing property and continues the PDR use of the site. The Project will preserve and renovate a small existing historic resource, and provide an opportunity for the general public to visit the new Flower Market within the new renovated former warehouse structures.
- **Establishes a Design-Focused Use within Potrero Hill/Showplace Square.** The Project will help realize the City's goal of maintaining the role of Showplace Square as an important location for design-related PDR uses by relocating a unique design-related PDR use from elsewhere in the City to an existing PDR site within Showplace Square/Potrero Hill.
- **Provides Substantial Streetscape and Facade Improvements.** The Project will modernize the façade of the existing warehouse buildings, and will add color and light elements to the buildings and the parking garage in order to create visual interest while maintaining the light industrial feel of the Property. The Project will also provide improved streetscape elements, including new concrete sidewalks with accent paving, class 2 bicycle racks, a faceted corner treatment to the garage at the corner of

Mississippi and 16th Street, extensive planting strips, and new street trees. A new protected bike lane will be constructed in the Mississippi Street right of way for the block immediately adjacent to the Project.

- **Parking Garage will Serve the Wholesale Use, the General Neighborhood, and will Host Public Programming.** The Project provides sufficient on-site parking and loading. That parking is crucial to the successful operation of the Wholesale Flower Market, which depends on the transportation of highly perishable goods. Because the Wholesale Flower Market wraps up operations in the early afternoon, the garage can effectively serve both the Wholesale Flower Market and the neighborhood at large. The garage will also provide a venue for occasional public events, such as food stalls, farmer's markets, creative markets, and flower shows.

E. Conclusion

The Project is a component of the approved Flower Market Project at 6th and Brannan, which the Project Sponsor has been working with the City and the Wholesale Flower Market Vendors to develop for the last 6 years. The associated Development Agreement provided an option for the Vendors to elect to move from their 6th and Brannan site permanently to an off-site location in San Francisco. The Vendors made the choice to move from Central SoMa earlier this year, and the 901 16th property will become the new permanent Wholesale Flower Market.

Approval of this Project paves the way for the numerous public benefits that the Project Sponsor must provide in order to construct the 6th and Brannan project, including payment of over a hundred million dollars of affordable housing and transportation impact fees, and ensures a long-term home for the San Francisco Flower Market—a 100+ year old institution. With the addition of a new parking structure, the Project would reuse the existing warehouse buildings at 901 16th Street, carry forward a history of industrial use on that site, and maintain the existing size and scale of buildings on the Property. Long underutilized, the Project will also activate a large property and establish a design-oriented legacy PDR use in the center of Potrero Hill/Showplace Square.

Accordingly, we ask that you approve the Project and Project Variant.

If you have any questions, please do not hesitate to call me at 415-567-9000.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Daniel A Frattin

President Joel Koppel
San Francisco Planning Commission
September 16, 2020
Page 5

Enclosures: Support Petition

cc: Vice President Kathrin Moore
Commissioner Deland Chan
Commissioner Sue Diamond,
Commissioner Frank Fung
Commissioner Theresa Imperial
Jonas P. Ionin, Commission Secretary
Rich Sucre, Team Manager
Ella Samonsky, Project Planner
Alana Callagy, Environmental Planner
Mike Grisso, Project Sponsor
Alexandra Stoelzle, Project Sponsor

EXHIBIT A
Support Petition

YES! I support Flowers for the Hill!

To: SF Flower Mart supporter

San Francisco City Leadership - help bring San Francisco's historic Flower Market to 901 16th Street in Potrero Hill today!

Not only will this project preserve hundreds of wholesale floral industry jobs and small businesses here in San Francisco, it will reactivate a long underused block in Potrero Hill. This neighborhood has a long and proud history of providing space for light industrial and wholesale businesses to thrive in San Francisco, and the Flower Market would be a perfect fit to continue this tradition.

Please do not delay approving this important and historic project!

Why is this important?

It is crucial that San Francisco leaders in City Hall see that neighbors, residents, small business owners, and the Bay Area floral community have come together to form a strong coalition in support of this important project. By adding your name to this list, you are helping bring San Francisco's historic Flower Mart to Potrero Hill. For more information on the SFFM's rich history, visit <https://www.sanfranciscoflowermart.com/our-history.html>

Signed by 1,419 people:

Name	Zip code
Jordan Wilson	94127
Fernando Valentin	12601
Kelly Jordan	94131
Brian Koppenhaver	94117
Charlene Smith	95362
jennifer jones	94107
Arleen Fernando	94062
Rachel Friesen	94111
julie mazzetti	94044
Jessica Murphy	94621
Ann Reeves	94024
George Brazil	94103
Andi Mallinckrodt	94062
Ana Petrolino	94132
DANA ALLEN	95037

Name	Zip code
kim lynch	94920
Diana Dohrmann	94027
Dana Chase	94549
Mandy Scott	94941
Lauren lino	94939
Shea Dunigan	94103
Terri vollmer	94507
Claire Hill	94110
Justin Mrazik	94133
Sarah McDonnell	94563
Svenja Brotz	94710
Alana Cutler	94549
Aimee Saunders	94015
Marie Krick	94949
lorinda reichert	94301
Julie Harris	95685
Anastasia Andenmatten	94109
LYNN TRINH	94107
Jacelyn Bolton	95354
paulete zamora	94608
Ivana Matsuba	94134
Holly Larsen	94052
Ben Powell	33157
Kellyne Mendoza	94122
Ellen Fishman	94127
Cooper Smart	94110
Lindsay Sutherland	94109
Taryn Sutton	94402
Marc Wilson	94133
Diana Treter	94563
Cary Nowell	94109

Name	Zip code
Tiffany Ashley	94904
Eileen Unruh	94563
LYNNIE TRINH	94107
Elizabeth Takao	94556
Dominic Phillips	94123
Lucia Enriquez	91803
Catherine Wu	94109
Sarah Siegel	94956
Mai A	94103
Darcy Tsung	94122
Angelo DiGiovine	94107
Jeanne Boes	94107
Bari Howard	94010
luc huynh	94107
Janet Farina	94703
Ronell Ialeggio	94506
Daniel Chester	94530
Darin Geise	94103
Julie Nakatani	95014
Cindy Hayes	94534
Sheela Meskin	94526
Melisa Bleasdale	94403
Thao Nguyen	94086
Meryl Macklin	94107
Daniel Zelen	94118
Lori Pryt	94108
Amy Fogerson	95062
Morgan Stuber	94559
Oxana Sanukova	94803
Julie Evans	94531
Sedri Gundogdu	94010
Josette Brose-Eichar	95476

Name	Zip code
Amada Donate	94541
Holly Turville	89523
Sarah Bacon	94131
Jacqueline Ching	94025
Mindy Rosenberg	94115
Kristen Hennings	94954
Samantha Pastorino	94019
MaryJo McKleroy	94118
Gladys Boenig	94503
Jeffrey Shurtz	94903
Greg McIntyre	94103
Tim Le	94080
linda moody	94110
Harold Cook	94044
lucy junus	94110
Patti Hurst	94945
Susan Page	94110
Kelly Kearney	94501
Anastasia Subbotin	95628
Kat Miller	94116
Laurie Cullenward	94110
Jim Hershey	94596-6036
Jenny Kim	94109
Linda Smith	94945
Morgan Honings	94558
Misti Reif	94118
Anne Mendenhall	94597
mary ancill	94062-0150
Aimee Sanzo	94552
Anneka Euser	94109
Terry Truong	94124

Name	Zip code
Stephanie Murri	94544
Meredith Law	94960
David Ramirez	90021
Katherine Bergman	94597
Natasha Kolenko	94925
Daisy Holland	94062
Daniel Cullenward	94131
K. Messina	95762
Hetal Shah	94102
Helen Raiser Jeavons	94109
Suzette Jablonski	94111
Martin Ng	94115
Beth Covey-Snedegar	94061
Melissa Fahey	94556
Cynthia Reber	94117
Katie Koch	95616
Joy Somerset	94028
Barbara Beattie	94549
Penny Rammer	94506
Susan Topf	94110
Anna Hu	94116
Amy Mako	94121
adao liu	94107
Korey Cayetano	94566
Mary Henrt de Tessan	94965
Seana Magalong	94010
patricia benson	94611
Anna Eways	94122
Steven Brown	94112
Brittney Miculka	94110

Name	Zip code
Amber Amador	95350
Kate Jett	94952
Amanda Luu	94110
Jacin Fitzgerald	30022
Richard Chester	94523
Patricia Patricia	94115
Steve Tough	94110
Nadine Buick	94121
Mark Friend	94112
Christine Le	94303
danielle messinger	95110
Nick Nicola	94506
Cassandra C	94118
Mattie Walker	94134
Lilia Varela	94112
Joy Travis	95035
Celeen Stenzler	94107
Sharon Wick	94965
lauren borden	94606
Darlene Woodson	94027
Laurie Keit	94070
Rodolfo Poblete	94501
Catherine Boldt	94947
Patricia Grillos	95476
Ellen Caldwell	94960
melinda lynch	93401
Jane Shayn	94107
Shirley Vaughan	94901
Amy Bibeau	94103
Phung Huynh	94112
Geraldine Forrester	94010

Name	Zip code
Kris Forbes	94062
Lou Covey	94063-4028
jessica weigley	94118
Rosa Perez	94954
KRISTINE NELSON	94611
Jane Trigero	94610-2548
Maria Chan	94611
Anne Herbst	94116
Peter Cochrane	94115
Laurie Burns	94115
Angela Sinicropi	94103
Amanda Campbell	95030
Lara Kreutner	94010
Jessica Farman	94132
Melissa Badger	94063
Michele DesMarais	94107
Frank Patt	94107
Miraflor S.	94591
Abigail FloresGarcia	95405
Benito Ocampo	52249
Kelly Hackett	94110
Martin Takigawa	94103
Shari Wilk	94114
maria philbin	95404
Cynthia Woods	94111
Kendra Morales	94553
Jennifer Rowe	94108
LAURA HUNT	94123
Carol Maerzke Maerzke	94131-3009
Yvonne Niven	94115

Name	Zip code
Celia Benavides	94577
Lisa Hines	94901
Lisa Harris	94920
Silvino Segura	94577
KAREN jacobs	94526
Sam Baygi	94901
Jackie Ng	94116
Francesca Kirkpatrick	94558
Kasie Maxwell Grujcic	94124
Deidre Rastelli	94123
Betty Vorus	94107
Kristell Mazzuco	95124
CARRIE WASHBURN	95126
KRISTA SCHWEINBERG	94010
Grace Andrade	94114
Darlene Montgomery	96052
Paulette Meyer	94133
Lauren Wertz	94103
Gregory Smith	94107
Duy Ho	94109
Jani Mussetter	94107
Maria Nardi	94404
Albert Filipelli	94947
Oksana Lucaci	95621-3324
Pat Friday	94574
Laura Sydell	94110
Yoshiko Williams	94403
Melissa Stewart	94080
Dwuna Ebel-Tom	94509
Anna Hoffmann	94116

Name	Zip code
Joy Gibson	94582
Annette Shulman	94127
Charlotte Masson	94127
kelly carr	94116
Jeremy Bitter	94123
Jane Hartley	94118
Elisa Valdez	93611
Trang Vo	94579
Alice Cox	94022
Thomas Vollmer	94103
Gina L.	95831
Crystal Trees	95954
Amanda Vidmar	94114
Sarah Boyden	94061
Sara Jorgensen	94062
Paige Miller	94506
Torunn Sunde	95041
Kendra Haney	95118
Amy Goodman	94606
Kat Dudley	94606
Julie Enright	94133
Lindsay Biggar	94610
Dena Hope	95003
Jacqueline Cooper	95667
moses isaac	94607
Victor Neve	94952
Christine Stoneberg	94563
Courtney Y	94132
Erica Venegas	94803
Marilyn Riding	93446
Linton Bowie	94019
Joisahie Penafiel	94520

Name	Zip code
Kimberly Davis	94107
Hailey Cowden	94703
Leah Kaizer	94705
Svetlana M	95843
Sofie Miller	94609
Jay Geise	94103
Kevin Simons	94124
Susan M Barnes	94044
Holly Smith	30308
Billy Crawford	94127
Susan Barton	94930
Jackie Graham	94115
Emily Botts	94925
Sheldon Trimble	94110
Tami Imholz	94597
Emily Farrell	95765
Lynn Moore	94402
soledad garcia	95378
Connie Mack	94401
Francesca Perez	95404
Dawnielle Chaney	95125
Tanya Slye	94019
Kirsty Edwards	94403
Caroline Twombly	94123
Steve Adams	94610
megan van linda	94109
Stephanie Vidmar	96150
Star Quach	94089
Elaine Katzenberger	94112
Heather Cassady	94107
Irasema Carranza	94401
Anna Hillburg	94110

Name	Zip code
Lisa Kline	94122
Katharina Stuart	94530
Anne Crowe	92672
Vivienne Virani	94108
Daniel Yee	94127
Elyce Melmon	94062
virginia langford	94706
GIGI COX	95125
MaryGrace Villanueva	94518
Cathy Stanghellini	94402
Jacqueline Villanueva	94565
Elaine J Fry	94118
Jeffrey Quendangan	95148
Mike L	94518
gioi tran	94103
Hunter Freeman	94925
Wury Glende	95124
george dolese	94705
Maria Mejia	94066
Stephanie Lopez	94122
Sterling Storm	94110
VICTORIA DUNHAM	94115
Alex Olay	94587
Shannon LaVoie	94121
Lori Bryhni Lori Bryhni	95355
Melissa Menendez	94565
Bruno Kark	94608
Angel Blackshere	94553

Name	Zip code
Betsy Del fuerro	94019
Edwin Cassady	94080
Carol Selig	94941
Richard Draeger	94062
Laura Martin Bovard	94612
Sarah Sparks	94607
Timothy Williamson	94111
Sylvia Burgess	94124
Suzanne O'BRIEN	95818
Adele Berg	94945
Jan Mathewson	94611
Karen Burling	95008
flora zande	94965
Michele Nixon	94513
Patricia Lee	94014
Sara Marshall	94941
Marilyn Cassady	94080
Michelle Rapp	94028
Melisa Hall	94117
Jean Marx	94112
Teresa Oefinger	94952
Jinger Leonard	94551-1779
Annalee Hagood- Earl	94965
Freddy Lavadores	94133
Kitty Okamura	94924
Regula Dubs	94061
Kristina De pizzol	94941
Eryn Johnson	94022
David Braddy	94061
Therese Jesch	94559
James Desser	94956

Name	Zip code
Zenaida Lawhon	94416-2066
Cheryl Ekstrum	55417
Catherine Kuehne	94904
Traci Steven	94123
MOEZ VIRANI	94108
Arlene Boyle Boyle	94115
Maribel Sánchez	94124
Ryan Imholz	94597
Erin Fritts	94546
Jack Devin	94519
Jon F	94611
Neanne Dowell	94563
Art doria	94513
Michael Delaney	94578
Sharon Phanthanith	94565
Daniel Owens	94510
Cathy LaTorre	95010
Jordan Kim	94597
Brad McMillan	94118
Najat Nicola	94506
Melanie Love	94116
Alessandra Mortola	94602
Lucky Rapp	94123
Kelly Zubal	94112
Dominique Rouhana	94110
Dominique Velasquez	94110
Naco Suzuki	94404
Puru Pandey	94945
Cheryl King	94806
Patrick Doyle	94063

Name	Zip code
Wilton Lee	94702
Charles Delisle	94965
Elizabeth Rehfeld	94945
kimberly Evans	94558
Sharla Flock	94121
Tanya Bohanon	94591
Jana Sejkorova	94102
Claudia SCHWARTZ	94103
Cheryl Pottharst	93940
Stacy Picone	94903
Anne Heath	94109
Gigi McClaskey	94526
Sean Evans	94903
Jacquelyn Morris	94965
Gardiner McKleroy	94105
Irina Burns	94930
Katie Gelardi	95816
Nicole Wojtaszek	94105
Reed Shippy	94804
Meg Cox	94903
Linda Cox	97415
Bryn Bettenhausen	94134
Lisa Janosky	94010
kuchen Glazier	94526
Kristen White	94018
Giovanni Poli	94917
Susan Larson	97415
Brooke Corley	94127
Seray Diep	94132
Yvonne Santamaria	94118

Name	Zip code
Jessica Cotrim	94124
Yen Y	94109
Latisha Pelayo	94070
Nancy Kokolj	94114
Aubrey Pickerell	95971
Deborah Bernard	94070
Jonathan Reichbach	94930
Shelly Weathers	95691
Paul Wilson	95634
Linda Torres	94014
Alia Rodriguez	94587
Karen SAn	94619
Henry Parsons	94965
Bruce Pagacz	94102
Joe Barton	94939
Christopher Lee	85259
Skye Christensen	94117
Patricia Cruz	94402
Michael Wolonsky	94124
Jacqueline Devins	94109
Adelina Acuna	94131
Irene Alderson	55418
Jennifer Varsanyi	94526
Julia King	94117
David Martin	94107
Kaylyn Crump	95037
Kathleen Simeone	95776
James Hodnett	94117
Sydney Wachhorst	94025
Nanci Hattem	94931
John-Paul Kozicki	95640

Name	Zip code
Sumana Rao	94114
Isabella SB	94939
Debra Higgins	94930
Camille Shepherd	95127
Susan Barrango	94118
Samantha Murillo	94103
Julio Tating	94118
Michaela Leonard	94551
Jamie Parker	94062
Marianne Thompson	95366
Stacy Patterson	94803
Anita Lee	95476
Jamie Fields	94597
Susan Donley	95684
bryson gill	94110
Amanda Connors	95063
Nicole Hitchcock	94302
Sarah Silvey	94611
Brooke Leslie	95037
Deborah Cook	94904
Jeeryn Dang	95051
Stephen Wolf	95476
Christine Sotelo	94122
Donald Johnson	94930
Tiffany Parish	94124
Janet Rector	94930
Nicolina Deis	95928
Nicole Crossley	94930
Nancie Garfinkek	94121
Cynthia Hoffmann	94582
Cristina Yahnke	94107
Sherri Coates	95041

Name	Zip code
Olivia Rogers	94609
Zaitun Poonja	94022
Judy Harrold	93924
hilary Conrad	94611
phyllis lorenz	94523
Peter Englander	94941
Cari Harty	95448
Sabrina Lui	94103
Dan Lasack	94612
Rachel Johnson	94112
Lisa Hord	94114
Jeff Hord	94114
Jamielyn Duggan	94102
Maralyn T	94131
John Nicolini	94015
Susan Maugenest	94123
Eva Hui-Chan	94044-1005
S Medina	94080
Victor Poli	94960
Randi Tucker	93908
Aili Ice	94025
Allison Veronello	94015
Elaine Armour- Word	94577
Tina Aquino	94014
Lauren Tapang	94080
Samantha Harrington	94553
YinGchuan Su	94579
Lisa Gallichio	93635
Chantel Lau	59901
janenne marti	94591
Denise Myrick	95776

Name	Zip code
Yoko T Tonaki	94118
Eunice McLaughlin	94521
Maria Fangras	94109
Louisa Piazza	94080
Sybil Stutts	94401
Hank Stuart	94103
Frank Ginotti	94038
Jean David	94549
Basma Totah	94066
Mary Tilbury	94952
Mariana McNamara	95020
Andy Varon	94611
Melanie Moyer	94022
Marissa Cupta	94965
Chrystal Keller	94517
Betty Sato	80020
Diane Tiry	94590
Giovanna Imbimbo	94928
Eleanor LoNardo	94525
Erica Verde	95616
John Beattie	94549
Donna Colangelo	94070
Lisa Ruggeri	94062
Taylor Klein	94565
Kim Callagy	95467
Wei keng Phmah	94502
victoria fleischmann	94131
Jasmine Cufurovic	94401
Nicole Hughes	94558
Jaynie Sanchez	94118

Name	Zip code
Ralph Dennis	94941
Lisa Bolton	27549
Kristy Curr	94541
Allison Futeral	94609
Charles Checchi	94555
Nina M	94949
Nicole Zanandrea	94960
Jan Williams	94952
Theresa Barbano	95336
Raymond Mattias	94506
Laurelle Thom	94549
Maggi Shelbourn	95945
Leila Simms	94116
Brittany Stites	94619
Cynthia Sasaki	94115
Elizabeth Forbes	94610
John Tassio	94122
Gina Baiamonte	94702
Alfred Veronello	94015
Monica P	94080
Melanie Tom	94605
Andrew Forbes	94116
Kathleen Keith	95602
Christina McNeill	94110
Karen Baba	95476
Dale Danley	94115
Grace Ghiselli	94402
Tony Winnicker	94107
Courtney Heaton	94115
Maureen Fox	94118
Sylvia Picone	94903
Dana Condellire	94107

Name	Zip code
Mimi Cunningham	94903
Elissa Moranz	95128
MARGARET J CASEY	94158
Khamoor Poehlmann	95460
Shufina English	94107
Tara Wharton	94541
Kathleen Fazio	94112
Patricia Tyrrell	95453
eric kastner	94301
Teri Leino	94558
James Martin	94115
Jeannine Bray	95018
Elizabeth Julian	94920
Wendy Mchugh	94132
Eva Monroe	94116
EMILY GOODYEAR	94518-1645
Layne Varholdt	94107
Trisha Black	95571
Christina Shen	94610
Lauren Tokunaga	94105
Kimberly Ku	94568
Chase Roberson	94107
Kelley Flynn	94501
Galen Abbott	94110
Alec Keit	94070
Melody King	93923
Earlene Freeman	95603
Emil Lencioni	93612
Amy Kuhlmann	94110
Candace Killman	94930
Lynne Butcher	94115

Name	Zip code
Melissa Hagen	94521
Lina Woo	94112
Glends Lee	95203
Jess Redondo	94132
Leah Lidsky	94965
Sheila Bertram	94945
Zoila Calvo perez	94112
Kathy Crowley	94954
Liza Quesada	94553
Rebecca Pringle	94920
Rodney Minott	94107
Kaylia Fisher	94519
Lori Harrison	94102
Scott Miller	94519
Julia Winfield	94115
Margot Chock	94114
Laura Ahmed	94526
Carly Pick	94116
Arcadia Smails	94107
Mary Lane	94920
Alison Heath	94107
Cambria Minott-Gaines	94107
Ruth Miller	94107
Patty Pisoni	94598
Jean MAKANNA	94107
Gabriella Hodd	94114
Edward Rudolph	94107
Diane Merlino	94107
Marlayne Morgan	94109
Jane Nicholson	94107
Vicky Marco	95811
Katherine Petrin	94132

Name	Zip code
Lynn Schwarz	94107
Jeff Titterton	94110
Michael Pfeffer	94107
Yoram Meroz	94107
Jim Mackey	94107
Clinton Golden	94110
Jay Siegan	94109
Jocelyn Kane	92262
Susie Coliver	94103
paul magnuson	94107
Karen Larsen	94107
Joanne Kay	94121
Tudor Stanley	94133
Margie Corlett	95409
Bruce Cheshire	94134-1018
Karl Eckel	94550
Kepa Askenasy	94107
Dean Dinelli	94110
Barry Norton	94551
Tina Lindinger	94107
Thomas Dalis	94588
Robert Alper	85705
Jessica Bockelman	94114
shannon jue	94107
Ian Kizu-Blair	94117
Leslie Hampton	94107
Julie Liu	94107
Coral Taylor	96161
Jeanne Choe	94107
Shavika Singha	94609
henry darius	94131
Denise Hill	94107

Name	Zip code
Aaron Madansky	94116
Catherine Lee	94110
Carrie Kahn	94107
Kris Leifur	94107
Lisbeth Benninger	84124
Erin McGehee	94109
Hamish Mehaffey	94122-2629
Peter Delacorte	94107
Richard Hutson	94107
William Catechi	94107
Benedetto Manzella	90732
Claire Marie Johnston	94118
Rob Caughlan	94402
Ciara Mcallistwr	94117
cynthia sheehan	94127
James Lopez	94118
Mac Warrick	94103
Greg Tietz	94109
Tony Kelman	94709
MICHELLE BARNETT	94110-1006
Courtney Ferrara	89460
Bonnie Baron	94107
Kate Mitchell	94103
Gayle Keck	94107
Rachel Strickland	94107
Shelle Libberton	94117
Laura Blades	95746
emily hobson	94110
Michelle Wigand	94542
Erin B	94558

Name	Zip code
Audra Angeli-Morse	94107
Peter Niven	94609
Theodore Mattes	94110
Nathan Ludicke	94116
Jill Dockter	94070
Mike Liddle	94102
Brian magnuson	94110
Katie Witkop	94133
Berry Minott	94107
Charlie Cheng	95020
Gae Shulman	94107
Danny Pellissier	94103
David Stewart	94107
Marvin Thomas	94975
Alvaro Ramos	94577
David Wurtman	94103
Zander Walbridge	94107
Joyce Sarkisian	94015
Lael Robertson	94107
Kira Hodgson	94110
Allison Hazebrouck	94086
Liz Nager	94107
Vera Hough	07739
Beverly Hanly	94110
Allison Stamm	94061
Sarah Sarkisian	94107
Andrew Green	94116
Giselle Soto	90014
Connie Yannacone	94107
Nancy Kravitz	42001
Dan Feldman	94107

Name	Zip code
robert herman	94103
Ergin Guney	94107
Xiaoci Joann Cai	94134
Alyse Guitar	94115
fred rinne	94112
Frank Macchi	94103
Mayya Feygina	94110
Jennifer Cuddeford	94941
Daniel Spangler	94403
Stefani Steele	94118
Carmen Cantu	94118
Lindsay Schwarz	38112
Carola Hamann	94112
Margarita Dreyer	94920
Justin McDonald	94109
Sarah Weil	94132
Christian Beaulieu	94117
Lindsay Catterton	95032
David Hoffmann	95020
Cathy Stauffer	94121
Patricia Mallen	94127
Brenda Mickel	94107
Erin Brooks	94114
Jo Ann Putnam	94107
Jim Wilkins	94107
Thomas Carroll	94107
Rose Welch	94030
Devin Swisher	94107
Holly Friedman	94107
Virginia Carr	95032
Robert Alvarez	94551

Name	Zip code
David Magnusson	94110
Donna Ah Sue	94118
Parker Gibbs	94134
Rebecca Dworkin	94124
Katherine Kelly	94107
Sam Bourgault	95020
niko mayer	94105
MARSHA VDOVIN	94110
Chris Johnson	94804
Heather Peterson	94549
Eve Bekker	94112
Diana Anderson	94117
Ava Bernard	94122
Kitty Anderson	94117
Dave Cutler	94609
Gillian Droeger	94110
John karr	94117
Mary Conlon	94595
Kenya Lewis	94110
Laura Cavaluzzo	94114
Alicia Falango	94610
Amesia Doles	94110
Pat Gibbons	94530
Betty Maddux	94107
Marjorie Hill	94107
Charles Bordeaux	82601
Sjimon Gompers	94107
Josh Miller	94131
Carol Sundell	94107
Jon Hayward	94134
samantha settlemoire	94110
Kimmy Brady	93433

Name	Zip code
Mindi Steiner	94110
Steve Russell	94030
Corey Porter	94606
Xaina Lerner	94606
Julie Kramer	94114-3918
Howard Myint	90065
Bianca Alper	85705
Lani Torres	94117
Kevin Runde	94114
Kim Nolan	94107
Muchael Thede	94110
Sean Williams	94110
Nataly Sousou	97224
Adam Haas	94506
Vernon Hadley	94612
Michael McCracken	94117
Lenny Gill	94611
Eric Shea	30606
June Vincent	94901
Gary Hobish	94110
Jon Braham	94110
Barbara Banez	94804
Sherrie Groshong	94107
Timothy Brown	94559
Jena Lee	94107
Urs Leonhardt Steiner	94110
Jeanne Pellegrini	95448
Janet Flemer	94110
Rebecca Shannon	94132
Tracey Morris	93427
Virginia Lomeli	94131

Name	Zip code
Faith Zaumeyer	89502
matt harris	94110
Carrie Barclay	94110
Jesse Mohr	94066
Samantha Mach	94105
Alexis Panzer	94131
Kathryn Penick	94110
Katherine Blumberg	94107
Warren Huegel	94110-3605
Martin Schneider	94112
Rob Bleetstein	94901
Eric Wilkend	94086
Jean Yaste	94705
Jim Stanley	94131
Natassia Balderston	94121-3806
Cari Sokoloff	94107
Debbie Pollak	94544
Brian Jackson	94110
Laura Braun	94121
Amanda Middleton	95037
Allison Fong	94131
Jeff Wolfe	94114
Brock Galland	94110
Andrew Strickman	94107
Cheryl Lewis	94572
Jennifer Moyse	94110
Marianne Horine	94107
J M Johnston	94133
Catherine Art	94110
Mariangela Mistretta	94107

Name	Zip code
Christine P	96161
Margarita Lara	94103
Amy Fowler	94110
Susan Brandt	94118
Douglas Hilsinger	94110
Dave Dick	94110
Marisa Tsikounas	94107
Kymerli Jensen	94124
Jon Kurpinsky	94014
Monica C	94123
Andrea Vincent	94931
tom byrne	94590
Josh Kelly	94606
Kristen Maddas	94107
Martha Becker	94110
Diana T	94118
Nancy Lopes	94121
Fred Barnes	94118
Juri Kim	94117
Terry Ashkinos	94044
patricia Carlin	94127
Alice Barrango	94116
hajdeja ehline	94107
Heidi Williams	94521
Melissa Pugh	95678
Dana Jae Labrecque	94116
Carrie Hamilton	94103-3571
Elsie Ramirez	94014
jone stebbins	94501
Mara Iaconi	94107
Andrea Mravca	94107
Charles Nicklow	94501

Name	Zip code
Matt Murdock	95035
Meredith Hassett	94107
Erik Walker	94110-5609
Sailesh Gurnani	94107
Sharon Lehm	94965
Alison Calais	94564
Allison Chew	94107
Marie Holvick	94115
Linda Ennis	94110
Jordan Hamel	94107
Nina Gupta	94107
Michelle BOCK	94110
Ayesha Husain	94107
Monte Vallier	94015
Craig Doeden	94024
Oren Willams	94070
Leslie Kaye	94123
Taylor Nairn	94117
Joanna Percher	94107
Cindy Fisher	94519
Stephanie Cram	97759
Debi Uhl	60178
Marielle Bautista	94121
Andy Gutierrez	94107
Kimberly Kirby	94544
Esta Liederman	94121
don henschke	94109
Michal Ettinger	94107
Patrick Murray	94609
John Loomis	94107
Theresa Vu	94107
Shannen Hulley	94583

Name	Zip code
Michael Guthridge	94402
Kristin Sobditch	94114
Robyn Medina	91789
Dave Leonard	94110
Robin Lapid	94114
dema grim	94110
Raj Ojha	94608
Logan Cullen	94134
Arielle Flinkman	94121
Christine Chafin	94107
Mallory Nomura Saul	94038
Laura Thomas	95627
Annie Whiteside	94103
Kenneth Curr	94541
Maureen Russell	94103
Sharon Dardenelle	94038
Ariana Perez	94403
Otter Kohl	94112
Cameron Jeffries	70119
Nicole Meldahl	94122
Jack Steubens	94110
Paula Yee	94109
Caroline Kleinman	94121
John von Eichhorn	94121
Alain Gervais	94103
Daniel Lopez	94103
Patty Hawkley	94953
Mary French	95367
Marcella Johnson- Santana	94107

Name	Zip code
Natasha Saravanja	94131
Amanda Davison	94129
Lauren Cadwallader	94954
Christie Rixford	94107
Greg Alire	95403
Kaile Thomas	94112
Kevin Andreasky	94118
Aaron Hurst	94103
Carroll Ashby	94109
Maria McCaffrey	94952
Kim Meister	94559
Iris Watson	94501
Philip Schwartz	94107
Morgan Sheppard	94952
Dawn Mayer	95060
Gillian Keller	94110
Beth English	95010
Joan Drum	94501
Marisa Rolland	94115
Pete Schmitt	94110
Joanne Ferris	94952
Alyssa Manzo	94110
meredith newsom	94107
Noah Kincade	94117
Michelle Carter	94107
Mons Babin	94928
Douglas Ebersole	94107
Amanda Luippold	95476
Aruna Prabhala	94112
Theresa Jokinen	94107-2354
Gina Kiely	94107

Name	Zip code
Amanda Christoff	94117
tracy lenihan	94703
Sara Singerman	94123
Jack Smith	94107
Laura Bolling	94118
Katherine Marsh	94131
Monica Packi	94107
Erika Abad	94110
billie mizell	94107
Sherry Paragee	94513
Susan Coyle	94114
Mary Jane Mikuriya	94107
Christy Tran	94107
Alana W	94107
Maren Christensen	94133
Marissa Root	94117
Sarah Colvin	94118
Lynelle Hanson	94107
stephanie gebracht	94607
Susan Payne	94116
Max Mercier	94118
Anna Stern	94107
Della Peacock	94117
Philip Anasovich	94107
Robin Tashima	94110
Michael Casey	94608
Sharon Thomas	94546
Natalie Champion	94124
James Zamora	94080
Ann Tsai	94124
carol ralles	94303

Name	Zip code
Shannon Owen	94903
Daniele Strawn	94952
Brigette Emanuel	94929
Delene Wolf	94107
Kevin Seal	94612
Leoni Figueredo	94107
DAVID BOYD	94107
Benjamin Thompson	94107
Barry Simons	94110
Stephanie Mackler	94117
Mary Jones	94122
david mihaly	94118
Daniel Martinez	94555
Auna Lorin Fisher	95472
David Becker	94110
April Padilla	94107
Sarah Darsie	94107
Susan McDevitt	94107
Minh Merchant	94123
Deanne Franklin	94110
Kurt Tindle	94109
Gina Orofino	94107-2919
Kie Hill	94107
Chelsea Bradford	94107
Edna Raia	94117
Robinson Wheeler	94702
Christie Harbinski	94117
Erica P	94127
Jennifer Braughton	94107
Kylea Borges	94610
Meg McKnight	94080

Name	Zip code
Dan Strachota	94118
Michael Dipirro	94115
Jon Weiss	94133
Gyalden Yuthok	94107
Geraldine Ahern	94107
Ryan Elliott	94116
Susan Woodman	94303
Astrid Unander	97128
Chris Daddio	94608
martha vaughn	71909
peter linenthal	94107
Tom Murray	94107
Elle Bronson	94596
Robin Gehlen	94577
Bridget Wen	94526
Sarah Shimkunas	94107
Mitch Frades	94521
Donna Busse	94025
Maneesh Kenia	94568
Susan Smith	94703
JJ Gatto	94110
P Devenney	94025
Kathryn Weese	94578
Denise Halbe	95476
Elizabeth Hill	94103
Amelia Petersen	94565
rowena Gargalicana	94107
Caren Funke	94107
Susan Waraich	94109
Marilyn Jacobson	94109
Dana Smith	94602
Sean Sullivan	94124

Name	Zip code
Barbara Angeli	94107
Marta Jensen	94110
Mandy Lyden	94115
Windy Chien	94110
Caitlin Gutierrez	94945
Julie Zielinski	94110
Jonell Ohlen	91710
Mark Dobson	94952
Joy Olson	94107
Jenny Lund	30606
Robyn Marsh	94109
JOANNE DESMOND	94107
Jeannette Ortega	91710
Janelle Jacky-Litt	94110
Moe Staiano	94611
Irene Khong	94602
Emily Klundt	94110
Waiyde Palmer	94107
Lucia Lodolo	94107
Sugianto Sidharta	94523
David Edwards	94110
Christine Peralta	94015
Sandra Seibel	94107
Richard Barnes	94523
Amber Tyler	94124
Gories Kwong	94618
Matthew Stevenson	21048
Reinaldo Martinez	94949
K Vanderveen	94107
Barbara Schnur	94107
Sonia Gulati	94116

Name	Zip code
Lucy Farey-Jones	94107
Justin Martin	94107
Kelly Hagen	94117
Jennifer McGaffey	94127
Krista Crews	90027
Sean Curran	94133
Michelle Lywood	94085
Paul Costuros	94110
Clinton Perry	94117
Barbara Abrams	94709
Wendy Coale	94158
Dominic Martello	94107
Henry Wimmer	94107
Ellen Nystrom	94107
ROBERT MILLER	941073347
Roberto Bonilla Sr	94107
Megan March	94704
Olivier Tiphaine	94116
Nathalie Gangel	94131
Jerri Sachs	94546
Erika Coplou	94017
Tim weiss	94112
Marvis Sutton	94112
Sona Pehlivanian	94122
Misty Ismail	94590
Brendan Dreaper	94805
Rebecca Medina	94403
Moneeza Choi	94102
Jenny Rinzler	94608
Brian McRonald	95403
Valerie Vitullo	94121
J MH Schwanke	49321

Name	Zip code
Robin Evans	94107
Barbara Berry	94122
Shannon Berry	94122
Mimi Clarke	94131
Jim Miller	94583
Bonny Dougherty	93455
Holly Kreuter	94107
Sunny Ohlen	89449
Kare Snapp	80126
Paulo Presotto	94122
Alejandro Restrepo	90027
Rose Marie Ostler	94107
Heidi Dezellem Bigwolf	98841
Dawn Hope	94044
Nan Rosenblatt	94108
Susan McMurray	94404
Kris Testanier	95536
SARAH SKAGGS	94107
James Thein	94123
Haley Moore	94121
Chris Stover	94131
Lynne McMurray	94061
Karin HOLDRIDGE	95476
Lisa DeMattei	94127
Robert Allen	99016
Daphne Koutsakis	94520
Loretta Lechich	94107
Scott Aldridge	94112
Jan Clark	33994
Shermyn T	94123
Linda Jensen	94105

Name	Zip code
Sean Slawson	94107
greg downing	94118
Diane Wayland	94928
lina schoendorf	94107-2832
Nicole King	94121
Carolyn Fowler	89074
Epic Perea	94107
Mary Renner	94107
Whitney Silkworth	94107
Judith I.	94110
Michelle Homme	94107
Bridgette Stewart	94116
David Perlitz	94107
Joe Maliga	94107
Jaimi Holker	94131
Nolan Cook	94612
JoAnn Bennett	94112
Val Wade	94107
True Park	94107
RICHARD Willets	94109
Andrew Ledford	94611
Peter Spencer	94109
Joan Tayler	94109
Emily Chung	90042
William Doyle	94108
HALLE Chapman-Tayler	11206
Jasmine Choi	94044
Eleanor Keller	94109
Shannon Lynn	94110
Sari Ellovich	94143
Robert Bolton	94109
Nancy Eswein	85711

Name	Zip code
A Brown	94110
Noelle Santamaria	94061
James Tayler	95762
Marcia MacArthur	94109
Gwen Blewett	94070
lynne feldsher	94109
Jennifer Hamilton	94109
Shawn Burke	94107
Laura Svec	94115
Sylvia Horack	32308
Kelly Blank	49321
Richard Dwyer	94107
Maryellen Hotz	94612
Geraldine Kurz	94109- 0405
Garratt Tayler	97052
Scott Tolar	94122
Julie Salamon	94805
Matthew Nash	04103
Helen Emberly	94928
Holly Lassalle	94580
Margaret Ramsey	94107
Wendy Tayler Clarke	50503
Sue Alper	92037
Edward Hoyt	94109
Emma Wood	94952
Trish Johnston	94583
Jennifer Barrett	94960
Tiffany Kulkarni	94118
Michael Korbholz	94109
Patricia willets	94109
Vicki S	94109

Name	Zip code
Steve Collier	94107
Risha Gauder	94609
Cathy Gagne	98056
kare m	94107
Peggy Clarke	94121
Joe Keller	94109
Sofia Perry	90403
Patricia Gordon	94109
Carol Tjian	94109
Walker Bass	94107
gail greene	94109
Ruth Belvin	94109
Kathryn Trapani	94109
Judith Warren Little	94109
Carol Vistnes	94109
Joyce Friedman	94109
Jill Chinen	94109
sara zumwalt	94109
Judith Daddio	94107
Bobbie McChristy	94103
Isabella Sikaffy	94025
Stephanie Erickson	94502
judith friederici	94109
Michael Levin	94122
Lynn McLellan	89511
Nan Hohenstein	94109
Sandra McLellan Behling	89511
Leslie Selcow	94109
Meredith O'Hare	94061
Richard Mountain	94109
Roderick Tayler	89451

Name	Zip code
Lindsay G	94010
Nancy Wallace	30043
Elaine King	94061
Melanie Allison	94110
Margie Carey	77020
Joyce Boyer	81301
Marilyn Verhey	94109
Rose Brady	94117
Carolyn Forsyth	94109
Judith Donahue	94109
RUTH MURAD	94109
Diane Nerheim	94111
Ray Sais	94116
Jodie Levien	33180
Catherine Scuderi	94131
Rob Gaddi	94115
Barbara Lomas	19804
Colleen McCarthy	94107-2804
Becky Modesto	94591
Merry Modesto	94591
Kerry Labelle	94133
James Forsyth	94109
Jackies Flowers	95624
Molly Tucker	94134
gavin murphy	94107
Nanci Tucker	94107
Sally Sprenger	98407
Pacifico Soriano	94065
Mariam Wilson	94404
Cynthia Mooney	97214
Mary Petrin	94107
Patricia and LUSSE	94109

Name	Zip code
Brenda Bennett	94402
Abbie Balland	94545
Stephen Wheeler	94107
Nina Volland	31407
Victoria Duncna	94609
Kathy Lloyd	94598
Donna Martin	94115
Yeleba Bolshakova	94015
Paulette Knight	94118
Leslie Safier	94107
Sarah Martin	94115
Karen Moy	94133
Danielle Leeke	94118
Victoria Rasmussen	95148
Lorrie Landis	95139
Betty Faultner	95135
Jaclyn Enright	95135
Lilly Knuth	11530
ROBIN ROTH	94107
Adelaide De Medeiros	95148
Carol Shaw	85006
Elizabeth Lehman	17202
Kristy Perez	94107
Cynthia wood	93420
Sky Hill	94402
Diane Barrett	84775
Randy Dardenelle	94038
Kathleen McGraw	94061
Chloe Noggle	94559
Susan Beran	94930

Name	Zip code
Sarah Brooks-Schulke	93405
Virginia Gomez	95148
Gypsy Cassidy	94110
Albert Vizinho	94109
Matt Caracciolo	94122
Ariana Medley	95603
Susan Cartwright	94559
Lynde Disomma	95482
Logan Kelley	94104
Kathryn Gianaras	94114
Vanessa Diaz	94116
Nancy Schnur	96734
charlotte cox	94609
Allie Loy	94402
toni sicola	94501
Kimberly Aker	94608
Randall Whitehead	94107
Sandra Mitchell	94403
Tania DeGroot	94563
Patricia Clay	94107
Jesse Cassar	94122
Sheri Jepperson	94590
Arthur Fraser	94115
Mary Ofiesh	94030
Pamela Heller	94109
Cecelia Herman	94132
Margaret Hart	94117
Jill Rosenthal	94110-1203
Susie Henderson	95135
Amelia Tannous	94118
jennie doan	95132

Name	Zip code
Hue TRAN	95132
Marisa Lee	94122
David P. Gregoire	94901
Shayda Haghgoo	94103
charlene Looper	94080
Colleen Oakes	94112
Nancy Huseby	94507
Amy Shea	94121
Thomas Patrick	94116
Autumn Reid	95066
Christopher Lange	94107
Mary Tse	94122
Eunice Ashizawa	94611
Margaret Wade	94602
Keiko Allen	94579
Amy Conn	94010
Barbara Hedani-Morishita	94611
Sejal Solanki	94103
Mimi Sullivan	94103
Elizabeth Mauricio	94552
Lisa Tuck	94611
Chris Ebersole	94107
Lorraine Adams	94611
Agnes Kang	94610-1156
Katherine Harr	30606
Joshua Pfeffer	30606
Mari Robinson	94609
Julie Stevens	94947
Lorena Cortez	94112
Erin Martyn	94044
Ted Hatsushi	94121

Name	Zip code
John Mok	94107
Anh Duong	94061
Kim Nguyen	95123
Jon Mayo	94112
Amy Mok	92129
Sarah O'Halloran	94117
Valarie Rome	94553
Nancy Kendall	94044
Valerie Wong	94611-4314
Blaine Shrk	94131
EILEEN SHIELDS	94131
Stephen McCallion	94132
Michele Monson	94920
Melanie Wise	94131
Joseph Wilson	94044
Christopher Diani	94132-1334
Denia Ebersole	94107
Maya Finlay	94115
Tracey Buck	94117
Cheryl Overend	92653
Jane Henderson	78746
Brett Overend	92688
D Jones	92653
william overend	92653
Tiffany Blaylock	94123
Kathy Leventhal	94115
Lannie Gower	94107
Lisa Chanoff	94107
MEGAN HANEY	94596
ramon guevara	94134
Maryam Bloori	94707
Cindy Calderon	94112

Name	Zip code
MariA Calderon	94112
K Estrada	94134
Rosalinda Garciano	94112
Olivia Smartt	94611
Joellen Pope	94558-3506
Suki Jones	94121
Theresa DiMaggio	24019
jill schieffer	95361-9500

**MITIGATION MONITORING AND REPORTING PROGRAM FOR
Permanent Off-Site Flower Mart Project**

Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Actions/Schedule and Verification of Compliance
Project Mitigation Measure CR-1: Archeological Testing, (which supersedes Project Mitigation Measure M-CP-1 in the 901 16th Street EIR)				
<p>Based on a reasonable presumption that archeological resources may be present within the project site in locations determined to have moderate or high archeological sensitivity, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archeological consultant from the San Francisco rotational Department Qualified Archeological Consultants List maintained by the San Francisco Planning Department archeologist. The project sponsor shall contact the department archeologist to obtain the names and contact information for the next three archeological consultants on the list. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the City's appointed project Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological</p>	<p>Project sponsor, planning department's archeologist or qualified archaeological consultant, and Environmental Review Officer (ERO)</p>	<p>Prior to the issuance of site permits and prior to commencement of ground-disturbance activity</p>	<p>Project sponsor shall retain archaeological consultant to undertake archaeological monitoring program in consultation with ERO</p>	<p>Complete when project sponsor retains qualified archaeological consultant, and archaeological consultant has a scope approved by the ERO for the archaeological testing program</p>

Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p>monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the review officer, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines sections 15064.5(a) and (c).</p> <p>Consultation with Descendant Communities: On discovery of an <i>archeological site</i>¹ associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group an <i>appropriate representative</i>² of the descendant group and the review officer shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the review officer regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archeological Resources Report shall be provided to the representative of the descendant group.</p> <p>Archeological Testing Program. The archeological consultant shall prepare and submit to the review officer for review and approval an archeological testing plan. The archeological testing program shall be conducted in</p>	<p>Project sponsor and archaeological consultant at the direction of the ERO</p> <p>The project sponsor and archaeological consultant at the direction of the</p>	<p>Upon discovery of an associated archeological site</p> <p>Prior to the commencement of ground-disturbance activity</p>	<p>Planning department</p> <p>Planning department</p>	<p>Considered complete after final archeological resources report is approved and provided to descendant group</p> <p>Confirm approved ATP prior to soil disturbance; confirm ongoing monitoring</p>

¹ The term *archeological site* is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

² An *appropriate representative* of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission; and in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the planning department's archeologist.

Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p>accordance with the approved archeological testing plan. The archeological testing plan shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.</p> <p>At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the review officer. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the review officer in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the review officer or the planning department archeologist. If the review officer determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p> <p>A. The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or</p> <p>B. A data recovery program shall be implemented,</p>	ERO			annually for course of project

Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p>unless the review officer determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</p> <p>Archeological Monitoring Program. If the review officer in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented, the archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> • The archeological consultant, project sponsor, and review officer shall meet and consult on the scope of the archeological monitoring plan reasonably prior to any project-related soils disturbing activities commencing. The review officer in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context; • The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource; • The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the 	<p>Project sponsor and archaeological consultant in consultation with the ERO</p>	<p>Project sponsor, archaeological consultant, and ERO shall meet prior to commencement of soil disturbing activities. If ERO determines that archaeological monitoring is necessary, monitor throughout all soil disturbing activities for each construction phase.</p>	<p>Planning department</p>	<p>Considered complete on approval of AMP by ERO; submittal of report regarding findings of archeological monitoring program</p>

Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p>project sponsor, archeological consultant, and the ERO until the review officer has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;</p> <ul style="list-style-type: none"> The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving or deep foundation activities (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving or deep foundation activities may affect an archeological resource, the pile driving or deep foundation activities shall be terminated until an appropriate evaluation of the resource has been made in consultation with the review officer. The archeological consultant shall immediately notify the review officer of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO. <p>Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.</p>				

Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p>Archeological Data Recovery Program. The archeological data recovery program shall be conducted in accord with an archeological data recovery plan. The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the archeological data recovery plan prior to preparation of a draft plan. The archeological consultant shall submit a draft plan to the ERO. The archeological data recovery plan shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the archeological data recovery plan will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the archeological data recovery plan shall include the following elements:</p> <ul style="list-style-type: none"> • <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. • <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. • <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and 	Project sponsor/ archeological consultant and ERO	Upon determination by the ERO that data recovery is the appropriate treatment	Archeological consultant prepares and implements approved archeological data recovery plan (ADRP)	Considered complete when ERO has approved scope of ADRP and data recovery has been implemented

Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p>deaccession policies.</p> <ul style="list-style-type: none"> • <i>Interpretive Program.</i> Consideration of an onsite/offsite public interpretive program during the course of the archeological data recovery program. • <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. • <i>Final Report.</i> Description of proposed report format and distribution of results. • <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. <p>Human Remains, Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable state and federal laws, including immediate notification of the Office of the Chief Medical Examiner of the City and County of San Francisco and in the event of the medical examiner’s determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission who shall appoint a Most Likely Descendant (Public Resources Code section 5097.98). The ERO shall also be immediately notified upon discovery of human remains. The archeological consultant, project sponsor, ERO, and a most likely descendant shall have up to but not beyond six days after the discovery to make all reasonable efforts to</p>	<p>Project sponsor and Archeological consultant at the direction of the ERO, medical examiner, and Native American Heritage Commission (NAHC) as warranted</p>	<p>Upon discovery of human remains</p>	<p>Planning department</p>	<p>Considered complete on finding by ERO that all state laws regarding human remains/burial objects have been adhered to, consultation with Most Likely Descendant is completed as warranted, sufficient opportunity has been provided to the archeological consultant for</p>

Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p>develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (CEQA Guidelines section 15064.5[d]). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing state regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of a most likely descendant. The archeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects as specified in the treatment agreement if such as agreement has been made or, otherwise, as determined by the archeological consultant and the ERO. If no agreement is reached, state regulations shall be followed including the reburial of the human remains and associated burial objects with appropriate dignity on the property in a location not subject to further subsurface disturbance (Public Resources Code section 5097.98).</p> <p>Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p>	<p>Archeological consultant at the direction of the ERO</p>	<p>Following completion of additional measures by archeological consultant as determined by the ERO</p>	<p>Planning department</p>	<p>scientific/historical analysis of human remains/funerary objects, and after Final Archeological Resources Report is reviewed and approved</p> <p>Considered complete upon distribution of approved FARR</p>

Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p>Once approved by the ERO, copies of the Final Archeological Resources Report shall be distributed as follows: California Historical Resource Information System Northwest Information Center shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the report to the Northwest Information Center. The San Francisco Planning Department Environmental Planning Division shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the report along with copies of any formal site recordation forms (California Department of Parks and Recreation 523 form) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.</p>				
<p>Project Mitigation Measure Mitigation Measure NO-1: Construction Noise (which modifies portions of Project Mitigation Measure M-NO-2 from the 901 16th Street EIR)</p>				
<p>Prior to issuance of any demolition or building permit, the property owner shall submit a project-specific construction noise control plan to the Environmental Review Officer (ERO) or the ERO's designee for approval. The construction noise control plan shall be prepared by a qualified acoustical engineer, with input from the construction contractor, and include all feasible measures to reduce construction noise. The project sponsor shall ensure that requirements of the construction noise control plan are included in contract specifications. If nighttime construction is required, the plan shall include specific measures to reduce nighttime construction noise. The plan shall also include measures for</p>	<p>Project sponsor and planning department</p>	<p>During the construction period for all measures, and prior to the issuance of each building permit for submittal of a plan to track and respond to complaints pertaining to construction noise</p>	<p>Planning department</p>	<p>Considered complete upon completion of the project</p>

Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p>notifying the public of construction activities, complaint procedures, and a plan for monitoring construction noise levels in the event complaints are received. The construction noise control plan shall include the following measures to the degree feasible, or other effective measures, to reduce construction noise levels:</p> <ul style="list-style-type: none"> • Use construction equipment that is in good working order, and inspect mufflers for proper functionality; • Select “quiet” construction methods and equipment (e.g., improved mufflers, use of intake silencers, engine enclosures); • Use construction equipment with lower noise emission ratings whenever possible, particularly for air compressors; • Prohibit the idling of inactive construction equipment for more than five minutes; • Locate stationary noise sources (such as compressors) as far from nearby noise sensitive receptors as possible, muffle such noise sources, and construct barriers around such sources and/or the construction site; • Avoid placing stationary noise-generating equipment (e.g., generators, compressors) within noise-sensitive buffer areas (as determined by the acoustical engineer) immediately adjacent to neighbors; • Enclose or shield stationary noise sources from neighboring noise-sensitive properties with noise barriers to the extent feasible. To further reduce noise, locate stationary equipment in pit areas or excavated areas, if feasible; and • Install temporary barriers, barrier-backed sound curtains and/or acoustical panels around working powered impact equipment and, if necessary, around 				

Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p>the project site perimeter. When temporary barrier units are joined together, the mating surfaces shall be flush with each other. Gaps between barrier units, and between the bottom edge of the barrier panels and the ground, shall be closed with material that completely closes the gaps, and dense enough to attenuate noise.</p> <p>The construction noise control plan shall include the following measures for notifying the public of construction activities, complaint procedures and monitoring of construction noise levels:</p> <ul style="list-style-type: none"> • Designation of an on-site construction noise manager for the project; • Notification of neighboring residents and non-residential building managers within 300 feet of the project construction area at least 30 days in advance of high-intensity noise-generating activities (e.g., pier drilling, pile driving, and other activities that may generate noise levels greater than 90 dBA at noise sensitive receptors) about the estimated duration of the activity; • A sign posted on-site describing noise complaint procedures and a complaint hotline number that shall always be answered during construction; • A procedure for notifying the planning department of any noise complaints within one week of receiving a complaint; • A list of measures for responding to and tracking complaints pertaining to construction noise. Such measures may include the evaluation and implementation of additional noise controls at sensitive receptors (residences, hospitals, convalescent homes, 				

Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p>schools, churches, hotels and motels, and sensitive wildlife habitat); and</p> <ul style="list-style-type: none"> • Conduct noise monitoring (measurements) at the beginning of major construction phases (e.g., demolition, grading, excavation) and during high-intensity construction activities to determine the effectiveness of noise attenuation measures and, if necessary, implement additional noise control measures. 				
<p>Project Mitigation Measure AQ-1: Construction Air Quality (which modifies portions of Project Mitigation Measure M-AQ-1 from the 901 16th Street EIR)</p>				
<p>The project sponsor or the project sponsor's contractor shall comply with the following requirements:</p> <p>A. Engine Requirements.</p> <ol style="list-style-type: none"> 1. All diesel-fueled off-road equipment greater than 25 horsepower shall have engines that meet USEPA's tier 4 final emission standards. 2. Where access to alternative sources of power is available, portable diesel engines shall be prohibited. 3. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes at any location, except as provided in the exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The contractor shall post legible and visible signs in English, Spanish, and Chinese in designated queuing areas and at the construction site to remind operators 	<p>Project sponsor and planning department</p>	<p>Prior to the start of diesel equipment use onsite</p>	<p>Planning Department (ERO, Air Quality technical staff)</p>	<p>Considered complete upon planning department review and acceptance of Construction Emissions Minimization Plan</p>

Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p>of the two-minute idling limit.</p> <p>4. The contractor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment, and shall require that such workers and operators properly maintain and tune equipment in accordance with the manufacturer's specifications.</p> <p>B. Waivers.</p> <p>1. The planning department's Environmental Review Officer (ERO) or designee may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the planning department grants the waiver, the contractor must submit documentation that the equipment used for on-site power generation meets the requirements of Subsection (A)(1).</p> <p>2. The ERO may waive the equipment requirements of subsection (A)(1) if: a particular piece of off-road Tier 4 Final equipment is not available or feasible or would not produce desired emissions reduction due to expected operating modes. In granting the waiver, the project sponsor must demonstrate with substantial evidence that the overall combined construction and operational cancer risk does not exceed 7 per one million persons exposed and an annual average concentration of 0.2 ug/m³ at nearby sensitive receptors.</p> <p>C. Construction Emissions Minimization Plan. Before starting on-site construction activities, the contractor</p>				

Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p>shall submit a construction emissions minimization plan to the San Francisco Planning Department for review and approval. The plan shall state, in reasonable detail, how the contractor will meet the requirements of Section A.</p> <ol style="list-style-type: none"> 1. The construction emissions minimization plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For verified diesel emissions control strategies installed, the description may include: technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date and hour meter reading on the installation date. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used. 2. The project sponsor shall ensure that all applicable requirements of the construction emissions minimization plan have been incorporated into the contract specifications. The plan shall include a certification statement that the contractor agrees to comply fully with the plan. 3. The contractor shall make the construction emissions minimization plan available to the public for review on-site during working hours. The contractor shall 				

Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Actions/Schedule and Verification of Compliance
<p>post at the construction site a legible and visible sign summarizing the plan. The sign shall also state that the public may ask to inspect the plan for the project at any time during working hours, and shall explain how to request to inspect the plan. The contractor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.</p> <p>D. Monitoring. After the start of construction activities, the contractor shall submit quarterly reports to the ERO documenting compliance with the construction emissions minimization plan. After the completion of construction activities and before receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the plan.</p>				