



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization & Variance

HEARING DATE: 12/12/2019

Record No.: 2013.0655CUA/VAR
Project Address: 1513 York Street
Zoning: RH-2 (Residential- House, Two Family) Zoning District
Bernal Heights Special Use District
40-X Height and Bulk District
Block/Lot: 5513 / 011, 012 & 020
Project Sponsor: Edward "Toby" Morris, Kerman Morris Architects
139 Noe Street
San Francisco, CA 94114
Property Owner: Patrick Quinlan
225 Sadowa Street
San Francisco, CA 94112
Staff Contact: Xinyu Liang – (415) 575-9182
Xinyu.liang@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project includes the construction of four, two-to-three-story duplex buildings (with a total of eight dwelling units measuring approximately 1,325 to 1,950 square feet) on interior lots and two residential flats of approximately 1,030 square feet on the lot fronting York Street. The project will merge the three lots and access to the mid-block townhouses would be through a pedestrian walkway accessed off of York Street. The project also includes a basement garage on the York Street parcel with eight car parking spaces using a mechanical car lift and 16 Class 1 and two Class 2 bicycle parking spaces.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.1 and 303, for the merge of three lots and new construction of ten dwelling units at a residential density of one dwelling unit per 1,500 square feet of lot area within the RH-2 Zoning District.

ISSUES AND OTHER CONSIDERATIONS

- **Variations.** The proposal is seeking a Variance from the requirements for front setback, rear yard, and dwelling unit exposure, pursuant to Planning Code Sections 132, 134 and 140, respectively. The Zoning Administrator will consider the variance requests following the Planning Commission's consideration of the request for Conditional Use Authorization.

▪ **Public Comment & Outreach.**

- Support/Opposition:
To date, the Department has not received any public correspondence expressing support for, or opposition to the revised project. The Department received numerous correspondence in opposition to the prior project (as presented by Department staff in November 2018).
- Outreach:
The Project Sponsor has a long history of collaboration with the Bernal East Slope Design Review Board (BESDRB) and the surrounding neighbors since late 1987. Aside from the mandatory pre-application meeting that was held on May 14, 2014, a series of public outreach meetings have been held. Subsequent to the Planning Commission's direction encouraging additional public outreach during the public hearing on November 29, 2018, the Project Sponsor presented the revised design to BESDRB on May 2, 2019, held a second pre-application meeting on July 9, 2019, and received one letter of support from BESDRB. The letter states that "the project is in general conformance with the Bernal Heights East Slope Building Guidelines" and "issues raised by neighbors at previous meetings relating to open space/landscaping, vehicular access, views to and from adjacent buildings, fire department access, and other concerns have been substantially addressed. "
- **Project Updates:** Since the public hearing on November 29, 2018, the Project Sponsor has hired a new architecture firm, Kerman Morris Architects, and has revised the Project as follows:
 - Site Plan Strategy: The combined area of proposed building footprints will cover approximately 45% of the total lot area. All the townhouses will be setback from the existing "cliff" to minimize the visual impact of any retaining walls and improve the privacy of overlooking properties on Cesar Chavez Street. Private and common open space will be provided, including a "Central Green" in the middle of the development for residents and visitors' enjoyment.
 - Geology: The geologist has made the finding that the existing "cliff" at its present slope and with the fractured rock below the surface is a seismic hazard. During a major seismic without further stabilization, it is expected some minor rock could fall to the rear yards of the homes on Cesar Chavez. The Project proposes to keep existing "cliff" undeveloped and re-grade it to a maximum of 1 to 1 (horizontal to vertical) slope.
 - Stormwater Management: In its current undeveloped state over the course of a winter, soils could become saturated and rainwater would sheet off to lower elevations. The Project Sponsor is currently working closely with SF PUC on a preliminary stormwater management plan. Rainwater landing on the four proposed mid-block townhouses will be directed to a sub-grade rainwater cistern for subsequent use to irrigate site plantings during dry months. Rain falling on the northern slope will be picked up in a drain at the base of the "cliff" and directed to City storm lines.
 - Foundations: Each townhouse is on a matt or spread footing with slabs on grade. Retaining walls are typically one story in height.

- Site Access for Emergency Personnel: The emergency plan has been completely changed and vetted with SFDBI and SFFD (central command). All townhouses will be constructed as Type III-A non-combustible construction with sprinklers. The project will also include a new hydrant in front of the property on York Street, Fire Department Connection at building façade, a map at street entrance showing placement of units and front doors, and wetted standpipes at site to ensure all parts of site are within standard 100 feet long hose.
- Accessibility: To improve site accessibility for carts and strollers, an elevator from the garage and sloped ramps are proposed.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will add ten family-sized dwelling units to the City's housing stock. The Project has also been sensitively designed in consideration of its mid-block location and topography. The site plan and building design are compatible with the scale and height of the neighborhood. The proposed development has been reviewed by the BESDRB and determined to be in general conformance with the Bernal Heights East Slope Building Guidelines. 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 – Conditional Use Authorization
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F - Project Sponsor Brief
Exhibit G – Inclusionary Affordable Housing Affidavit
Exhibit H – Anti-Discriminatory Housing Affidavit
Exhibit I – First Source Hiring Affidavit



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: DECEMBER 12, 2019

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.1 AND 303 TO ALLOW RESIDENTIAL DENSITY AT A RATIO OF ONE DWELLING UNIT PER 1,500 SQUARE FEET OF LOT AREA FOR THE PROJECT INVOLVING THE MERGER OF THREE LOTS AND THE NEW CONSTRUCTION OF TEN DWELLING UNITS AT AT 1513 YORK STREET, LOTS 011, 012 AND 020 IN ASSESSOR'S BLOCK 5513, WITHIN AN RH-2 (RESIDENTIAL-HOUSE, TWO FAMILY) ZONING DISTRICT, BERNAL HEIGHTS SPECIAL USE DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On May 22, 2018, Stephen Antonaros on behalf of Patrick Quinlan, filed an Application No. 2013.0655CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to construct ten dwelling units. Subsequently, Kerman Morris Architects on behalf of the Project Owner (hereinafter "Project Sponsor") filed a revised application with the Department on August 31, 2019. The revised application proposed the merger of three lots and new construction of four, two-to-three-story duplex buildings (with a total of eight dwelling units measuring approximately 1,325 to 1,950 square feet) on interior lots and two residential flats of approximately 1,030 square feet on the lot fronting York Street (hereinafter "Project") at 1513 York Street, Block 5513 and Lots 011, 012 and 020 (hereinafter "Project Site").

On October 22, 2019, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On December 12, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2013.0655CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2013.0655CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2013.0655CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes the construction of four, two-to-three-story duplex buildings (with a total of eight dwelling units measuring approximately 1,325 to 1,950 square feet) on interior lots and two residential flats of approximately 1,030 square feet on the lot fronting York Street. The project will merge the three lots and access to the mid-block townhouses are through a pedestrian walkway at York Street. The project also includes a basement garage on the York Street parcel with eight car parking spaces using a mechanical car lift and 16 Class 1 and two Class 2 bicycle parking spaces. Private and common open space will be provided, including a "Central Green" in the middle of the development for residents and visitors' enjoyment. Stormwater management will draw rainwater from roofs and store it in a central cistern for site irrigation.
3. **Site Description and Present Use.** The Project Site is in an "L" shape and includes one lot with 25 feet of frontage on the east side of York Street, and two adjacent lots in the interior of the subject block for a total area of 17,295 square feet. The Project Site is vacant and was not previously developed. The existing ground surface generally slopes down to the north (towards Cesar Chavez Street) at inclinations ranging from about 3:1 ((horizontal to vertical) to about 4.5:1, except near the north property line where the existing slope has been excavated to accommodate construction of the adjacent structures and the slope inclinations are much steeper varies from approximately 0.2:1 to 1:1, creating a "cliff" that drops almost 20 feet in height.

4. **Surrounding Properties and Neighborhood.** The Project is located at the northeast corner of Bernal Heights within the East Slope area on the block bounded by Cesar Chavez Street to the north, Hampshire Street to the east, Peralta Avenue to the south, and York Street to the west. The neighborhood is predominantly residential with one and two-family houses. There are two gas stations nearby, one to the northeast at the corner of Cesar Chavez and Hampshire Streets, and another to the northwest where Precita Avenue terminates at Cesar Chavez Street. There are a few neighborhood retail stores along the north frontage of Cesar Chavez Street, and the 24th Street-Mission Neighborhood Commercial Transit District is three blocks north to the Project Site. Cesar Chavez Street is a busy residential thoroughway north of the Project, and the southbound Bayshore on-ramp to U.S. Highway 101 is approximately 275 feet to the east.
5. **Public Outreach and Comment.** To date, the Department has not received any public correspondence expressing support for, or opposition to the revised project.

The Project Sponsor has a long history of collaboration with the Bernal East Slope Design Review Board (BESDRB) and surrounding neighbors since late 1987. Aside from the mandatory pre-application meeting that was held on May 14, 2014, a series of public outreach meetings have been held. Subsequent to the Planning Commission's direction encouraging additional public outreach during the public hearing on November 29, 2018, the Project Sponsor presented the revised design to BESDRB on May 2, 2019, held a second pre-application meeting on July 9, 2019, and received one letter of support from BESDRB. The letter states that "the project is in general conformance with the Bernal Heights East Slope Building Guidelines" and "issues raised by neighbors at previous meetings relating to open space/landscaping, vehicular access, views to and from adjacent buildings, fire department access, and other concerns have been substantially addressed."

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 209.1 permits up to one unit per 1,500 square feet of lot area in the RH-2 Zoning District with a Conditional Use Authorization.

The Project Site includes three lots that would be merged to create a total area of 17,295 square feet, which conditionally permit up to 12 dwelling units. The Project proposes ten dwelling units on this merged lot and requests a Conditional Use Authorization.
 - B. **Front Setback.** Planning Code Section 132 requires the subject property to have a front setback equal to the average of the two adjacent front setbacks. In the case of any lot that abuts along its side lot line upon a lot that fronts on another Street or Alley, the lot on which it so abuts shall be disregarded, and the required setback for the subject lot shall be equal to the front setback of the adjacent building on its opposite side. The maximum required front setback in any of the cases described in Section 132 shall be 15 feet from the property line along the Street or Alley, or 15% of the average depth of the lot from such Street or Alley, whichever results in the lesser requirement.

The Project Site only has one abutting neighbor (1515 York Street) that faces the same street and is subject to use for front setback averaging. Since the front setback at 1515 York Street exceeds 15 feet, the required front setback for the Project is 15 feet. The Project proposes approximately four feet 11 inches front setback, which do not meet the requirements of Planning Code Section 132. The Project Sponsor is requesting a variance from the Zoning Administrator under Record No. 2013.0655VAR.

- C. **Open Space.** Planning Code Section 135 requires a minimum of 125 square feet of private usable open space or 166 square feet of common usable open space per dwelling unit in an RH-2 Zoning District.

The Project includes two private rooftop decks that are 170 and 193 square feet each for the two dwelling units fronting York Street (A1 and A2), and private open spaces that range from 131 to 171 square feet each for six of dwelling units in the interior lots (B1, C2, D1, D2, E1, and E2). Approximately 1,000 square feet common open space is provided for the rest of the two dwelling units in the interior lot (B2 and C1) in order to comply with Planning Code Section 135.

- D. **Dwelling Unit Exposure.** Planning Code Section 140 requires that in each dwelling unit, the required windows (as defined by Section 504 of the San Francisco Housing Code) of at least one room that meets the 120-square-foot minimum superficial floor area requirement of Section 503 of the Housing Code shall face a public street, side yard at least 25 feet in width, or rear yard meeting the requirements of the Planning Code.

The Project's York Street fronting dwelling units (A1 and A2) face York Street and two interior units (B2 and C1) face an open area exceeding 25 feet by 25 feet, which comply with Planning Code Section 140. The rest of six interior units (B1, C2, D1, D2, E1, and E2) do not meet the requirements. The Project Sponsor is requesting a variance from the Zoning Administrator under Record No. 2013.0655VAR.

- E. **Better Roofs.** Planning Code Section 149 allows the use of a living roof as an alternative means of meeting some or all of the Better Roof requirements for any building that meets four criteria, including an application for a site permit or building permit on or after January 1, 2017.

The Project submitted a site permit application on July 9, 2014, and is not subject to this requirement.

- F. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking space for every dwelling unit, and one Class 2 parking space per twenty dwelling units.

The Project includes 16 Class 1 bicycle parking spaces and 2 Class 2 bicycle parking spaces to comply with Planning Code Section 155.2.

- G. **Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning

Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 6 points.

The Project Sponsor submitted a completed Environmental Evaluation Application on May 22, 2013. The Project is required to achieve 50% of the point target established in the TDM Program Standards with a target of 6 points. The Project will achieve 7 points through the Unbundled Parking and Bicycle Parking (Option C).

- H. **Unit Mix.** Planning Code Section 207.7 requires a project that creates ten or more dwelling units to include 25% of the total number of proposed units to contain at least two bedrooms, and 10% of the total number of proposed units to contain at least three bedrooms. However, these requirements shall not apply to projects that filed a complete Environmental Evaluation Application on or prior to January 12, 2016.

The Project filed a complete Environmental Evaluation Application on May 22, 2013 and is not subject to these requirements, but all units proposed to contain a minimum of two bedrooms.

- I. **Height.** Planning Code Section 242(e)(1) limits the height of a dwelling on an upsloping lot to not exceed 30 feet above grade, with no averaging or stepping over the 30 feet limit, and no part of the dwelling may be higher than 38 feet above curb level, except if the rear of the lot is 30 feet or more higher than the front grade, the rear half of the dwelling may go up to 43 feet above curb level. Given this Project Site is an "L" shaped lot with only 25 feet fronting on York Street, the point of curb in regards to height measurement for buildings in the interior lots (Lots 11 and 12) are taken at the intersection of York Street curb and the extension line through the center of the interior buildings that is perpendicular to York Street.

The Project proposes buildings no taller than 30 feet measured from the existing grade and no taller than 38' from the designated point of York Street curb, which complies with Planning Code Section 242(e)(1).

- J. **Rear Yard.** Planning Code Section 242(e)(2) requires a minimum rear yard equal to 45 percent of the total depth of the lot in which the building is located. Any part of a front setback exceeding five feet may be applied to the amount required for satisfying the rear yard requirements.

The Project includes a rear yard that measures between 16 feet (12.4%) to 10 feet (4.1%) of the total 129 feet and 241 feet depth of the subject "L" shaped lot. Units C1, C2, D1, and D2 are located within the required rear yard, which does not comply with Planning Code Section 242(e)(2). The Project Sponsor is requesting a variance from the Zoning Administrator under Record No. 2013.0655VAR.

- K. **Off-Street Parking.** Planning Code Section 151 principally permits up to 1.5 parking spaces for each Dwelling Unit.

The Project includes 10 dwelling units that would principally permit 10 parking spaces. The Project includes eight off-street parking spaces and therefore complies with Planning Code Section 151.

- L. **Curb Cuts and Garage Door.** Planning Code Section 242(e)(4) limits the width of curb cuts allowed for new construction to be a maximum of 10 feet, and the width of a garage door opening to be a maximum 12 feet.

The Project includes a new curb cut that is 10 feet wide and a garage door opening that is 10 feet wide, which complies with Planning Code Section 242(e)(4).

- M. **Design.** Planning Code Section 242(e)(5) requires that in addition to meeting applicable standards provided in the Planning Code, the East Slope Building Guidelines shall be used as guidelines to determine neighborhood compatibility of new construction and alterations.

The Project was reviewed by the Bernal Heights East Slope Design Review Board (BHESDRB) throughout the planning process. The BHESDRB issued a letter on July 24, 2019, stating that “the project is in general conformance with the Bernal Heights East Slope Building Guidelines. The scale and architectural expression of individual residences is consistent with the neighborhood. Issues raised by neighbors at previous meetings relating to open space/landscaping, vehicular access, views to and from adjacent buildings, fire department access, and other concerns have been substantially addressed. The participation of the project’s geotechnical engineer and landscape architect gave neighbors the opportunity to better understand how some of their concerns would be addressed from a technical standpoint.” The Department has concluded that the Project meets the Bernal Heights East Slope Building Guidelines. Therefore, the Project complies with Planning Code Section 242(e)(6).

- N. **Residential Child Care Requirements.** Planning Code Section 414A is applicable to any project that creates at least one net new residential unit.

The Project includes ten new residential units containing 16,809 square feet that will be subject to Residential Child Care Impact Fee.

- O. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, the current percentage requirements apply to projects that consist of ten or more units. Pursuant to Planning Code Section 415.5, the Project must pay the Affordable Housing Fee (“Fee”). This Fee is made payable to the Department of Building Inspection (“DBI”) for use by the Mayor’s Office of Housing and Community Development for the purpose of increasing affordable housing citywide. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Project Application.

The Project Sponsor has submitted an ‘Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,’ to satisfy the requirements of the Inclusionary Affordable Housing Program through payment of the Fee, in an amount to be established by the Mayor’s

Office of Housing and Community Development. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Project Application. A complete Project Application was submitted on July 9, 2014; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the Affordable Housing Fee is at a rate equivalent to an off-site requirement of 20%.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

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

The Project includes the construction of five, two- to three-story, two-family dwellings containing 978 square feet to 1,370 square feet per unit, an access driveway on York Street to an off-street parking garage on the York Street parcel with eight car parking spaces using a mechanical car lift. The buildings have been designed in response to the challenging mid-block location, and to be responsive to the overall neighborhood. This was achieved by responding to the topography and following the slope of the Project Site, using massing, proportions, and rooflines that are subordinate to the surrounding homes and compatible with the existing building scale, limiting the height to three stories to minimize visibility and impacts to the mid-block open space, facilitating preservation of existing views over the site from homes on Peralta Ave, incorporating durable exterior materials and finishes in a neutral color palette, and providing extensive landscaping to soften the new construction. The Project would provide new housing opportunities, which is necessary and desirable for the neighborhood and City of San Francisco.

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

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

The Project is primarily located on two large upsloping lots at the interior of a block that is accessed through a standard-sized lot that fronts York Street. The proposed ten dwelling units will be grouped into five duplexes. The combined area of proposed building footprints will cover approximately 45% of the total lot area. All the townhouses will be setback from the existing "cliff" to minimize visual impact of any retaining walls and improve privacy of overlooking properties on Cesar Chavez Street. Private and common open space will be provided, including a "Central Green" in the middle of the development for residents and visitors' enjoyment.

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

The Project includes one 10-foot wide curb cut and driveway on York Street that will maintain the existing sidewalk and provide access to all ten dwelling units. Eight off-street spaces are included using mechanical lifts to reduce the parking footprint, and 16 Class 1 and two Class 2 bicycle parking spaces will encourage an alternative transportation mode and reduce vehicle use. It is anticipated that traffic conditions will remain substantially unaltered by the Project because the proposed use is consistent with the residential character of the neighborhood and will also maintain the existing sidewalk, thereby not affecting the accessibility of pedestrians and vehicles.

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

The proposed use is residential, which does not typically emit noxious or offensive emissions such as noise, glare, dust or odor.

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

- i. *Geology: The geologist has made the finding that the existing "cliff" at its present slope and with the fractured rock below the surface is a seismic hazard. During a major seismic without further stabilization, it is expected some minor rock could fall to the rear yards of the homes on Cesar Chavez. The Project proposes to keep existing "cliff" undeveloped and re-grade it such that it will have a maximum of 1 to 1 (horizontal to vertical) slope.*
- ii. *Stormwater Management: In its current undeveloped state over the course of a winter, soils could become saturated and rainwater would sheet off to lower elevations. The Project Sponsor is currently working closely with SF PUC on a preliminary stormwater management plan. Rainwater landing on the four proposed mid-block buildings will be directed to a sub-grade rainwater cistern for subsequent use to irrigate site plantings during dry months. Rain falling on the northern slope will be picked up in a drain at the base of the hill and directed to City storm lines.*
- iii. *Site Access for Emergency Personnel: The Plan has been completely changed and vetted with SFDBI and SFFD (central command). All duplex buildings will be constructed as Type III-A non-combustible construction with sprinklers. The project will also include a new hydrant in front of the property on York Street, Fire Department Connection at building façade, a map at street entrance showing placement of units and front doors, and wetted standpipes at site so all parts of site are within standard 100 feet long hose.*
- iv. *Landscaping, Screening and Open Space: New fences around the mid-block area and proposed landscaping (trees, shrubs and ground cover) will provide screening for surrounding homes.*

Open spaces and setbacks around the development edges will enhance neighbors' privacy. The proposed "Central Green" open space will provide a gathering space for the new community.

- v. *Parking Lighting and Signage: Parking will be screened under the head building. Adequate, but non-intrusive down lighting will avoid glare to neighbors and signage at entry gate will provide easy way-finding for residents, visitors, and emergency personnel.*

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

The Project complies with all relevant requirements and standards of the Planning Code, with the exception of the rear yard, front setback, and exposure, and is consistent with the Objectives and Policies of the General Plan as detailed below. The proposal is also seeking a Variance from the requirements for front setback, rear yard and dwelling unit exposure, pursuant to Planning Code Sections 132, 134 and 140, respectively, which will be considered by the Zoning Administrator.

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

The RH-2 Zoning Districts are devoted to one-family and two-family houses that are finely scaled and usually do not exceed 25 feet in width or 40 feet in height, with building styles that are often more varied than in single-family areas. Considerable ground-level open space is available, and it frequently is private for each unit. Nonresidential uses tend to be quite limited in these Districts, but they may have easy access to shopping facilities and transit lines. The Project conforms with the purpose of this District by including two-family houses that are finely scaled, do not exceed 40 feet in height, and are designed in a simple contemporary style that is compatible with the neighborhood. Non-residential uses are not proposed, and the Project is conveniently located near neighborhood commercial districts.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

OBJECTIVE 4:

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

Policy 4.1:

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

OBJECTIVE 11:

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

Policy 11.1:

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

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4

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

The Project will add ten family-sized dwelling units to the City's housing stock that conforms to the density established by the General Plan and Planning Code. The new housing will be compatible with the neighborhood through a site plan that follows the slope of the topography, incorporating massing, proportions, and rooflines that are subordinate to the surrounding homes. The proposed development has been reviewed by the BHESDRB and determined to be in general conformance with the Bernal Heights East Slope Building Guidelines.

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

The Project provides 10 new dwelling units, which will enhance the nearby retail uses by providing new residents.

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

The existing Project Site does not possess any housing. The Project would provide 10 new dwelling units; thus, resulting in an overall increase in the neighborhood housing stock. The Project is expressive in design, and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The Project does not currently possess any existing affordable housing. The Project will comply with the City's Inclusionary Housing Program through the payment of the Affordable Housing Fee at a rate equivalent to an off-site requirement of 20%.

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

The Project Site is within walking distance by nearby public transportation options. The Project is within a quarter-mile from bus routes: 14X, 27, 33, 8, 8AX and 8BX. The Project will also provide eight car parking and 16 bicycle parking spaces for residents and their guests.

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

The Project does not include commercial office development. The Project would provide new housing, which is a top priority for the City.

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

The project will be designed and constructed to conform to the current structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The Project does not cast a shadow on any adjacent public parks or property owned by the San Francisco Recreation and Park Department; thus, no additional study of shadow impacts was required per Planning Code Section 295.

10. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Section 83.4(m) of the Administrative Code), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

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

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the 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. 2013.0655CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 20, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 12, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 12, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow dwelling unit density at a ratio of one unit per 1,500 square feet of lot area for the project involving construction of ten dwelling units consisting of five, two- to three-story, duplexes on three vacant lots, pursuant to Planning Code Sections 209.1 and 303, located at Lots 011, 012 and 020 in Assessor's Block 5513, within the RH-2 (Residential-House, Two Family) Zoning District, Bernal Heights Special Use District, and a 40-X Height and Bulk District, in general conformance with plans, dated November 20, 2019, and stamped "EXHIBIT B" included in the docket for Case No. 2013.0655CUA, and subject to conditions of approval reviewed and approved by the Commission on December 12, 2019 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on December 12, 2019 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Additional Project Authorization.** The Project Sponsor must obtain a variance from the Zoning Administrator to address the Planning Code requirements for front setback, rear yard and dwelling unit exposure, and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
8. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
10. **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.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
11. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and

specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

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

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

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 415-558-6377, www.sf-planning.org.

13. **Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 18 bicycle parking spaces (16 Class 1 spaces and 2 Class 2 spaces). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

14. **Parking Maximum.** Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than eight (8) off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

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

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

18. **Affordable Units.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of first construction document.

- 1) **Requirement.** Pursuant to Planning Code Section 415.5, the Project Sponsor must pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this project is twenty percent (20%). The Project Sponsor shall pay the applicable Affordable Housing Fee at the time such Fee is required to be paid.

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

- 2) **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and the terms of the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the Mayor's Office of Housing and Community Development ("MOHCD") at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing and Community Development's websites, including on the internet at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>. As

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

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

- a. The Project Sponsor must pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOHCD prior to the issuance of the first construction document.
- b. Prior to the issuance of the first construction permit by the DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- c. If project applicant fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Sections 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all other remedies at law, including interest and penalties, if applicable.

MONITORING - AFTER ENTITLEMENT

19. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

20. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

21. **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 at 415-554-.5810, <http://sfdpw.org>

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Exhibit B:

Plans and Renderings



1513 YORK STREET

EXHIBIT B

BLOCKS/LOTS: 5513/020, 012, 011

2013.0655 E / VAR / CUA

COVER PAGE

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OWNER

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AGENT

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KERMAN MORRIS ARCHITECTS
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PROPOSED BUILDING OVERVIEW

Lot Area: (3 MERGED LOTS)	17,295 SF
Height:	2 and 3 stories
	30 max for all buildings
Number of Stories:	
Gross Building Area:	16,870 SF
Unit Count:	10 units
Parking:	8 spaces
Bike Count:	16 spaces
Open Space:	2,800 SF Common Open Space
	8 complying Private Patios or Decks
Below Market Rate (BMR) Units:	In Lieu Fee Based on (1) unit.

SUSTAINABLE OVERVIEW

Complies with Green Point Rating Requirements
Building Designed to exceed Title 24 Section 6
Energy Compliance requirements
Performance Coating on Exterior Glass
Water Efficient Fixtures
Rain Water Reclamation for Irrigation
Energy Star Rated Appliances

ZONING OVERVIEW

Block Number:	5513
Lot Number:	012, 020, 011
Zoning:	RH-2
Height-Bulk District:	40-X

PROJECT DESCRIPTION

The project consists of developing (10) new residential units in (5) new duplex buildings on an undeveloped lot consisting of (3) parcels: lots 020,021 and 011 of Block 5513 San Francisco to be merged to (1) lot. The new homes will be flats and townhouses ranging two to three bedrooms. (8) parking spaces using mechanical stackers and (16) bicycle spaces will be provided in a common garage under the "head" building facing York street. A pedestrian walkway will give access to the mid-block townhomes. Private and common open space will be provided, including a "Central Green" in the middle of the development for resident and visitor enjoyment. Stormwater management will consist of drawing water off unit roofs, storing it in a central cistern, and using the water to irrigate site plantings.

kerman
morris
architects llp

1513 YORK STREET

1513 YORK ZONING INFORMATION - RH-2 / 40-X

FILINGS: 2013.0655 PRJ/CUA/E/VAR

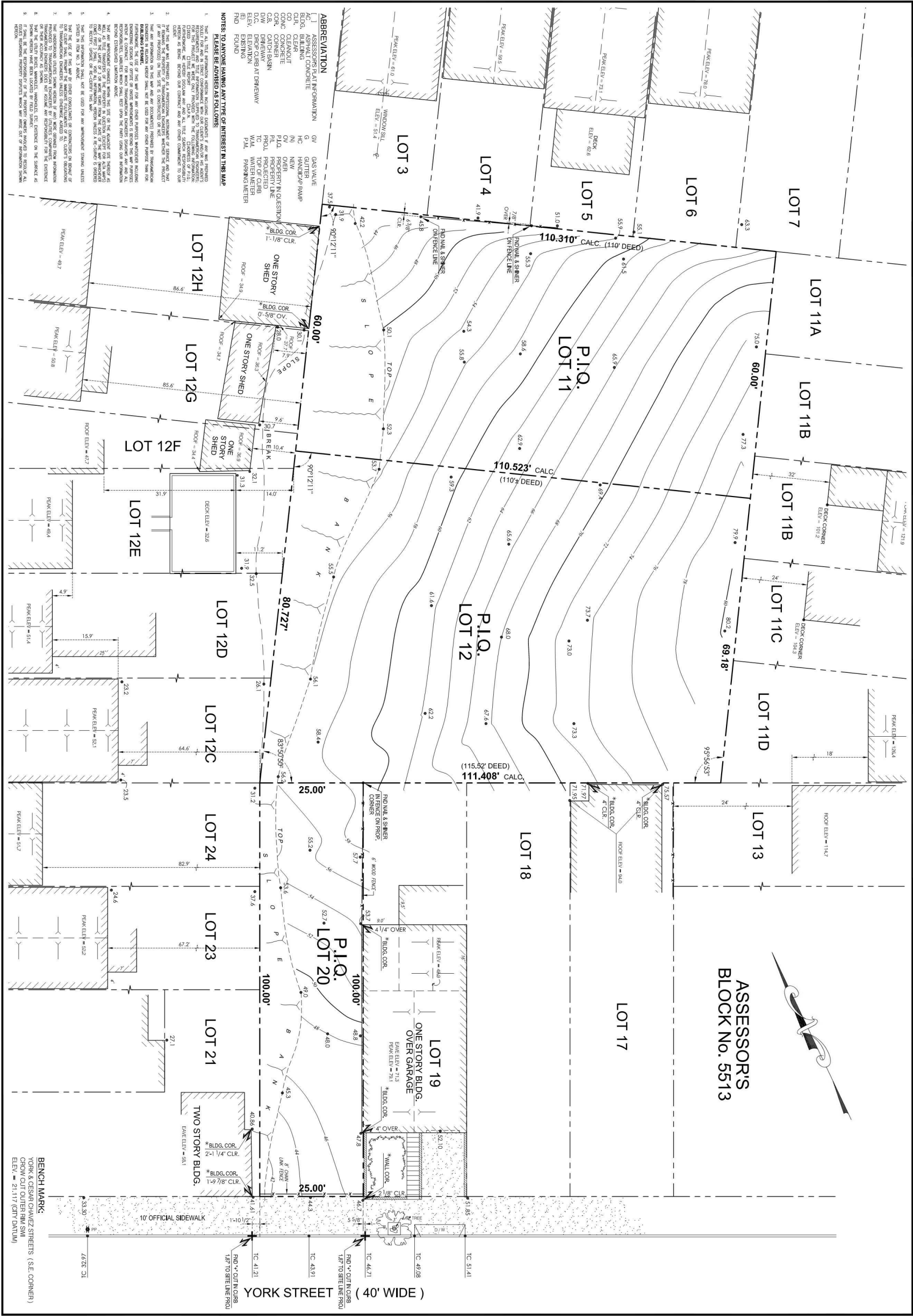
ADDRESS :1513 YORK STREET, SAN FRANCISCO, 94110			ORIGINAL FILING : 05/22/2013
BLOCK / LOT : 5513 / 020 (1513 YORK: BUILDING "A"); 5513 / 012 (1513 YORK BUILDING: "B" AND "E"); 5513 / 011 (1513 YORK: BUILDING "C" AND "D")(3 LOTS TO BE MERGED)			HISTORIC STANDING : "B" – UNKNOWN / AGE ELIGIBLE (VACANT LOT)
TOPIC	CODE SECTION	REQUIRED / ALLOWED	PROPOSED

ZONE/MAP	MAP ZN01	RH - 2	RESIDENTIAL
PERMITTED USE	SFPC 209	PERMITTED RESIDENTIAL	RESIDENTIAL
DENSITY	SFPC 209.1	RH - 2: 1 dwelling unit/ 1500 SF lot area with CU. Allows 17,295/1500 = 12 dwelling units maximum density	10 RESIDENTIAL UNITS PROPOSED
F.A.R	SFPC 124	N/A	NO COMMERCIAL USE PROPOSED
HEIGHT - 40X	SFPC 260, SFPC 242	WHERE THE LOT SLOPES UPWARD FROM A STREET AT THE CENTERLINE OF THE BUILDING OR BUILDING STEP, SUCH POINT SHALL BE TAKEN AT CURB LEVEL FOR PURPOSES OF MEASURING THE HEIGHT OF THE CLOSEST PART OF THE BUILDING WITHIN 10 FEET OF THE PROPERTY LINE OF SUCH STREET; AT EVERY OTHER CROSS-SECTION OF THE BUILDING, AT RIGHT ANGLES TO THE CENTERLINE OF THE BUILDING OR BUILDING STEP, SUCH POINT SHALL BE TAKEN AS THE AVERAGE OF THE GROUND ELEVATIONS AT EITHER SIDE OF THE BUILDING OR BUILDING STEP AT THAT CROSS-SECTION.	COMPLYING •BUILDING FRONTING YORK STREET ON UPSLOPING LOT IS MEASURED PER S. 260 AND S. 242 (e)(1)(B). (SEE BERNAL SUD BELOW) •MIDBLOCK BUILDINGS ARE MEASURED FROM YORK STREET PER S. 242(e)(1)(B) (SEE BERNAL SUD BELOW)
SPECIAL USE DISTRICTS - BERNAL HEIGHTS	SFPC 242(e)(1)(A)&(B)	(A) THE HEIGHT OF A DWELLING ON A DOWNSLOPE LOT SHALL NOT EXCEED 30 FEET ABOVE GRADE. SUBJECT TO AVERAGING OR OFFSET BY AN EQUAL HEIGHT REDUCTION. ANY PORTION OF A DWELLING EXCEEDING A HEIGHT OF 30 FEET MUST BE OFFSET BY AT LEAST AN EQUAL AMOUNT OF DWELLING HAVING A HEIGHT OF LESS THAN 30 FEET. PROVIDED THAT THE MAXIMUM HEIGHT ABOVE GRADE AT ANY POINT CANNOT EXCEED 40 FEET, AND THE REARMOST EIGHT FEET OF LENGTH CANNOT EXCEED 32 FEET ABOVE GRADE. (B) THE HEIGHT OF A DWELLING ON AN UPSLOPE LOT SHALL NOT EXCEED 30 FEET ABOVE GRADE. WITH NO AVERAGING OR STEPPING OVER THE 30 FEET LIMIT, AND NO PART OF THE DWELLING, UNLESS OTHERWISE PERMITTED BY THIS SECTION, MAY BE HIGHER THAN 38 FEET ABOVE CURB LEVEL, EXCEPT IF THE REAR OF THE LOT IS 30 FEET OR MORE HIGHER THAN THE FRONT GRADE, THE REAR HALF OF THE DWELLING MAY GO UP TO 43 FEET ABOVE CURB LEVEL.	COMPLYING - ALL PROPOSED STRUCTURES ARE AT OR BELOW 30'-0" ABOVE GRADE.
BULK LIMIT - 40X	SFPC TABLE 270	"X" - NO BULK RESTRICTIONS APPLY	COMPLYING
FRONT YARD SETBACK	SFPC 132(d)(2)	BASED ON AVERAGE OF ADJACENT PROPERTIES OR IF SUBJECT PROPERTY HAS A LEGISLATED SETBACK. WHEN FRONT SETBACK IS BASED ON ADJACENT PROPERTIES, IN NO CASE SHALL THE REQUIRED SETBACK BE GREATER THAN 15 FEET. ALTERNATIVE AVERAGING ALLOWED PER SECTION 132(b).	FRONT YARD SETBACK VARIANCE REQUIRED
REAR YARD SETBACK	SFPC 134 (2) AND 242 (e)(2)	45% OF LOT DEPTH PER SECTION 242 (e) (2) (C) (ii) THAT PORTION OF THE FRONT SETBACK THAT EXCEED 5' MAY BE APPLIED TO THE AMOUNT REQUIRED FOR SATISFYING THE REAR YARD REQUIREMENTS	REAR YARD VARIANCE REQUIRED FOR BUILDINGS. "C" AND "D" LOCATED IN REAR YARD •FRONT BUILDING "A" AND MID-BLOCK BUILDINGS "B" AND "E" COMPLY
DWELLING UNIT EXPOSURE	SFPC 140	ALL UNITS TO LOOK ONTO PUBLIC STREET, COMPLYING REAR YARD OR OPEN SPACE OF 25' X 25' MIN.	(4) UNITS COMPLY (6) UNITS REQUIRE DWELLING UNIT EXPOSURE VARIANCES.
OPEN SPACE	SFPC TABLE 135(a)	AT LEAST 125 SQUARE FEET IF PRIVATE, AND 166 SQUARE FEET IF COMMON.	COMPLYING: MIX OF COMMON AND PRIVATE OPEN SPACE (SEE PROPOSED PROJECT STATISTICS)
STREET TREES	SFPC 138.1	REQUIRED (1) VIEW STREET TREE PER ARTICLE 16	COMPLYING: (1) NEW STREET TREE PROPOSED
PARKING	SFPC 151	NONE REQUIRED. P UP TO 1.5 PARKING SPACES FOR EACH DWELLING UNIT. ONE CLASS 1 BICYCLE PARKING SPACE PER UNIT REQUIRED. (10 CLASS 1 BICYCLE SPACES REQUIRED)	COMPLYING: (8) PARKING SPACES; AND (16) CLASS 1 BICYCLE PARKING SPACES PROVIDED
RESIDENTIAL DESIGN GUIDELINES	SFPC 311	THE CONSTRUCTION OF NEW BUILDINGS AND ALTERATION OF EXISTING BUILDINGS SHALL BE CONSISTENT WITH THE DESIGN POLICIES AND GUIDELINES OF THE GENERAL PLAN AND WITH THE "RESIDENTIAL DESIGN GUIDELINES" AND ALL OTHER APPLICABLE DESIGN GUIDELINES AS ADOPTED AND PERIODICALLY AMENDED FOR SPECIFIC AREAS OR CONDITIONS BY THE PLANNING COMMISSION.	COMPLYING (RDAT REVIEW)
INCLUSIONARY AFFORDABLE HOUSING PROGRAM	SFPC 415	ONE ONSITE AFFORDABLE UNIT FOR PROJECTS OF 10 UNITS, OR EQUIVALENT IN LIEU FEES.	FEE OUT OPTION

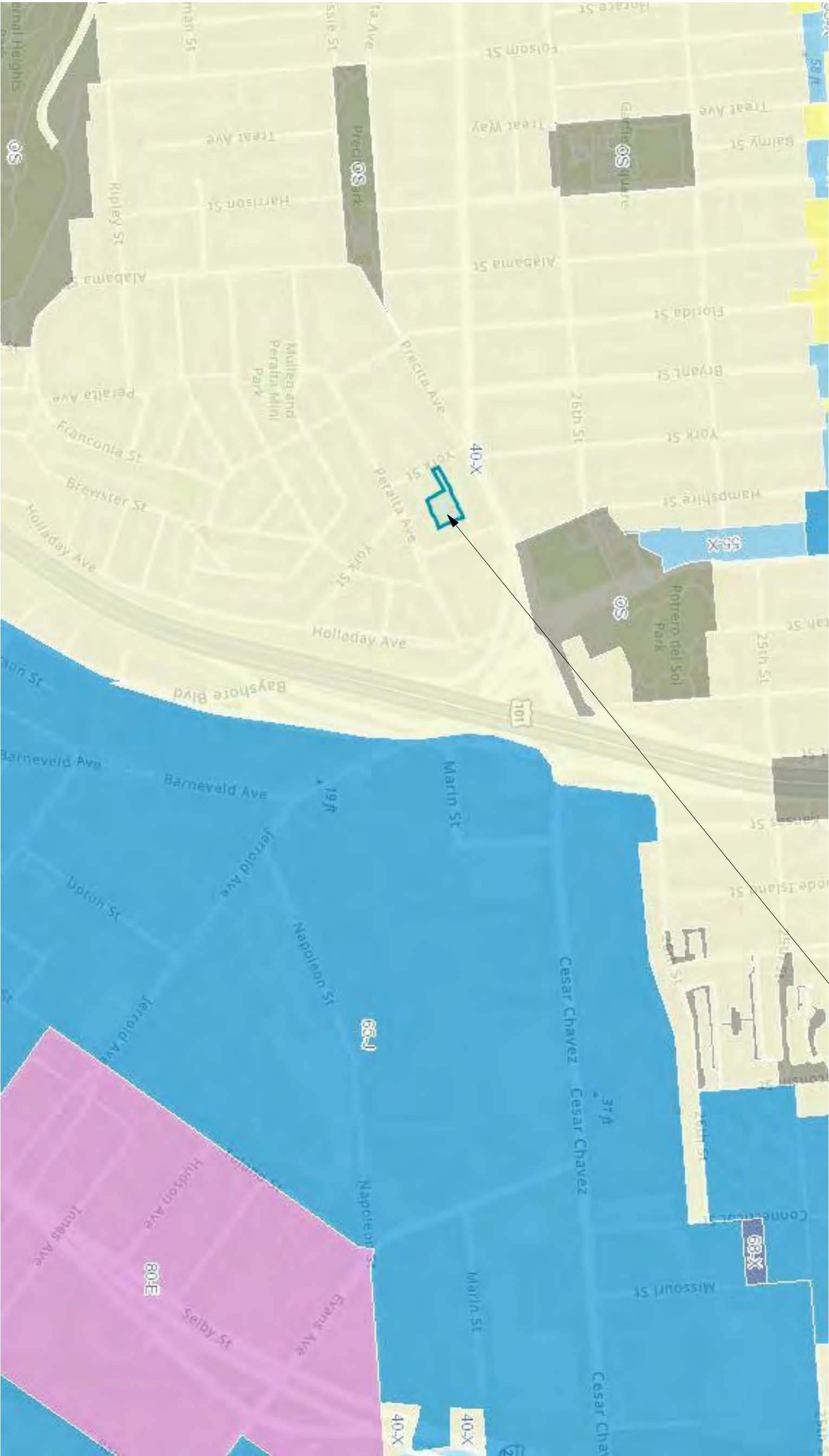
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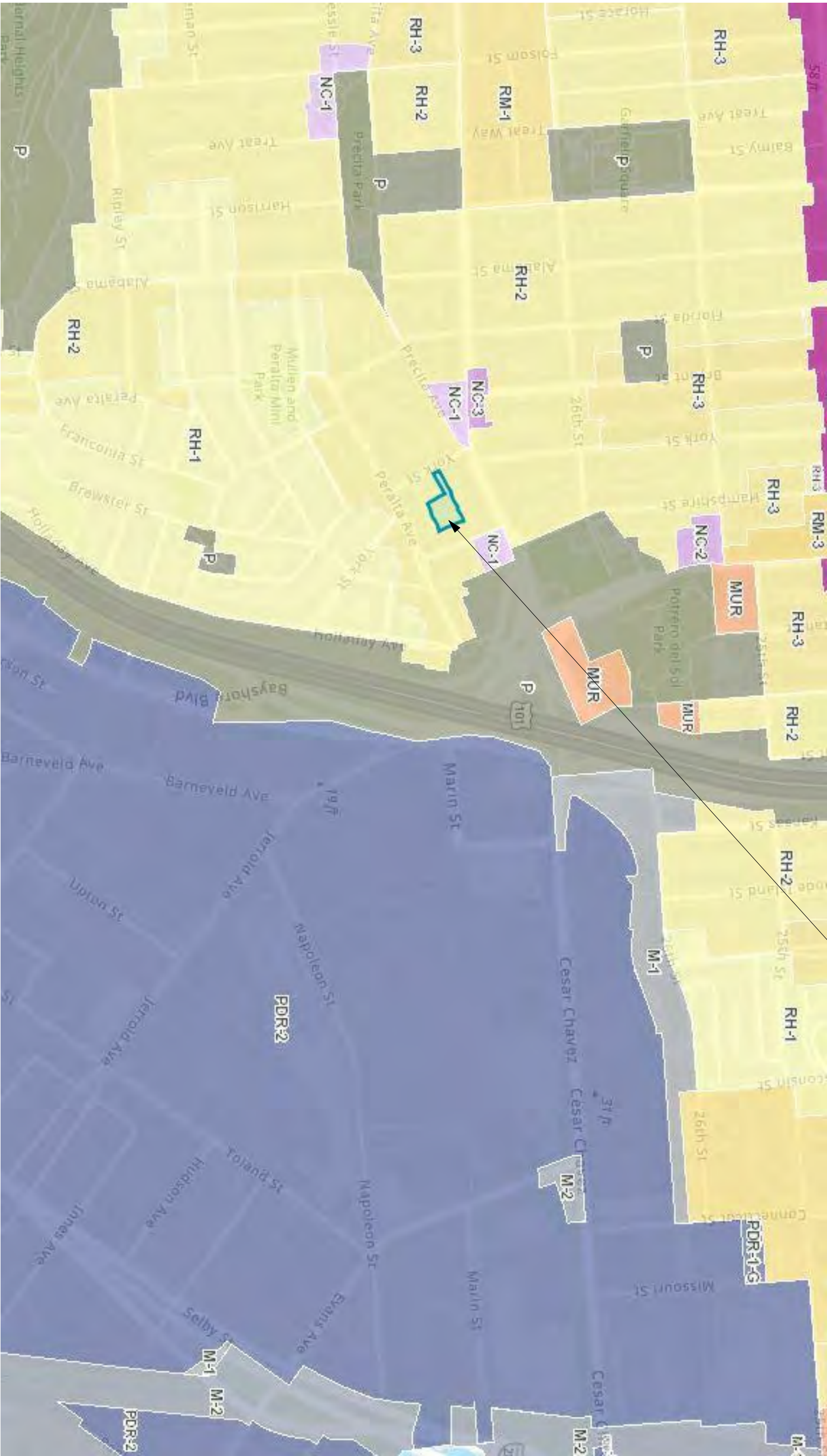


2098.4	1 of 1	JUNE 2005	J.B.	6/06/05	EDL	6/30/05	H.A.	6/30/05	1" = 10'-0"
2098.4	1 of 1	JUNE 2005	J.B.	6/06/05	EDL	6/30/05	H.A.	6/30/05	1" = 10'-0"
2098.4	1 of 1	JUNE 2005	J.B.	6/06/05	EDL	6/30/05	H.A.	6/30/05	1" = 10'-0"
2098.4	1 of 1	JUNE 2005	J.B.	6/06/05	EDL	6/30/05	H.A.	6/30/05	1" = 10'-0"
2098.4	1 of 1	JUNE 2005	J.B.	6/06/05	EDL	6/30/05	H.A.	6/30/05	1" = 10'-0"
2098.4	1 of 1	JUNE 2005	J.B.	6/06/05	EDL	6/30/05	H.A.	6/30/05	1" = 10'-0"
2098.4	1 of 1	JUNE 2005	J.B.	6/06/05	EDL	6/30/05	H.A.	6/30/05	1" = 10'-0"
2098.4	1 of 1	JUNE 2005	J.B.	6/06/05	EDL	6/30/05	H.A.	6/30/05	1" = 10'-0"
2098.4	1 of 1	JUNE 2005	J.B.	6/06/05	EDL	6/30/05	H.A.	6/30/05	1" = 10'-0"
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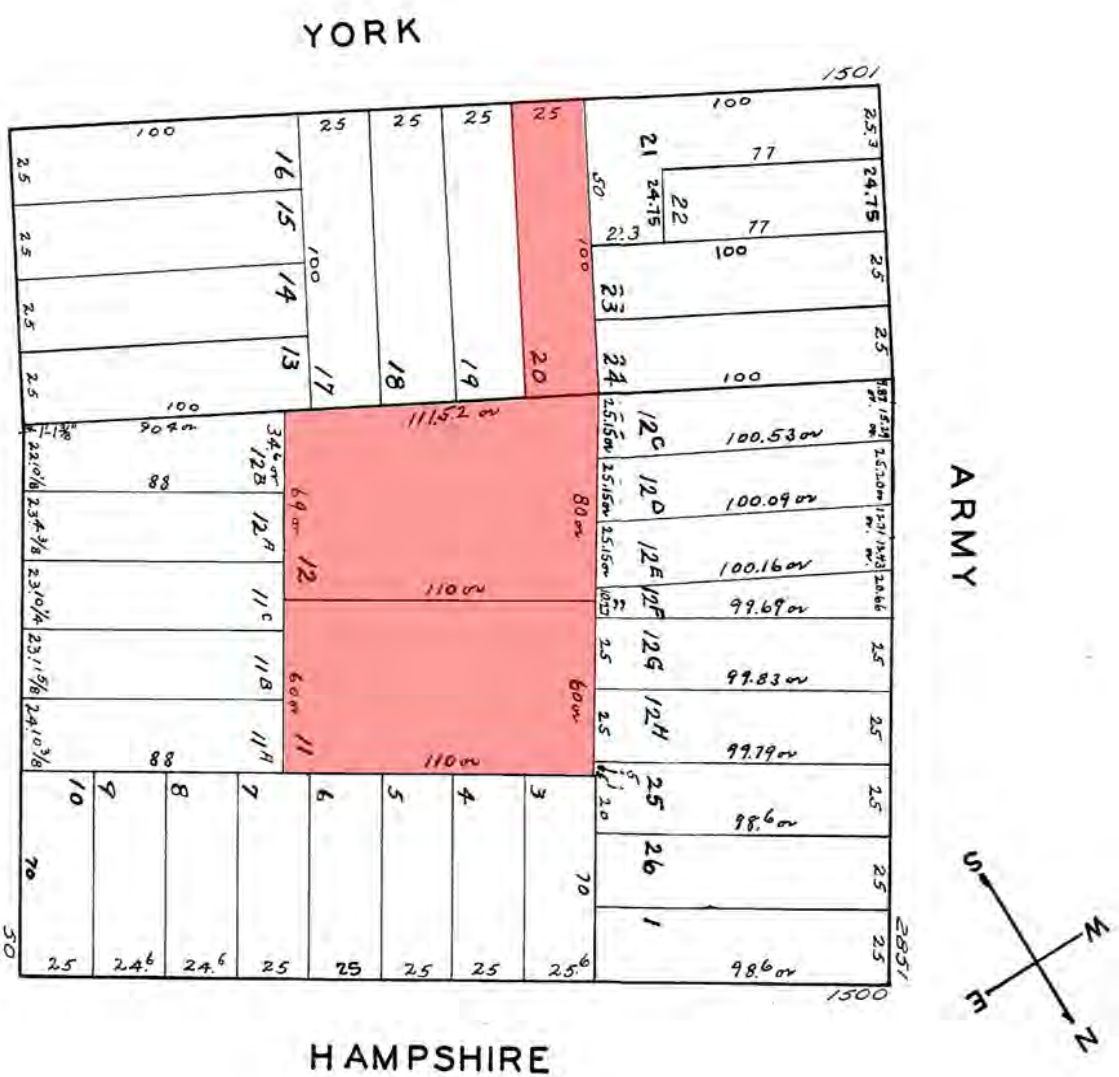
SUBJECT PROPERTY: 1513 YORK ST: 40-X

1513 YORK STREET



SUBJECT PROPERTY: 1513 YORK ST: RH-2

1513 YORK STREET





1513 YORK STREET

PROPOSED PROJECT STATISTICS:

TOTAL LOT AREA = 17,295 SF
TOTAL BUILDING FOOT PRINT = 7,905 SF (46% OF LOT AREA)

UNIT AND OPEN SPACE SUMMARY

NO.	BEDROOMS	BATHROOMS	NET SQFT	TYPE	LEVELS	OPEN SPACE TYPE	OPEN SPACE AREA
A01	2	2	986 SF	FLAT	1	PRIVATE	170 SF
A02	2	2	978 SF	FLAT	1	PRIVATE	193 SF
B01	2+DEN	2.5	1343 SF	TOWNHOUSE	2	PRIVATE	151 SF
B02	2+DEN	2.5	1307 SF	TOWNHOUSE	2	COMMON	797 SF
C01	3+DEN	2.5	1339 SF	TOWNHOUSE	2	COMMON	797 SF
C02	3+DEN	2.5	1370 SF	TOWNHOUSE	2	PRIVATE	131 SF
D01	3+DEN	3.5	1803 SF	TOWNHOUSE	3	PRIVATE	171 SF
D02	3+DEN	3.5	1942 SF	TOWNHOUSE	3	PRIVATE	171 SF
E01	3+DEN	3.5	1822 SF	TOWNHOUSE	3	PRIVATE	171 SF
E02	3+DEN	3.5	1948 SF	TOWNHOUSE	3	PRIVATE	171 SF

TOTAL RESIDENTIAL AREA: 14,838 NET SF
OPEN SPACE: (8) UNITS WITH COMPLYING PRIVATE OPEN SPACE EXCEEDING MIN. 100 SF (10' X 10' MIN.)
(2) UNITS WITH ACCESS TO COMPLYING COMMON OPEN SPACE "CENTRAL GREEN" EXCEEDING 166 SF EACH (NOTE: CENTRAL GREEN = APPROX. 1,000 SF AND EXCEEDING 15' IN ALL DIMENSIONS)

AVERAGE UNIT SIZE: 1,484 SF
INCLUSIONARY HOUSING: 1 BMR OR FEE OUT EQUIVALENT

INCLUSIONARY UNIT REQUIREMENTS

UNIT COUNT	AREA (GROSS)	TOTAL DWELLING UNIT				INCLUSIONARY (BMR) UNIT			
		REQUIRED		ACTUAL		REQUIRED		ACTUAL	
		UNIT %	COUNT	AREA	ACCEPTABLE RANGE (+/- 10%)	LOW	HIGH	QTY	AREA
10	16,809 SF	13%	1.25	2101 SF	1891 SF	2311 SF	0		0 SF
10	16,809 SF		1.25	2101 SF	1891 SF	2311 SF	0		0 SF

1513 YORK STREET

BUILDING AREA (GROSS)

BUILDING	GROSS SQFT	NOTES
A	2308 SF	
A - BASEMENT	1969 SF	INCLUDES SF COMMON GARAGE/BIKES
B	2934 SF	
C	2973 SF	
D	4302 SF	
E	4353 SF	

TOTAL BUILT AREA: 18839 SF

DWELLING UNIT EXPOSURE

UNIT	COMPLIES	HOW / VARIANCE
A01	YES	STREET FRONTAGE
A02	YES	STREET FRONTAGE
B01	NO	VARIANCE REQUIRED
B02	YES	CENTRAL GREEN
C01	YES	CENTRAL GREEN
C02	NO	VARIANCE REQUIRED
D01	NO	VARIANCE REQUIRED
D02	NO	VARIANCE REQUIRED
E01	NO	VARIANCE REQUIRED
E02	NO	VARIANCE REQUIRED

PROPOSED UNIT MIX

TYPE	NUMBER	% OF TOTAL
2	2	20%
2 + DEN	2	20%
3 + DEN	6	60%



1513 YORK STREET



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SITE PHOTO - YORK STREET BLOCK FACE, OPPOSITE SIDE OF STREET



1 REAR OF HAMPSHIRE STREET HOMES



2 REAR OF PERALTA AVE HOMES



3 REAR OF YORK STREET HOMES



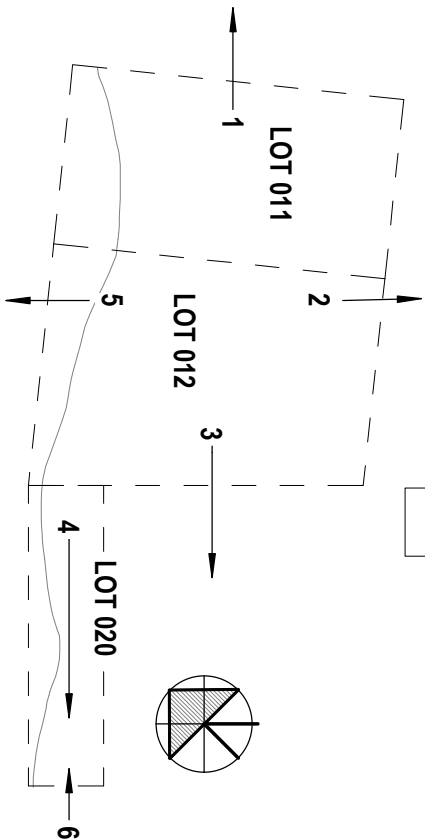
4 FINGER LOT TO YORK STREET



5 REAR OF CESAR CHEVAZ HOMES



6 STREET FACE OF FINGER LOT



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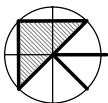
SITE PHOTO - INTERIOR BLOCK

13



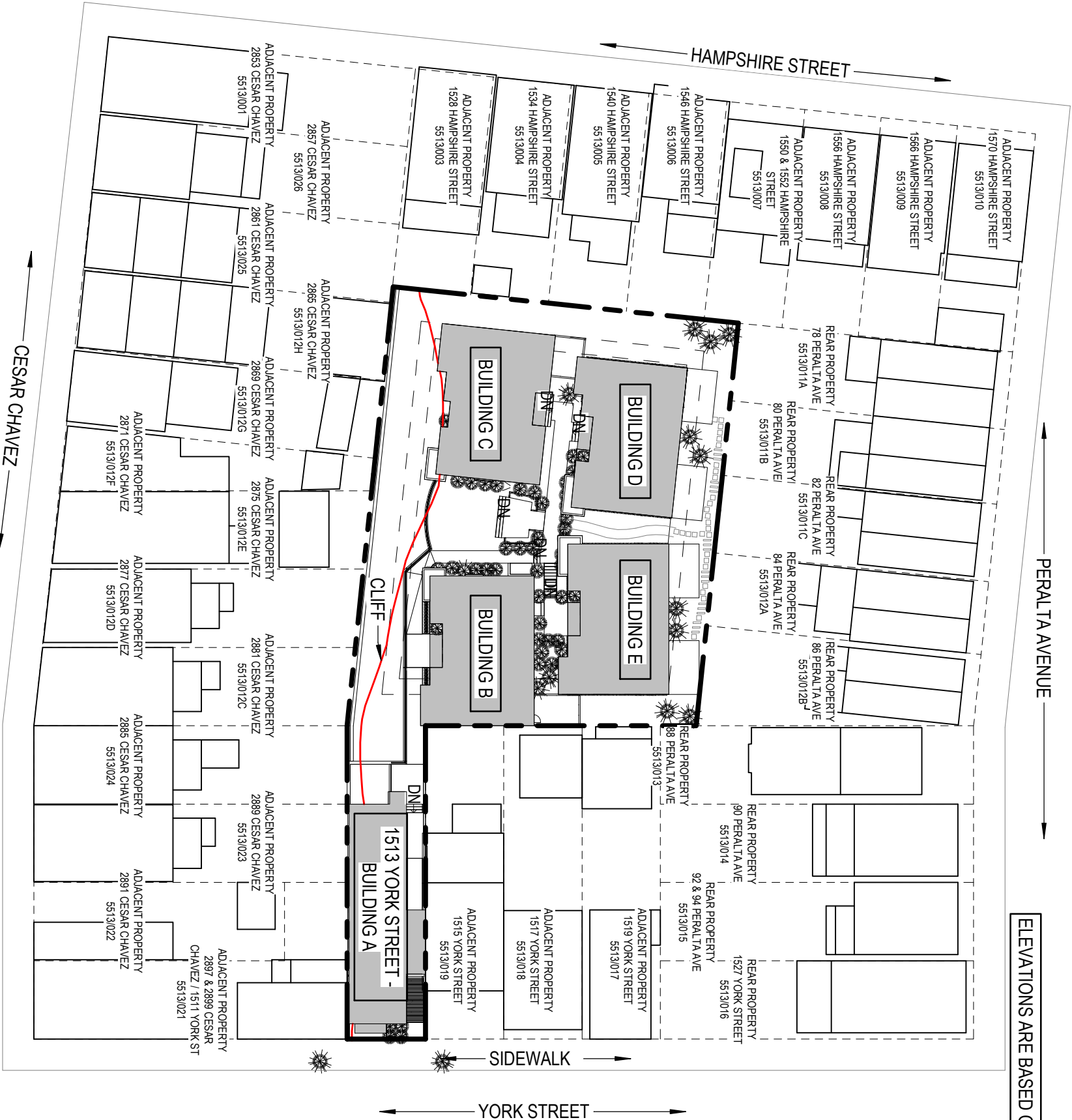
EXISTING SITE PLAN - LOTS AND TOPO

1513 YORK STREET



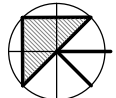
EXISTING SITE PLAN (VACANT LOTS)

ELEVATIONS ARE BASED ON CITY DATAMS



PROJECT DESCRIPTION

The project consists of developing (10) new residential units in (5) new duplex buildings on an undeveloped lot consisting of (3) parcels: lots 020.021 and 011 of Block 5513 San Francisco to be merged to (1) lot. The new homes will be flats and townhouses ranging two to three bedrooms. (8) parking spaces using mechanical stackers and (16) bicycle spaces will be provided in a common garage under the "head" building facing York street. A pedestrian walkway will give access to the mid-block townhomes. Private and common open space will be provided, including a "Central Green" in the middle of the development for resident and visitor enjoyment. Stormwater management will consist of drawing water off unit roofs, storing it in a central cistern, and using the water to irrigate site plantings.

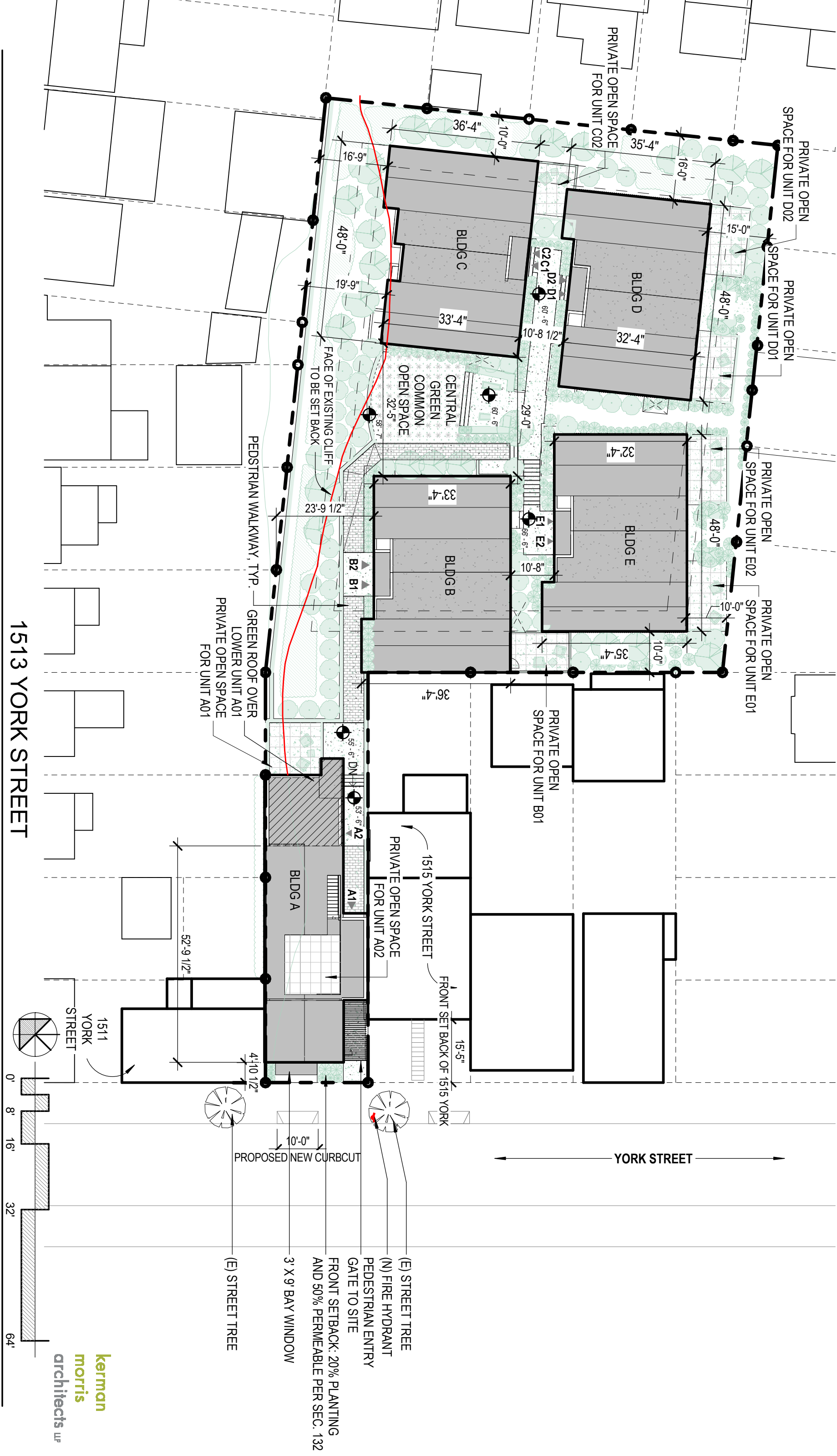


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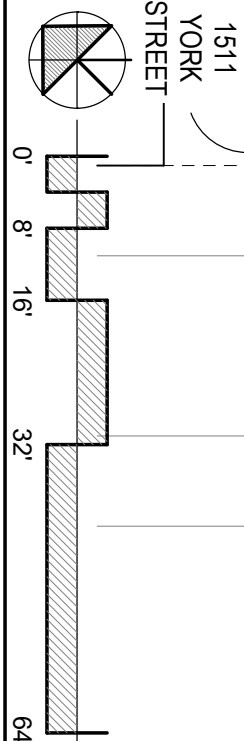
DEVELOPMENT PLAN

1513 YORK STREET

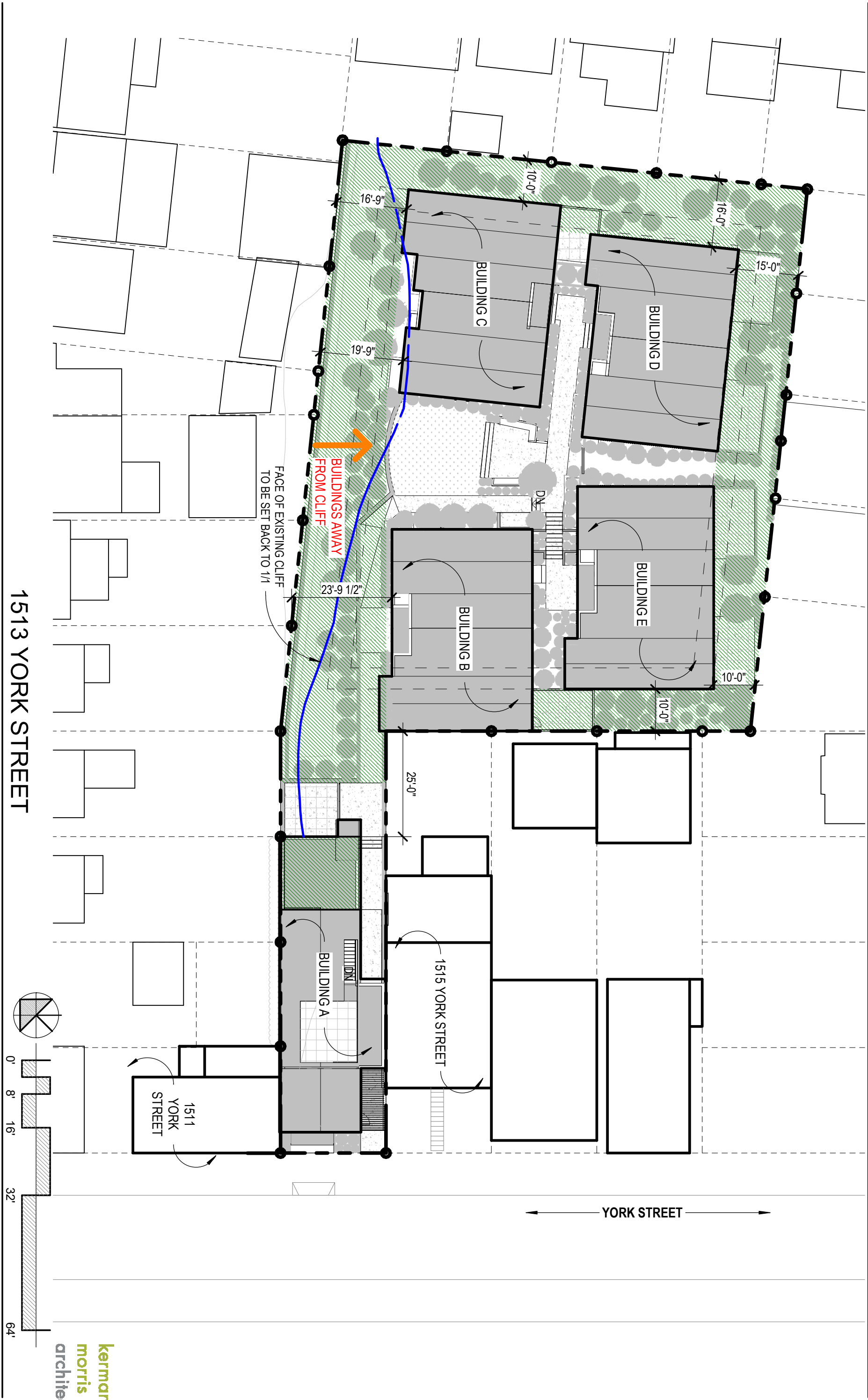
PROPOSED DEVELOPMENT PLAN



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CONCEPT PLAN - SETBACKS FROM PROPERTY EDGES AND EXISTING CLIFF

P.L.

VIEWS OVER (E) PERALTA AVE HOMES OVER
PROPOSED BUILDING "D" AND "E"

PERALTA HOMES

WALK OUT TO GARDENS
FROM 2ND FLOOR

LOWER LEVEL CUT INTO THE HILLSIDE

BUILDING D

BUILDING C

VIEWS OVER PROPOSED BUILDINGS "B" AND "C"

VIEWS OVER CESAR,
CHAVEZ HOMES

P.L.

NOTE
PROPOSED HILLSIDE DEVELOPMENT IS STEPPED
TO PRESERVE VIEWS TO NORTH / DOWNTOWN

(N) 1:1 SLOPE

(N) RETAINING WALL

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1901

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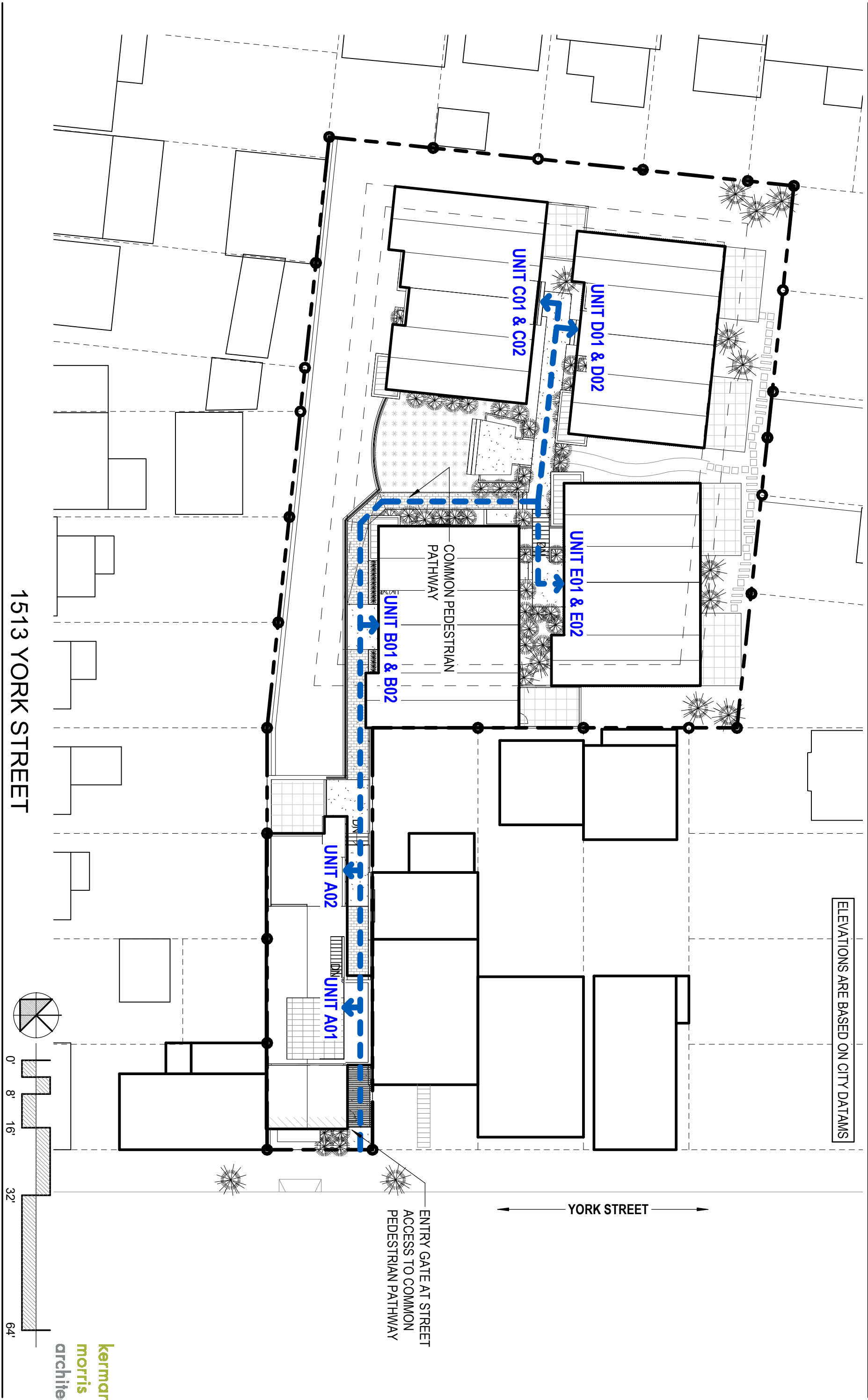
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CONCEPT PLAN - STEPPED DEVELOPMENT FOR VIEW PRESERVATION

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139 Nae Street
San Francisco, CA
94114
415 749 0302
kernonmorris.com

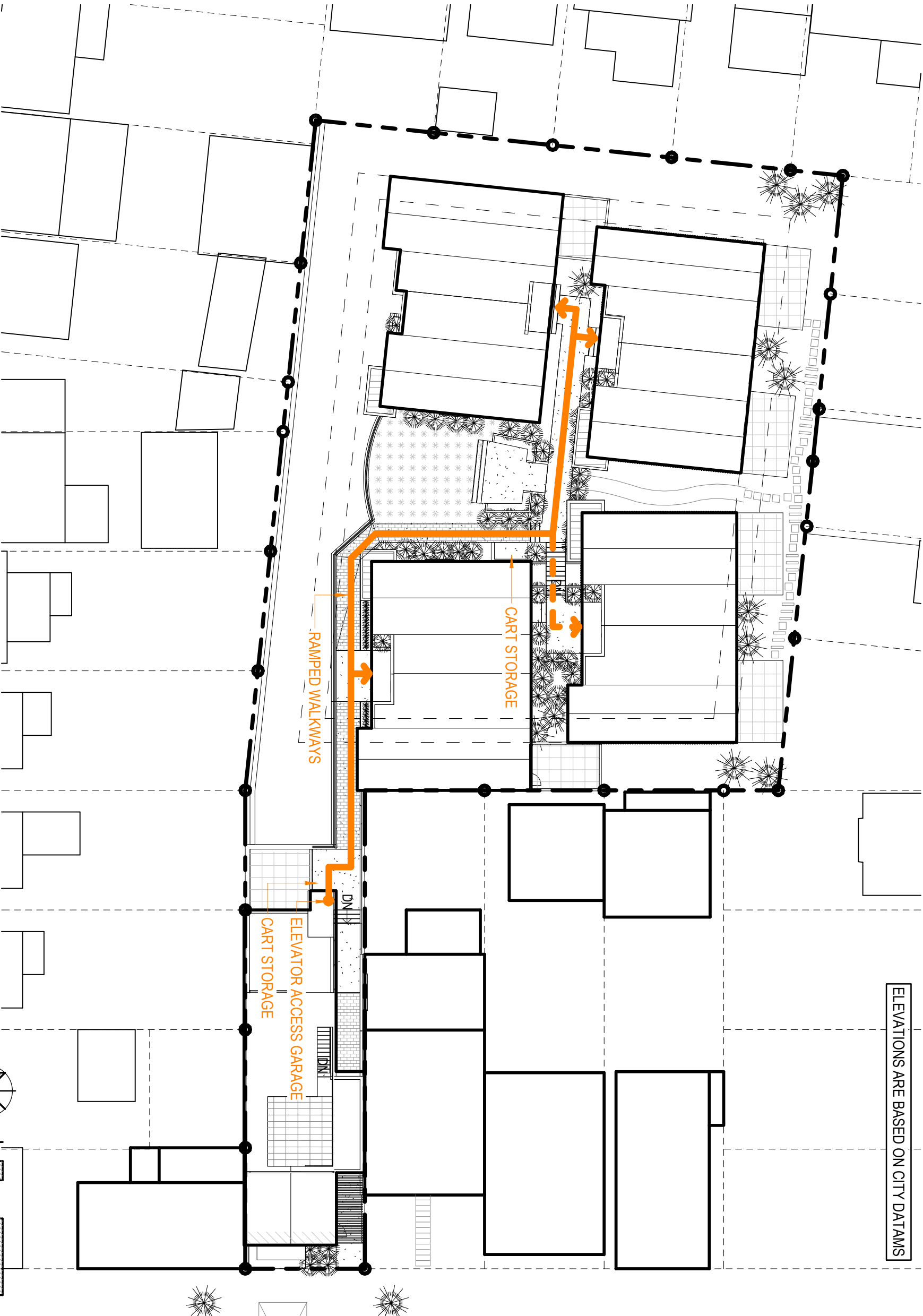
ELEVATIONS ARE BASED ON CITY DATAMS



1513 YORK STREET

YORK STREET

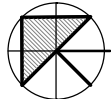
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ELEVATIONS ARE BASED ON CITY DATAMS

YORK STREET

1513 YORK STREET



0' 8' 16' 32'

64'

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CONCEPT PLAN - MOVING GROCERIES/HOUSEHOLD GOODS AROUND SITE



SETBACK OF REAR WALL TO OPEN VIEW FOR NEIGHBOR
AT 1515 YORK AS NEGOTIATED)

GREEN ROOF PROPOSED

REAR POP OUT KEPT LOW TO PRESERVE VIEW FROM 1515
YORK KITCHEN WINDOW

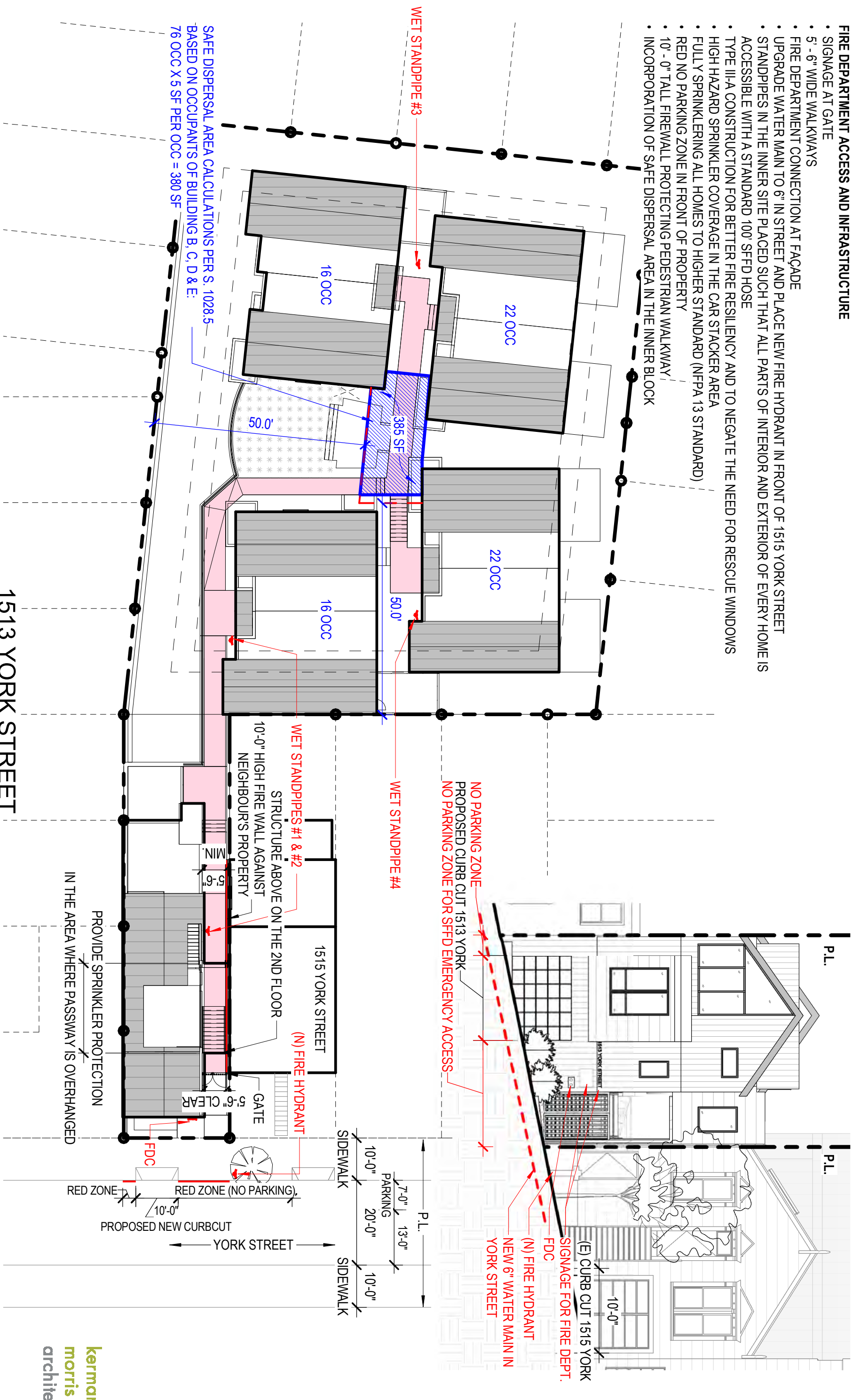


GREEN WALL PROPOSED AS REQUESTED BY NEIGHBORS AT
2889 CESAR CHAVEZ & 2897 CESAR CHAVEZ

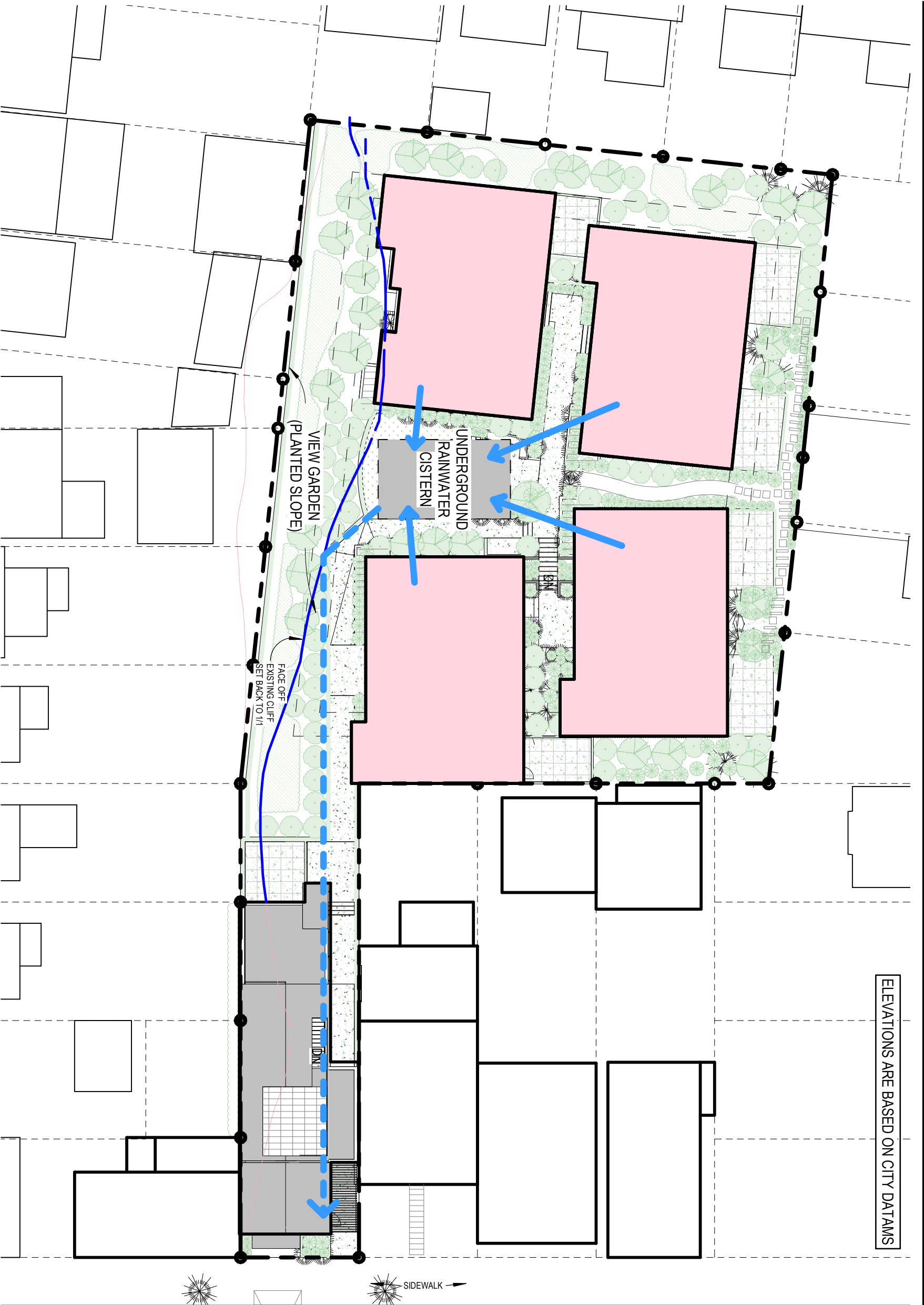
1513 YORK STREET

FIRE DEPARTMENT ACCESS AND INFRASTRUCTURE

- SIGNAGE AT GATE
- 5' - 6" WIDE WALKWAYS
- FIRE DEPARTMENT CONNECTION AT FAÇADE
- UPGRADE WATER MAIN TO 6" IN STREET AND PLACE NEW FIRE HYDRANT IN FRONT OF 1515 YORK STREET
- STANDPIPES IN THE INNER SITE PLACED SUCH THAT ALL PARTS OF INTERIOR AND EXTERIOR OF EVERY HOME IS ACCESSIBLE WITH A STANDARD 100' SFD HOSE
- TYPE III-A CONSTRUCTION FOR BETTER FIRE RESILIENCY AND TO NEGATE THE NEED FOR RESCUE WINDOWS
- HIGH HAZARD SPRINKLER COVERAGE IN THE CAR STACKER AREA
- FULLY SPRINKLERING ALL HOMES TO HIGHER STANDARD (NFPA 13 STANDARD)
- RED NO PARKING ZONE IN FRONT OF PROPERTY
- 10' - 0" TALL FIREWALL PROTECTING PEDESTRIAN WALKWAY
- INCORPORATION OF SAFE DISPERSAL AREA IN THE INNER BLOCK



TECHNICAL PLAN - FIRE DEPARTMENT ACCESS AND INFRASTRUCTURE



ELEVATIONS ARE BASED ON CITY DATAMS

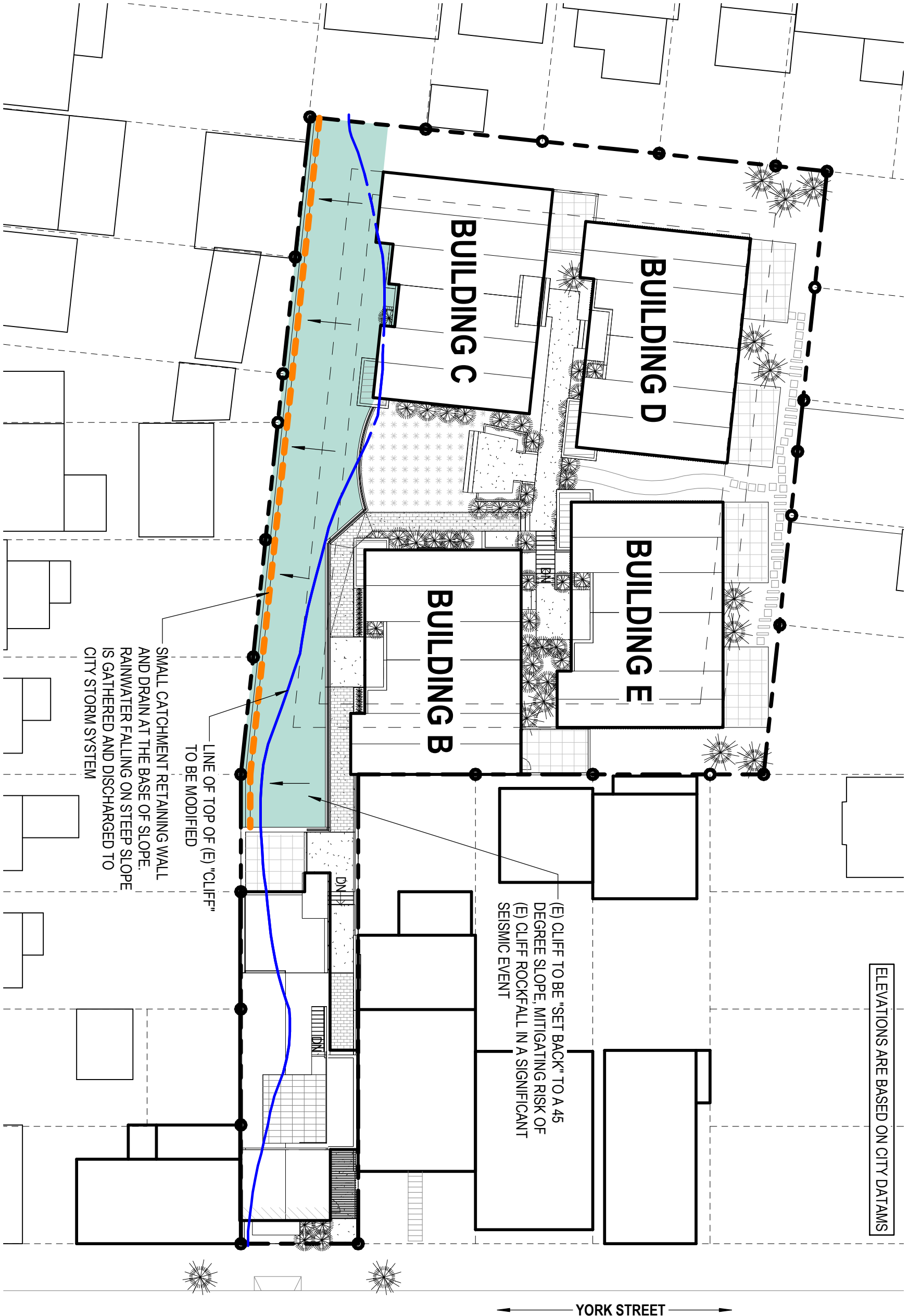
RAINWATER COLLECTED
OFF OF (4) INTERIOR
BLOCK STRUCTURE ROOF

COLLECTED RAINWATER
DIRECTED TO CISTERN FOR
IRRIGATION OF LANDSCAPING

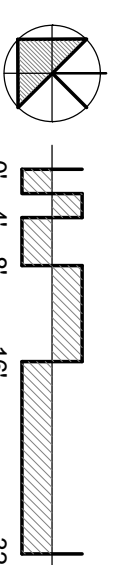
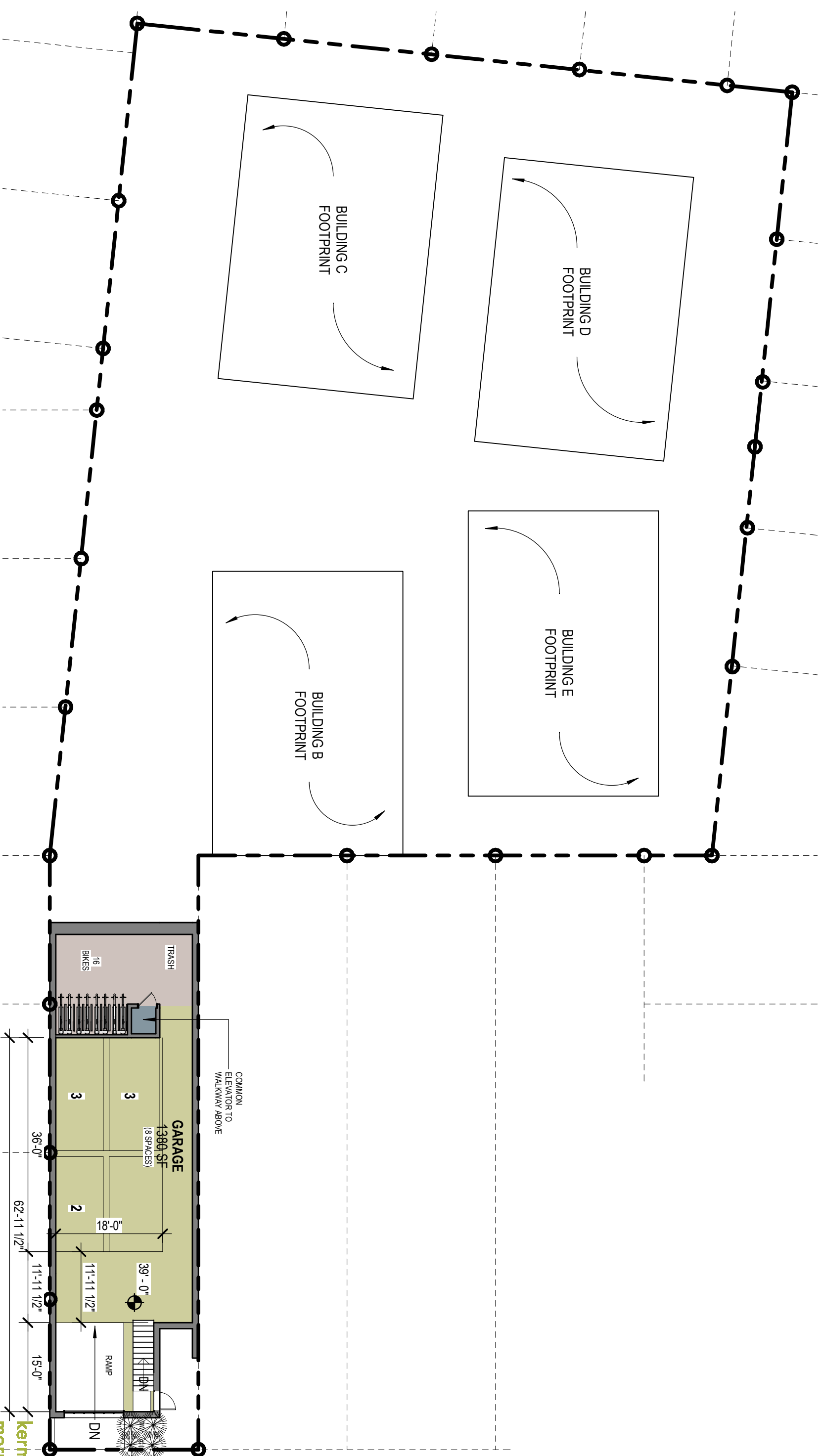
EXCESS WATER DISCHARGED
TO CITY STORM SYSTEM

1513 YORK STREET

TECHNICAL PLAN - STORMWATER MANAGEMENT



1513 YORK STREET



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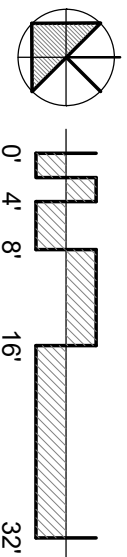


PROPOSED SITE BASEMENT FLOOR PLAN

27



1513 YORK STREET

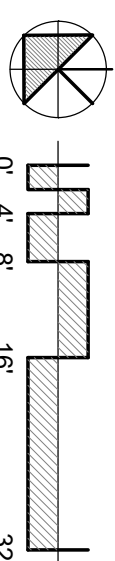


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PROPOSED SITE THIRD FLOOR PLAN

1/16" = 1'-0"

30

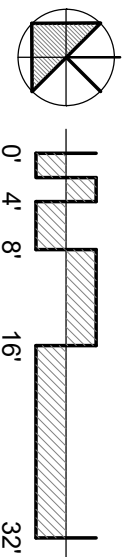
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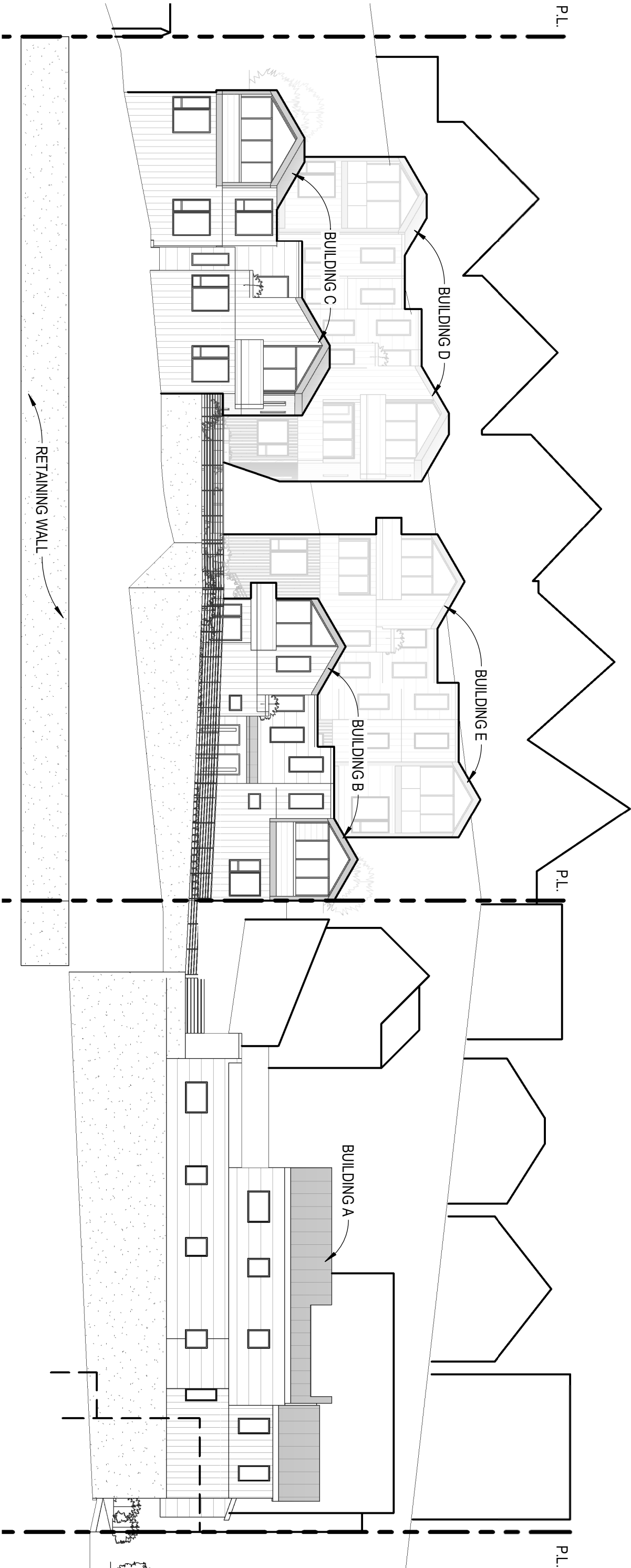
139 Nos Street
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415 749 0302
kermanmorris.com



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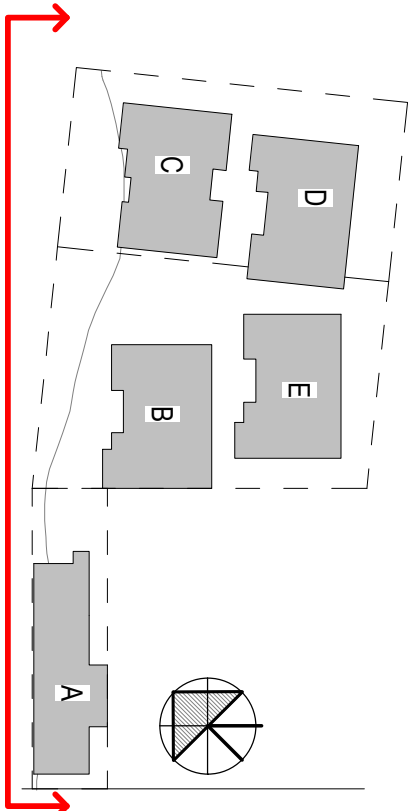


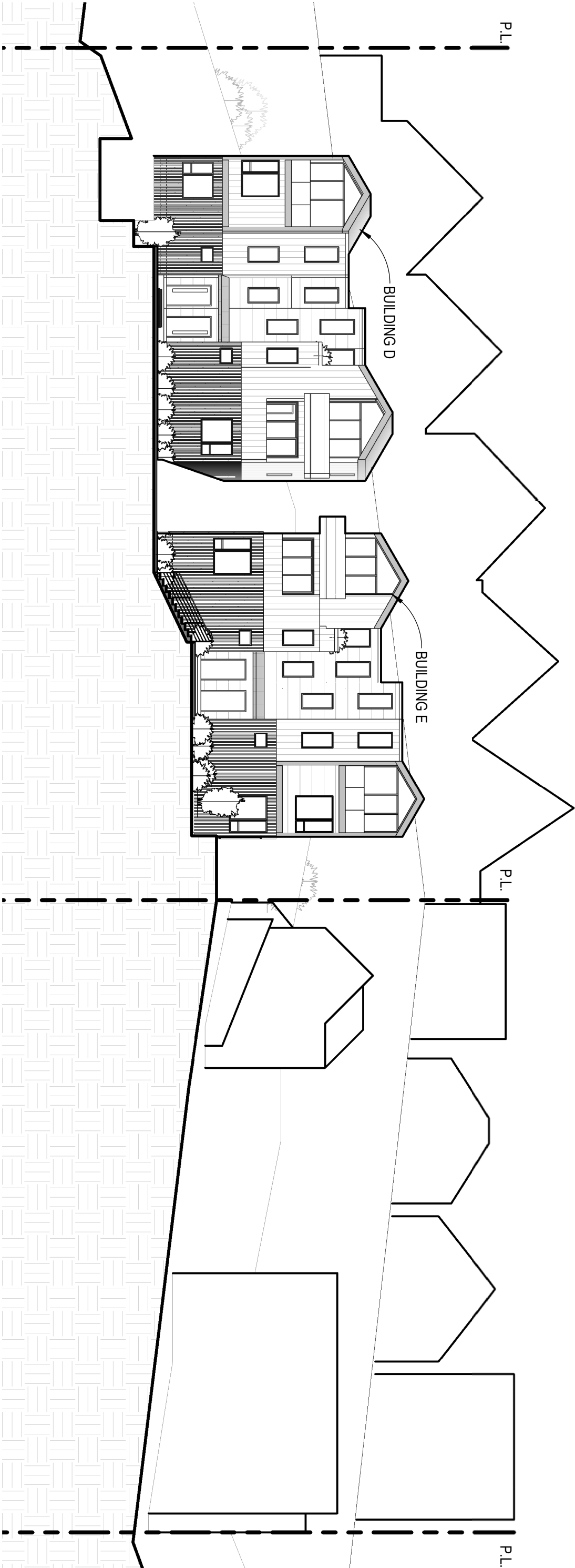
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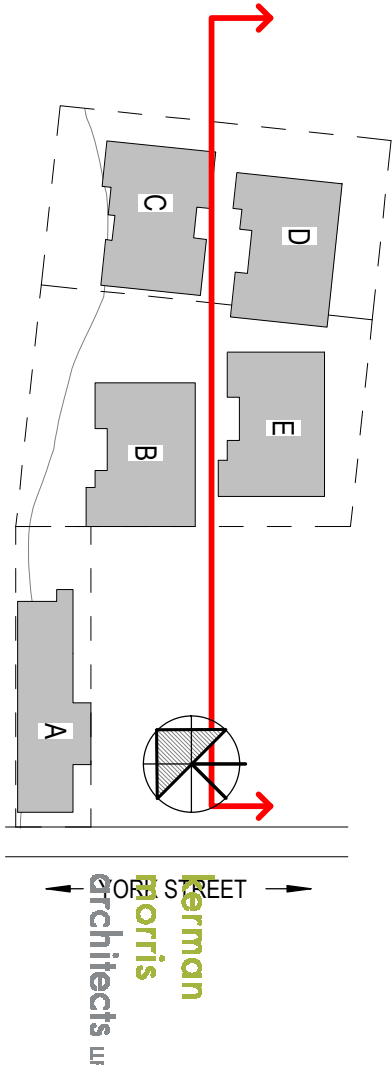
PROPOSED SITE ELEVATIONS - NORTH (VIEW FROM CESAR CHAVEZ HOMES)

1513 YORK STREET





PROPOSED SITE ELEVATION - NORTH IN THE MIDDLE



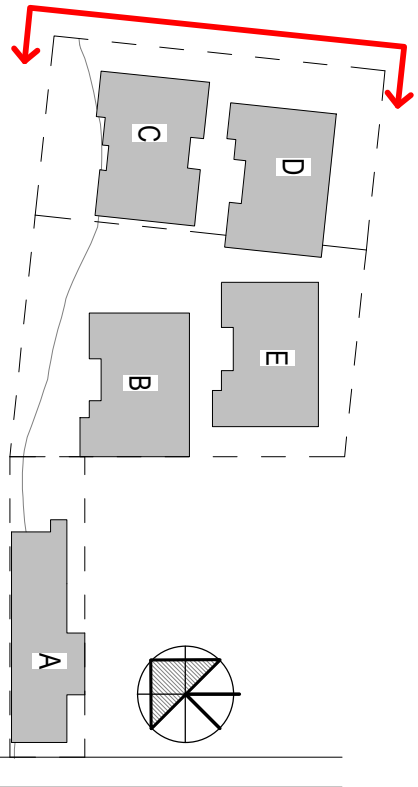
1513 YORK STREET

1901

SITE ELEVATION

33

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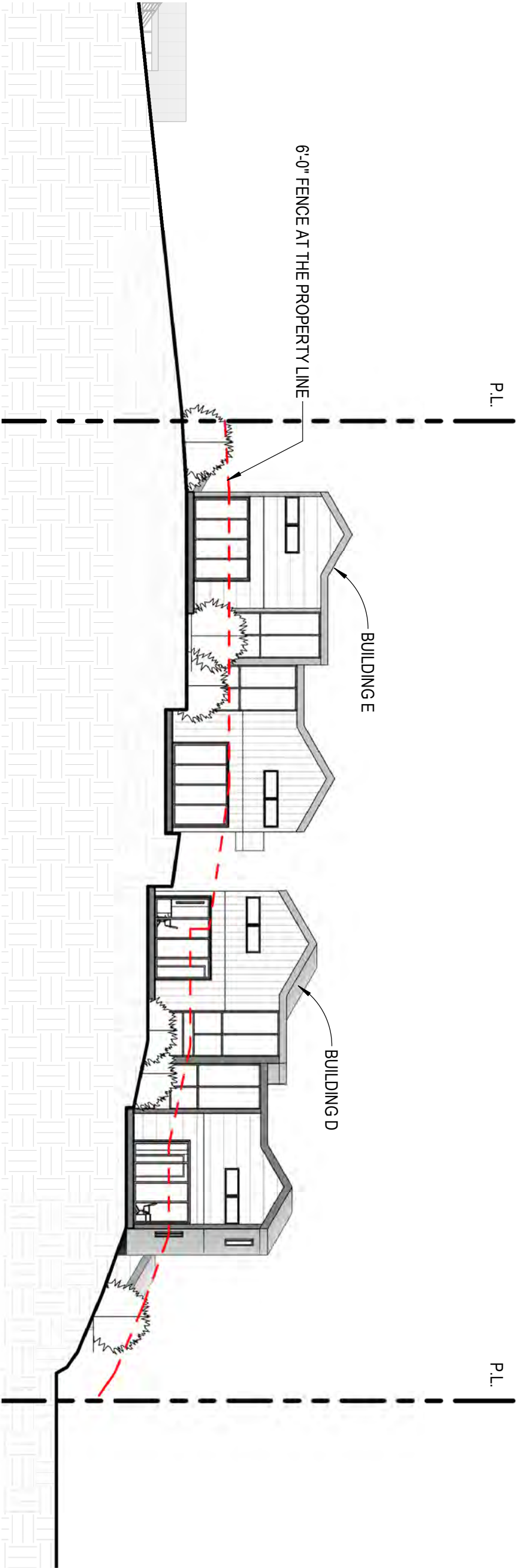


1513 YORK STREET

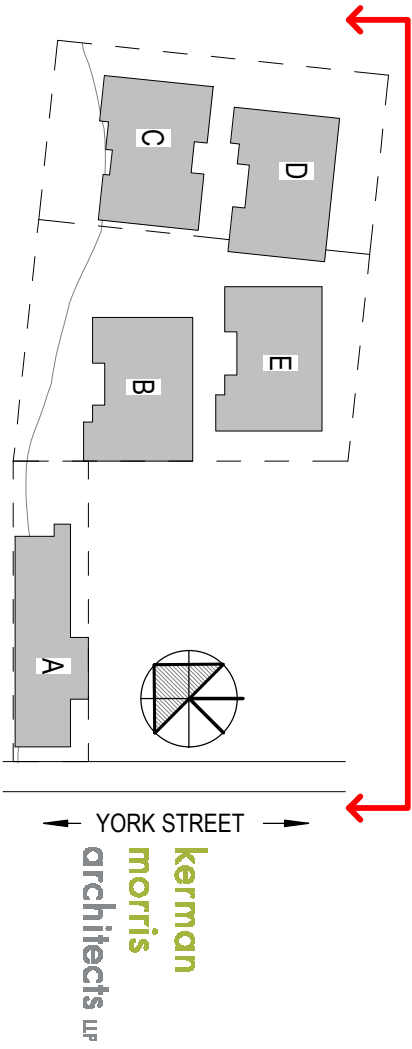
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SITE ELEVATION

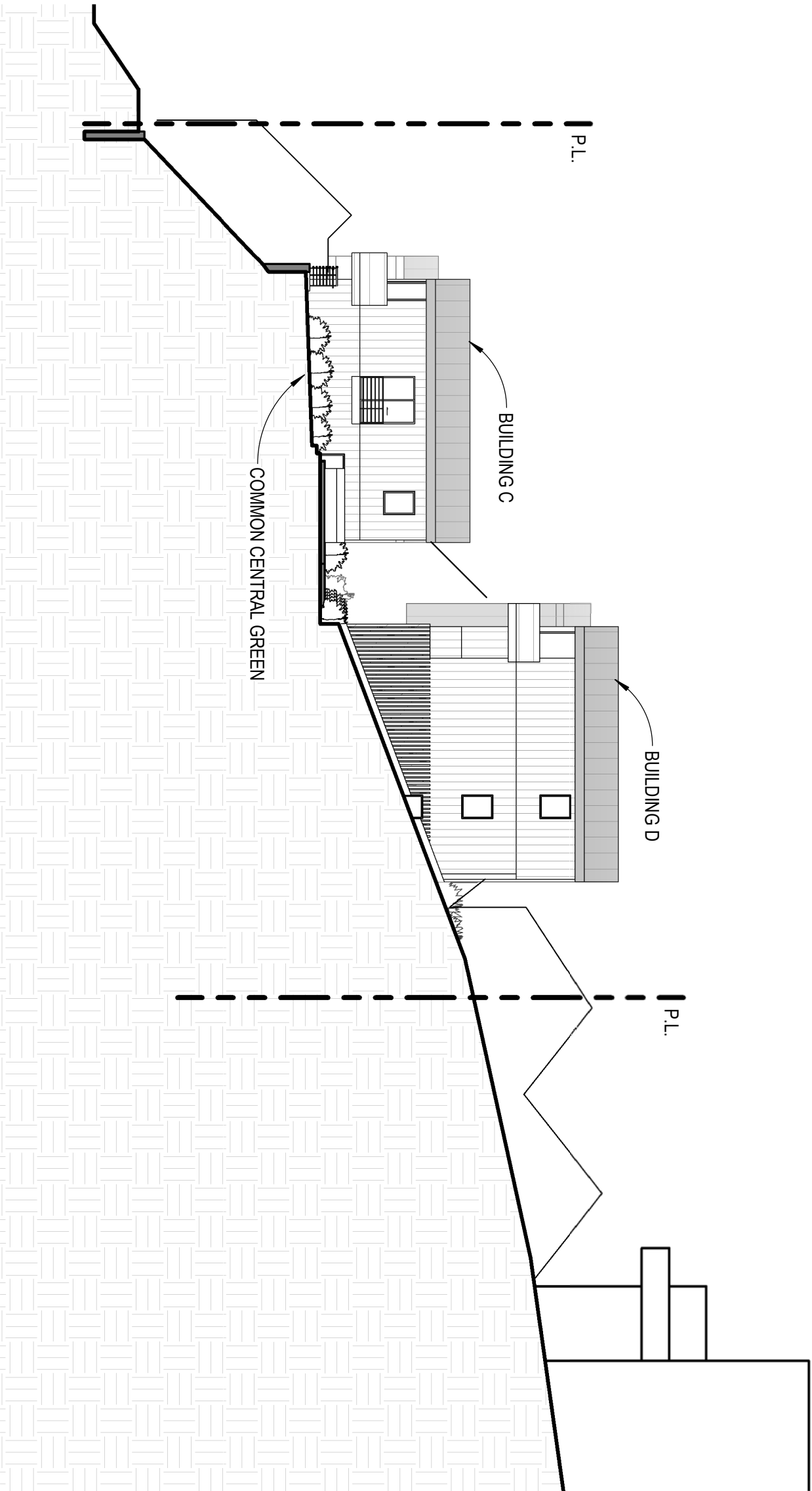
34



PROPOSED SITE ELEVATION - SOUTH (VIEW FROM PERALTA AVE. HOMES)

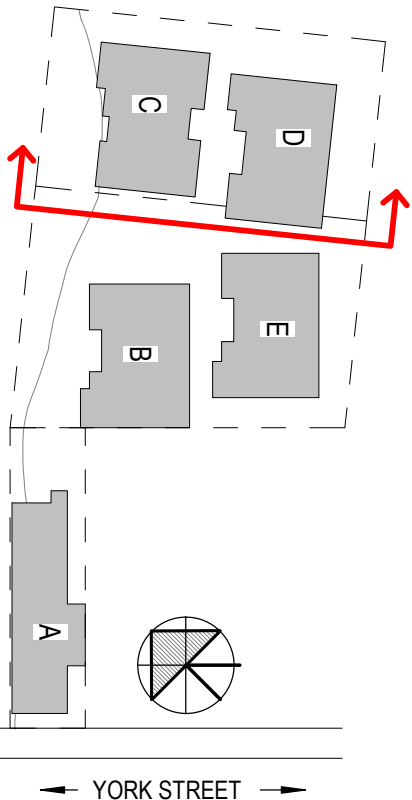


1513 YORK STREET



PROPOSED SITE ELEVATION - WEST 2

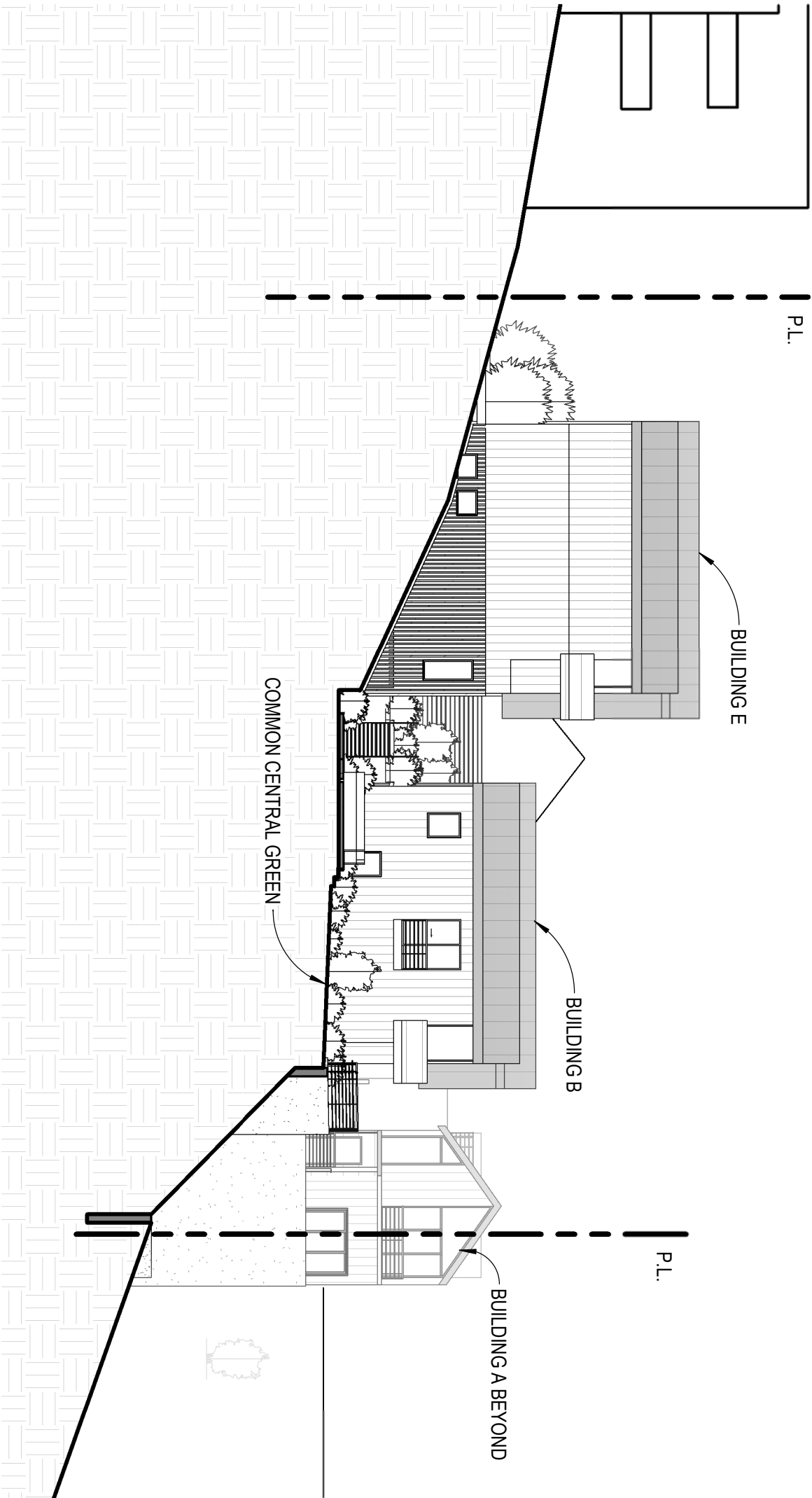
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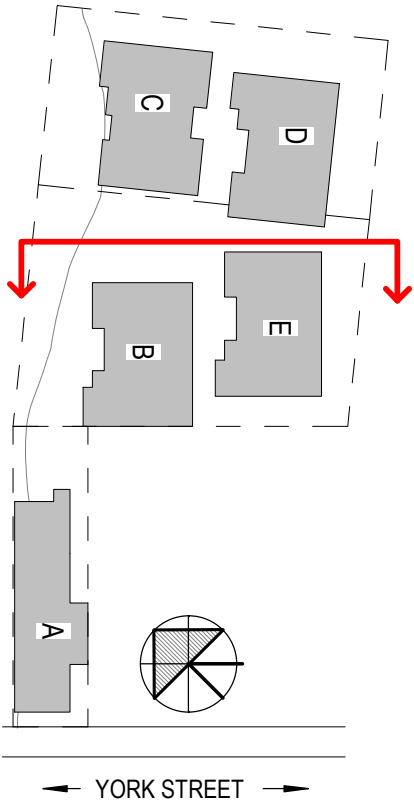
SITE ELEVATION

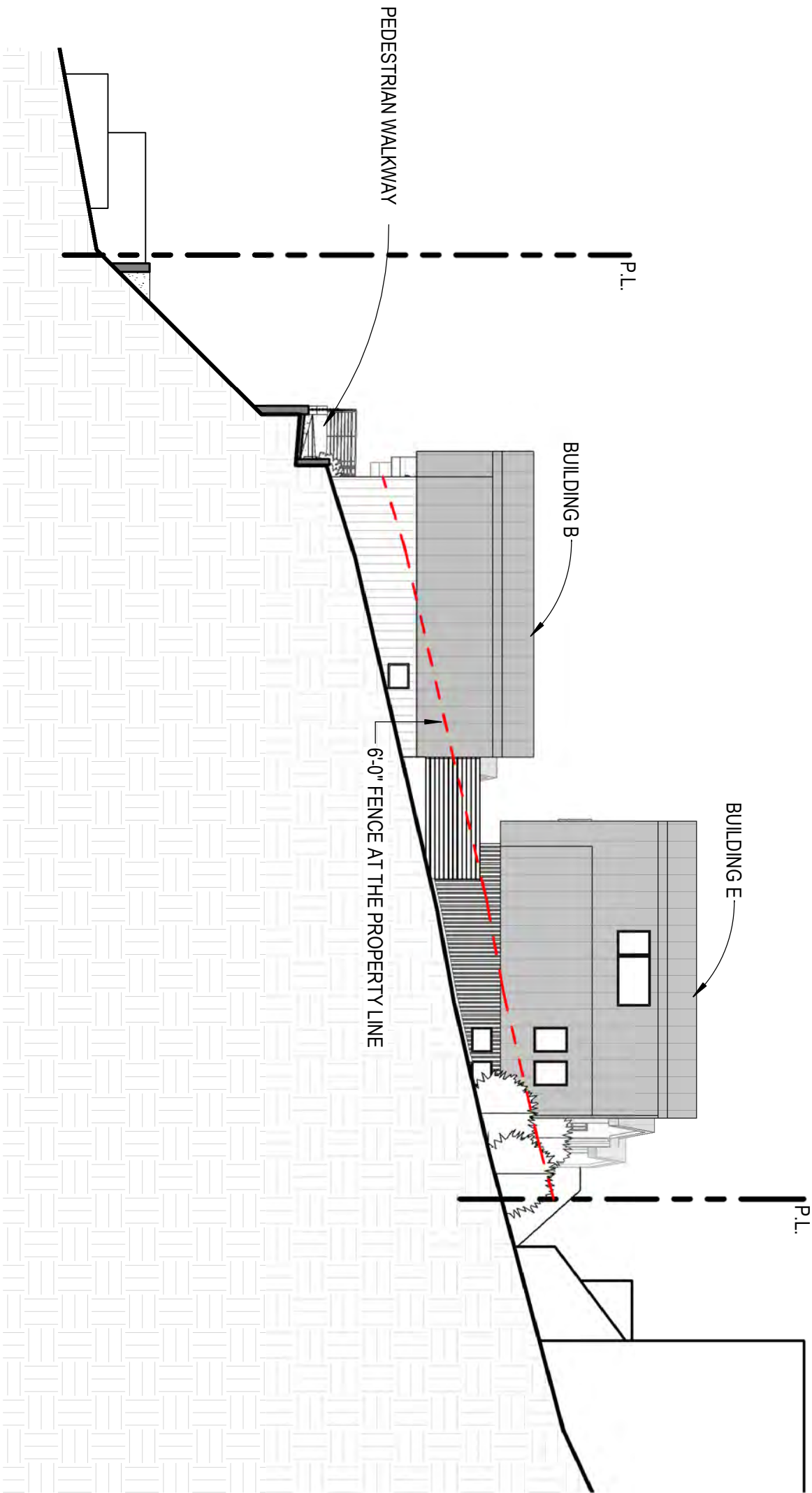
36



PROPOSED SITE ELEVATION - EAST 2

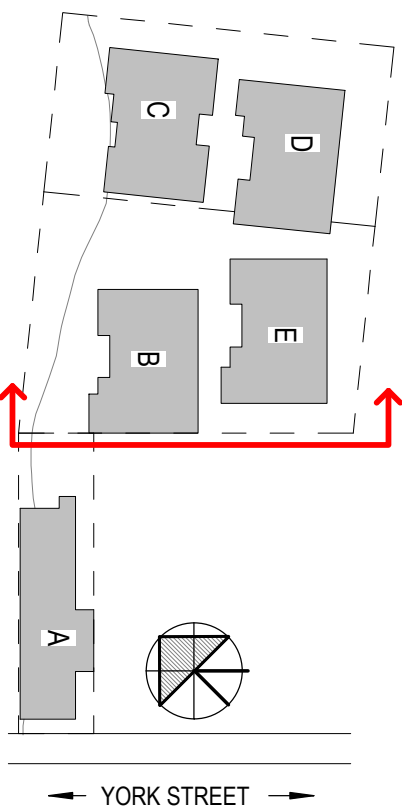
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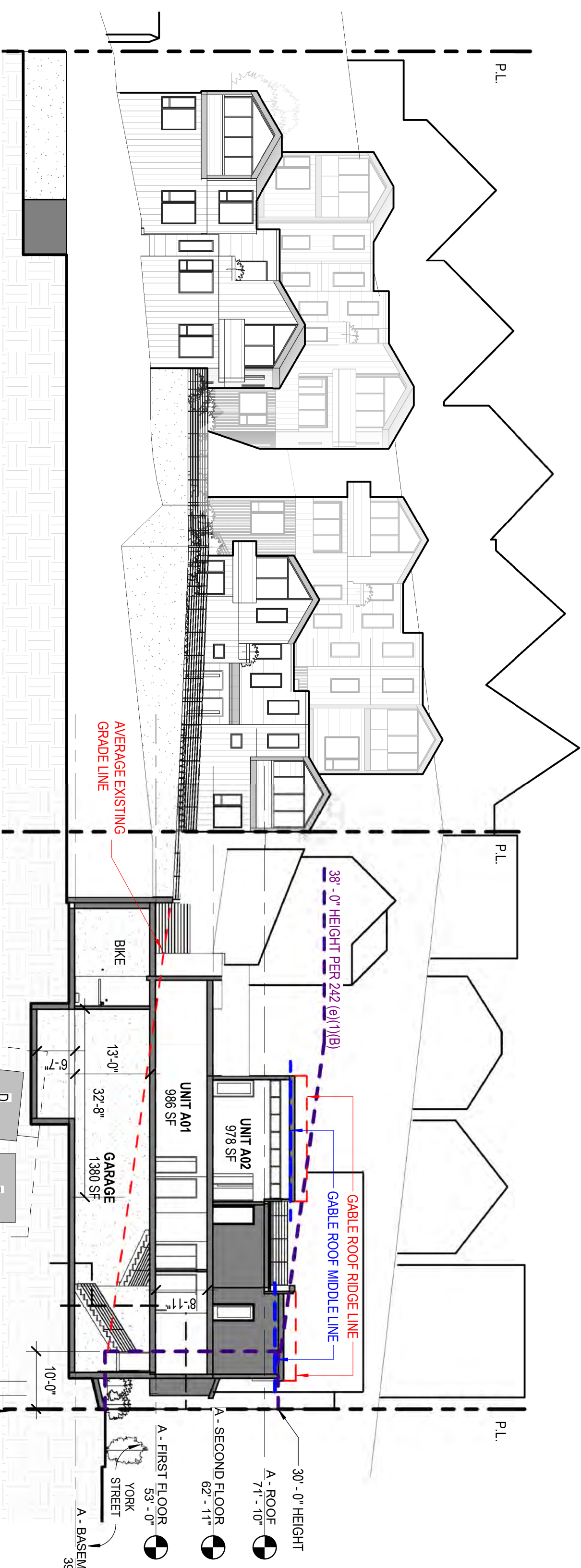




PROPOSED SITE ELEVATION - WEST (VIEW FROM YORK STREET HOMES)

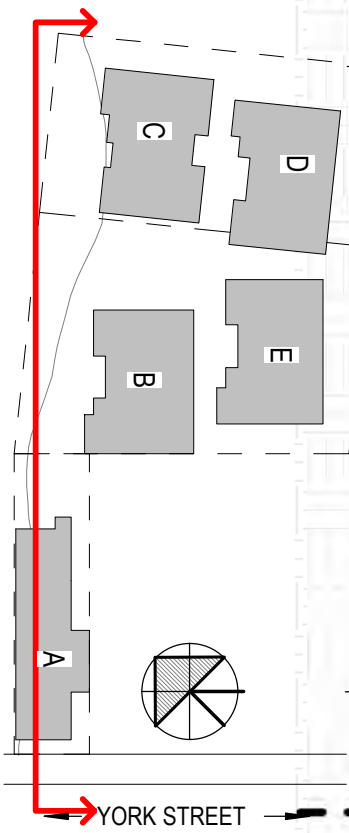
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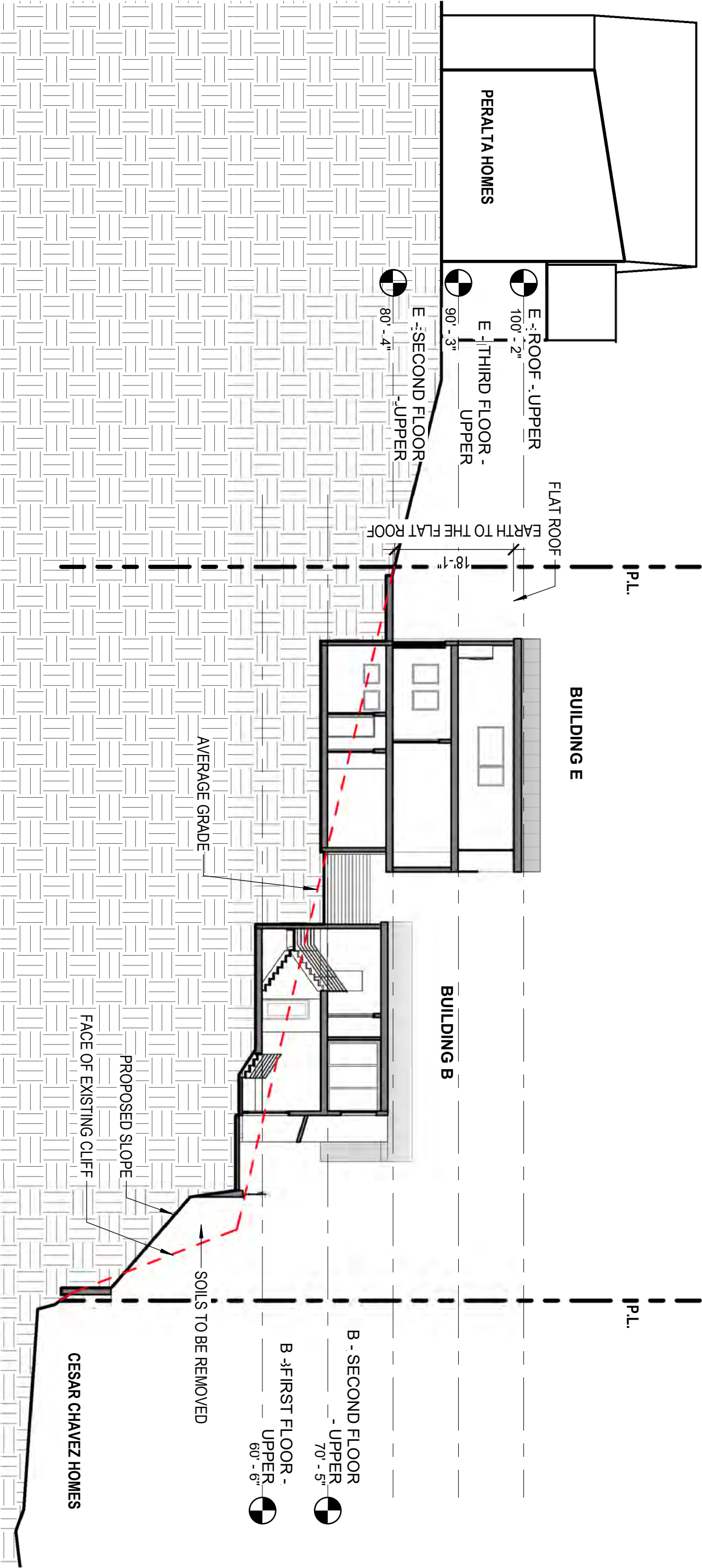


SITE SECTION - WEST EAST 1 - THROUGH BUILDING A

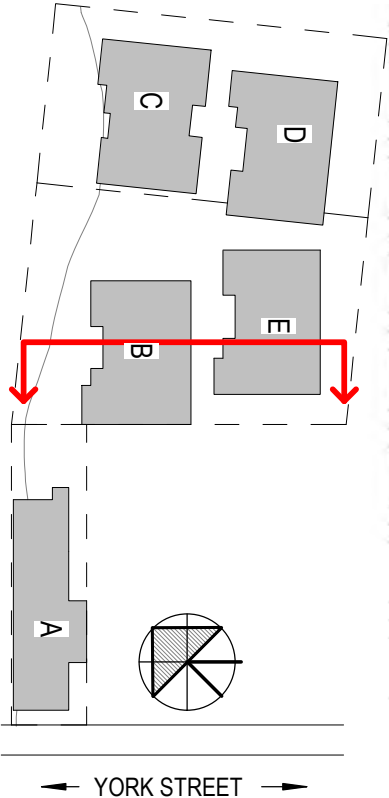
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SITE SECTION - NORTH SOUTH 1 - THROUGH BUILDING C/D



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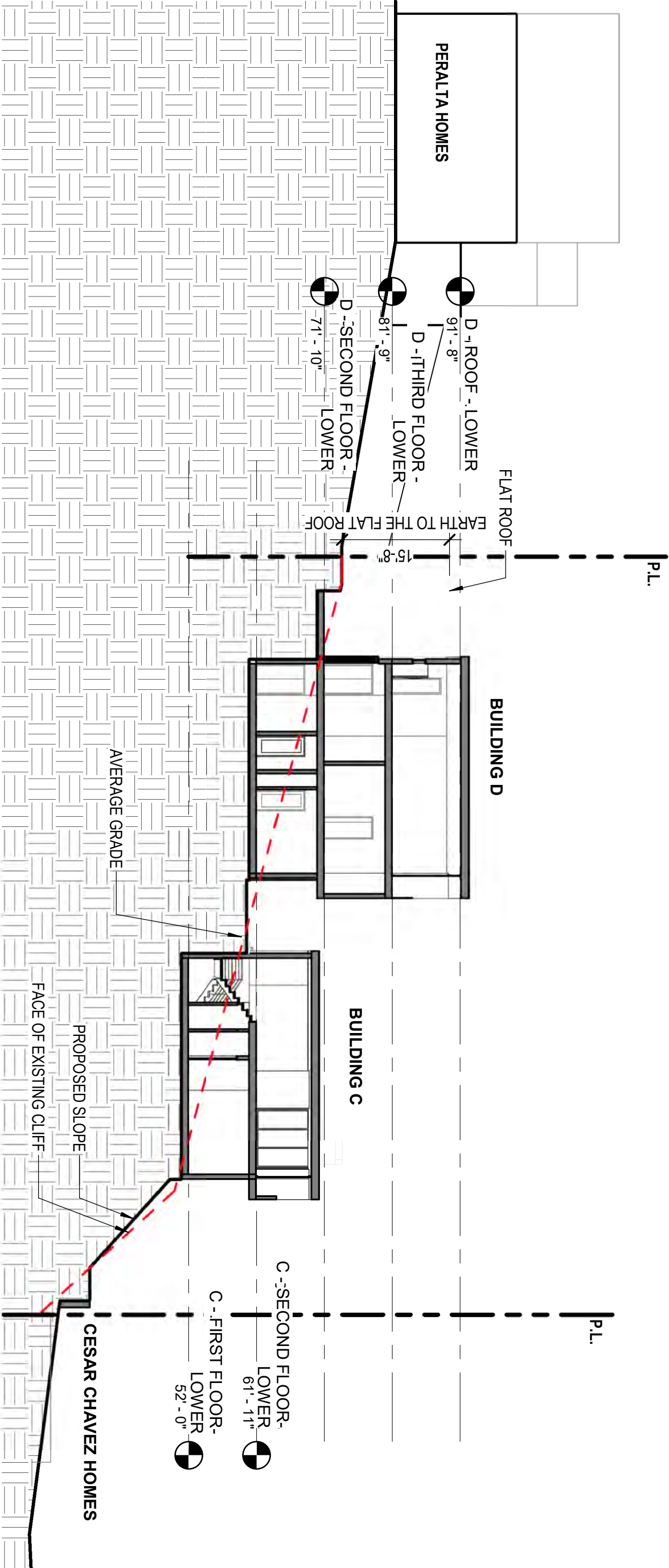
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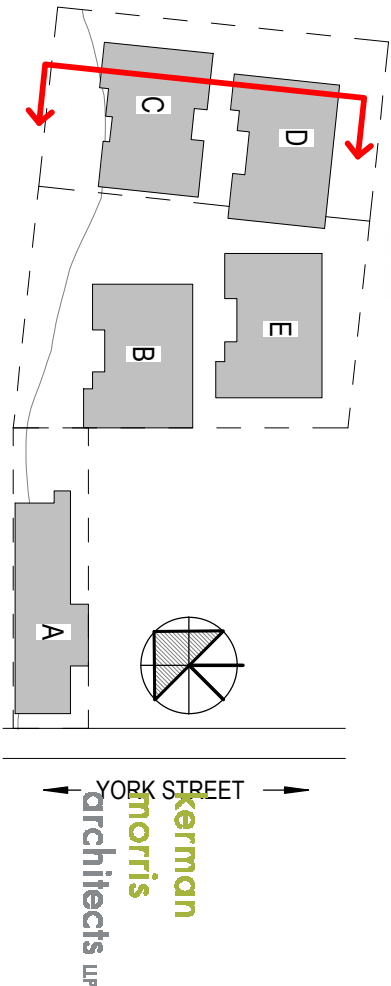
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SITE SECTIONS

40



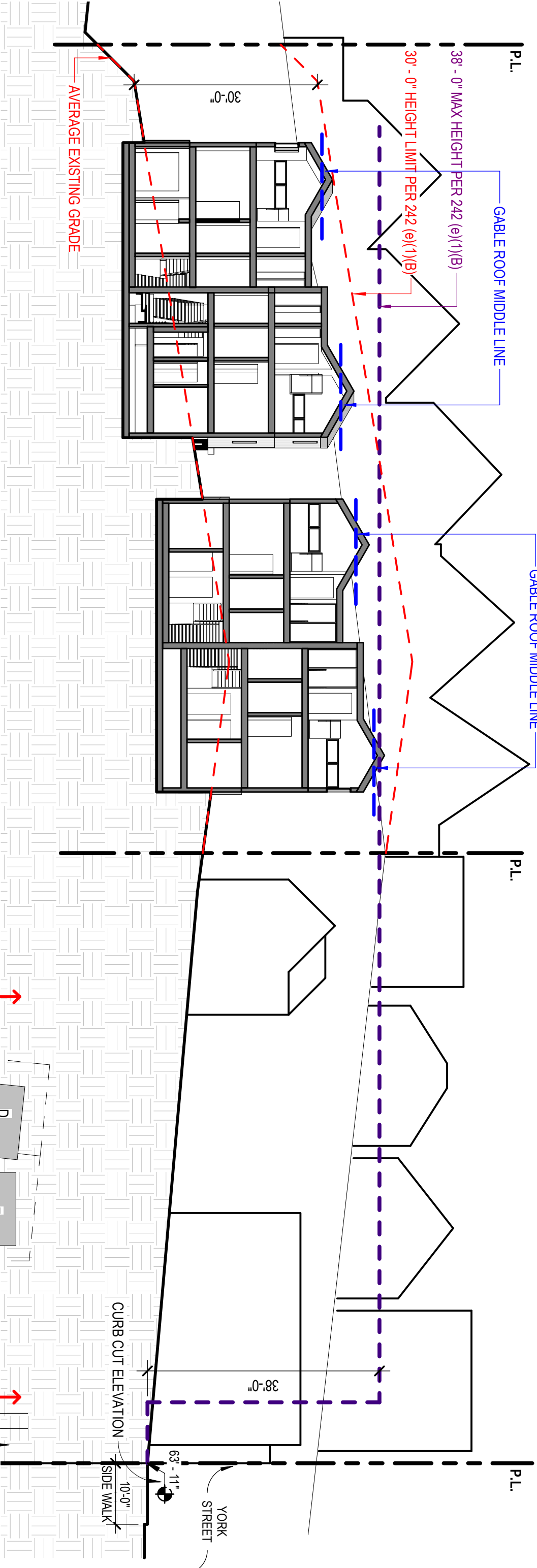
NORTH SOUTH 2 - THROUGH BUILDING B/E



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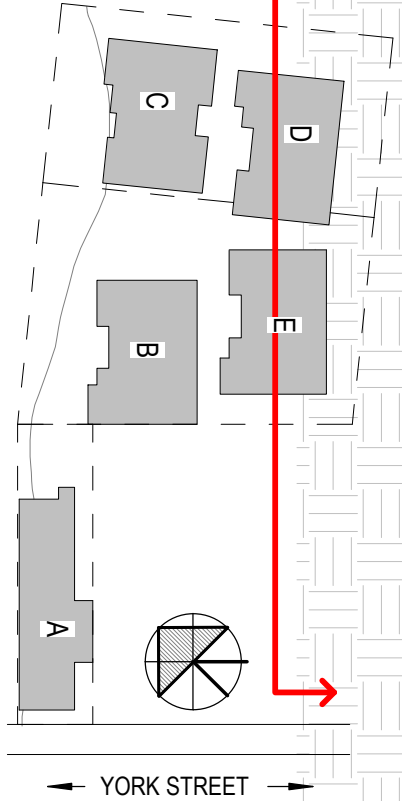
SITE SECTIONS

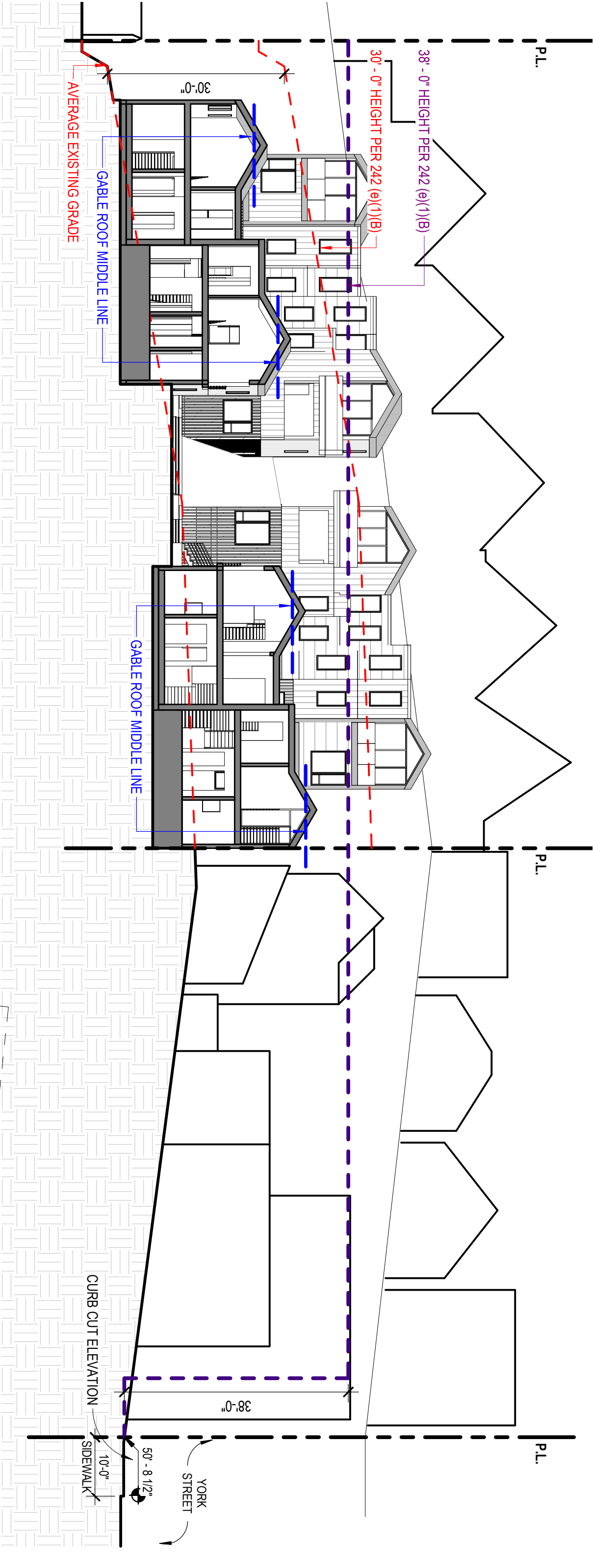
41



HEIGHT LIMIT THROUGH BUILDING D & E

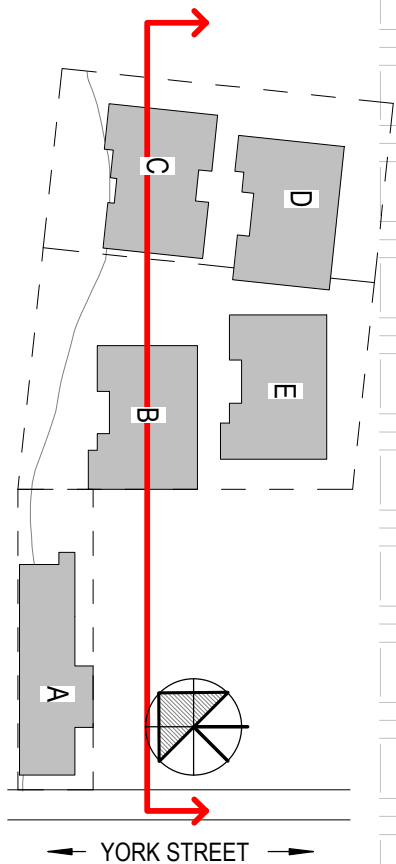
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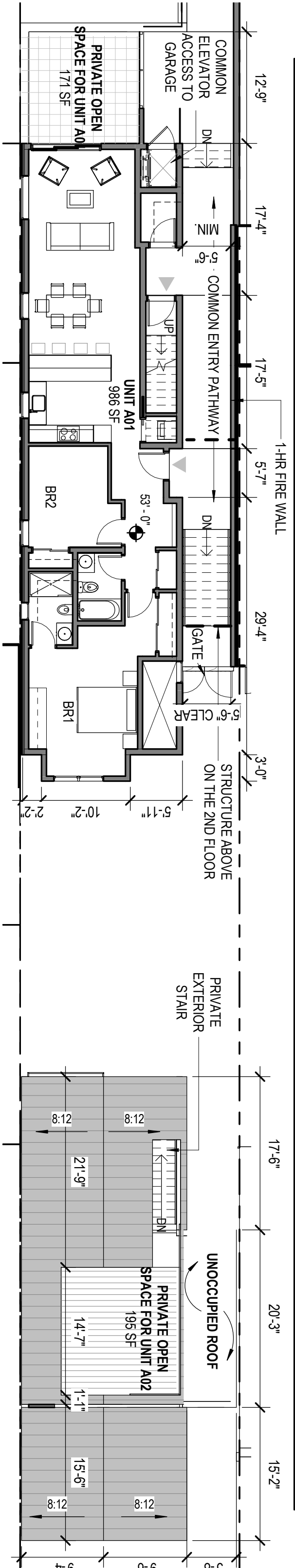
HEIGHT LIMIT THROUGH BUILDING B & C

1513 YORK STREET



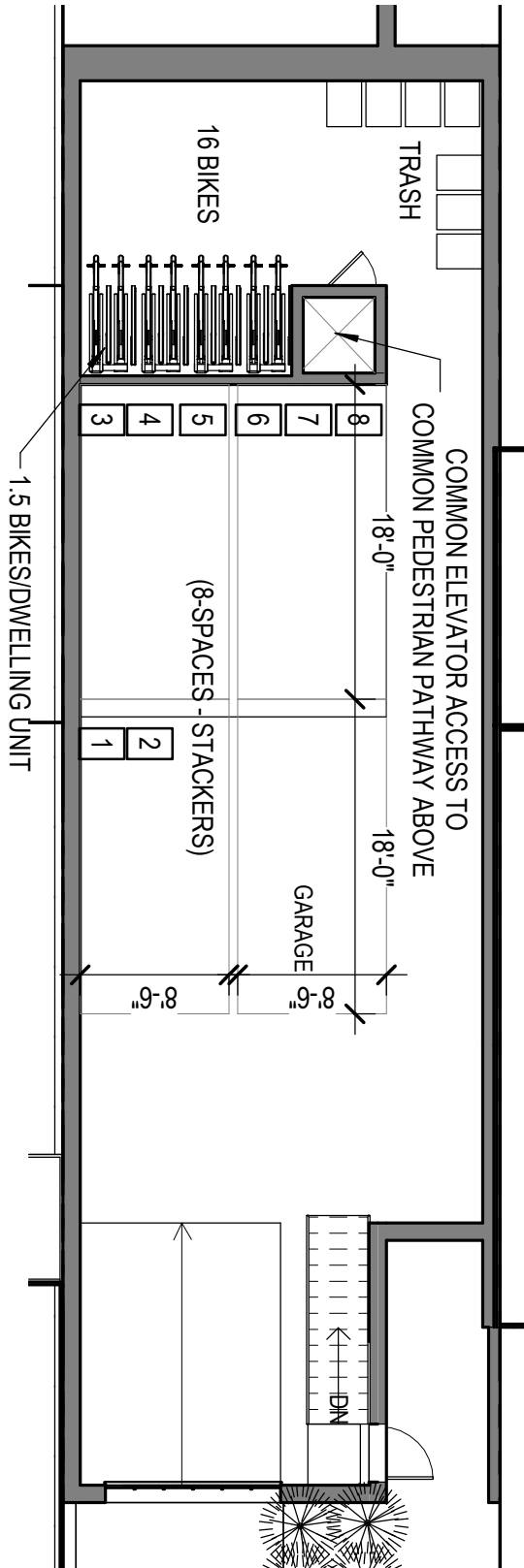
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SITE SECTIONS - HEIGHT BUILDING B & C



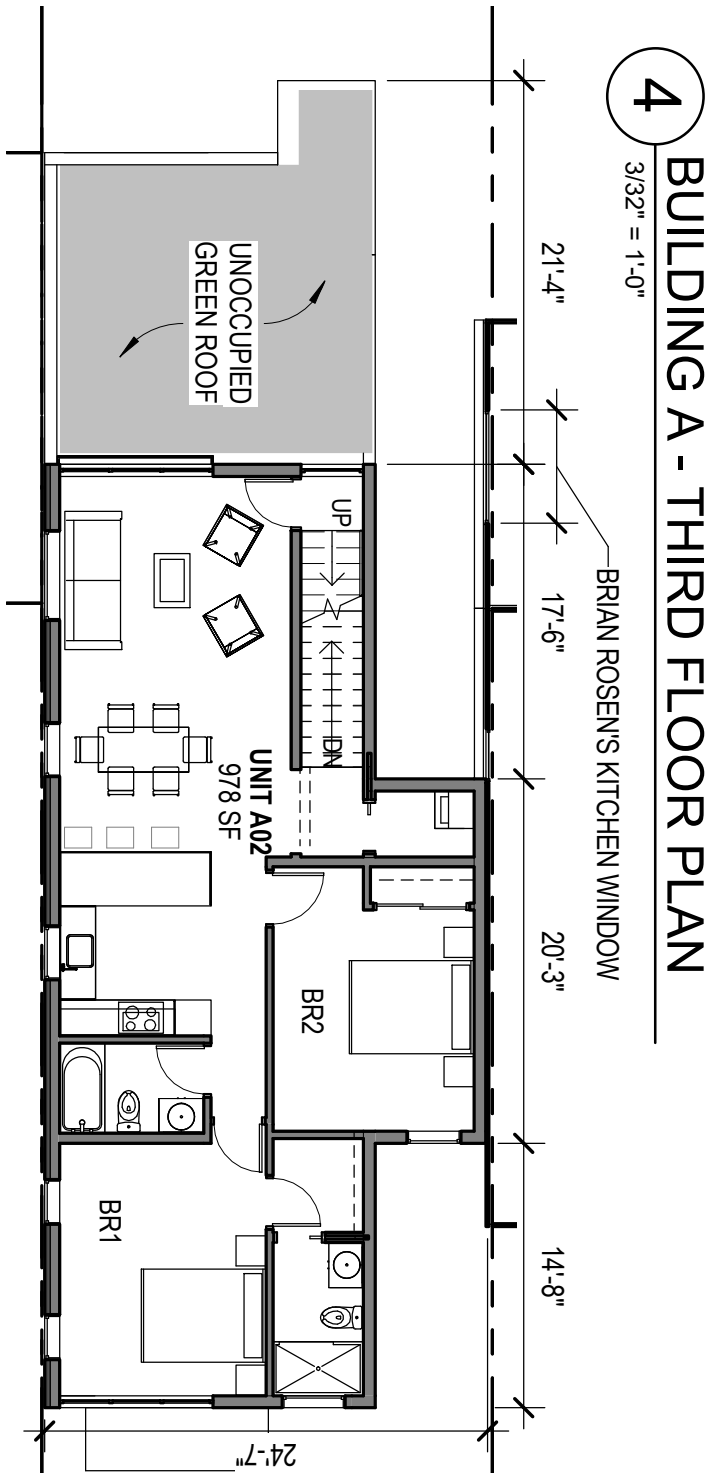
2 BUILDING A - FIRST FLOOR PLAN

3/32" = 1'-0"



1 BUILDING A - BASEMENT FLOOR PLAN

3/32" = 1'-0"



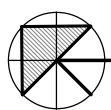
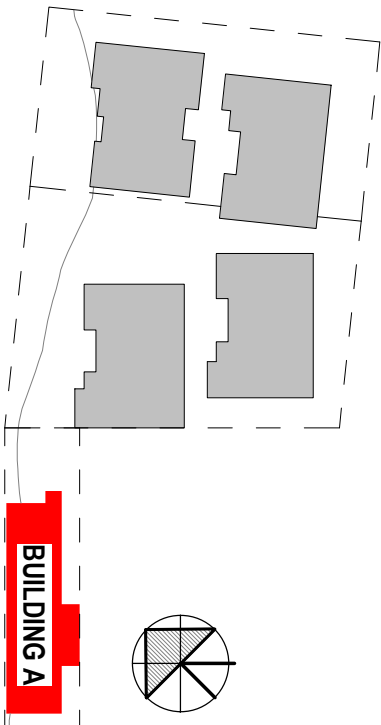
4 BUILDING A - THIRD FLOOR PLAN

3/32" = 1'-0"

3 BUILDING A - SECOND FLOOR PLAN

3/32" = 1'-0"

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BUILDING A - PLANS

44

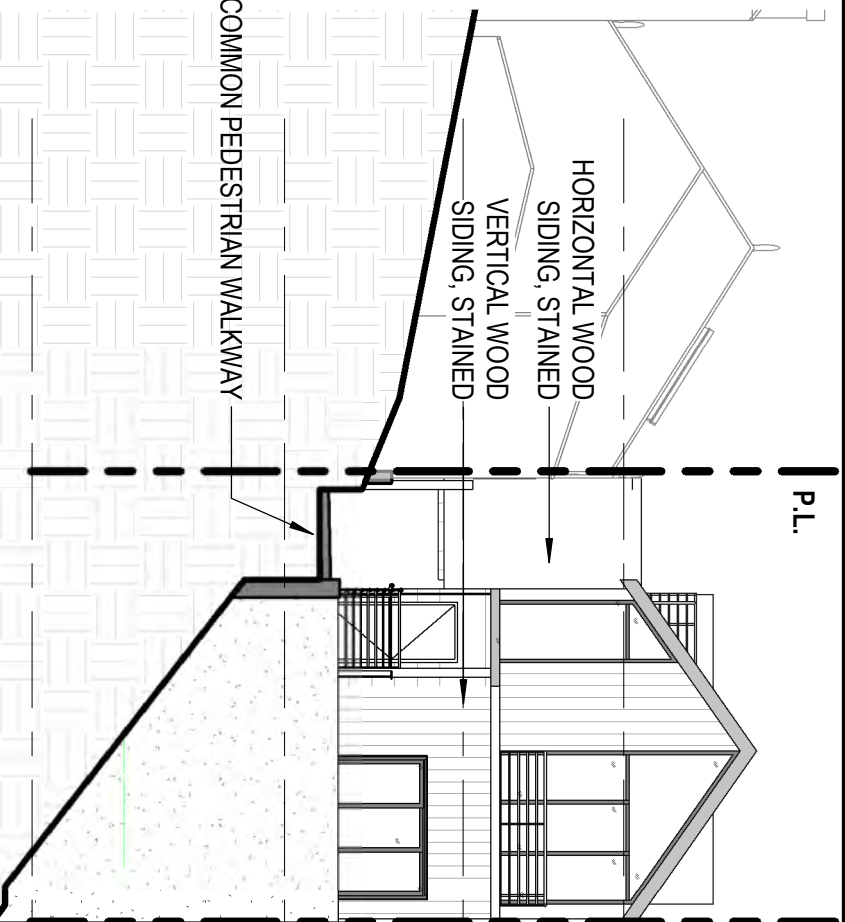
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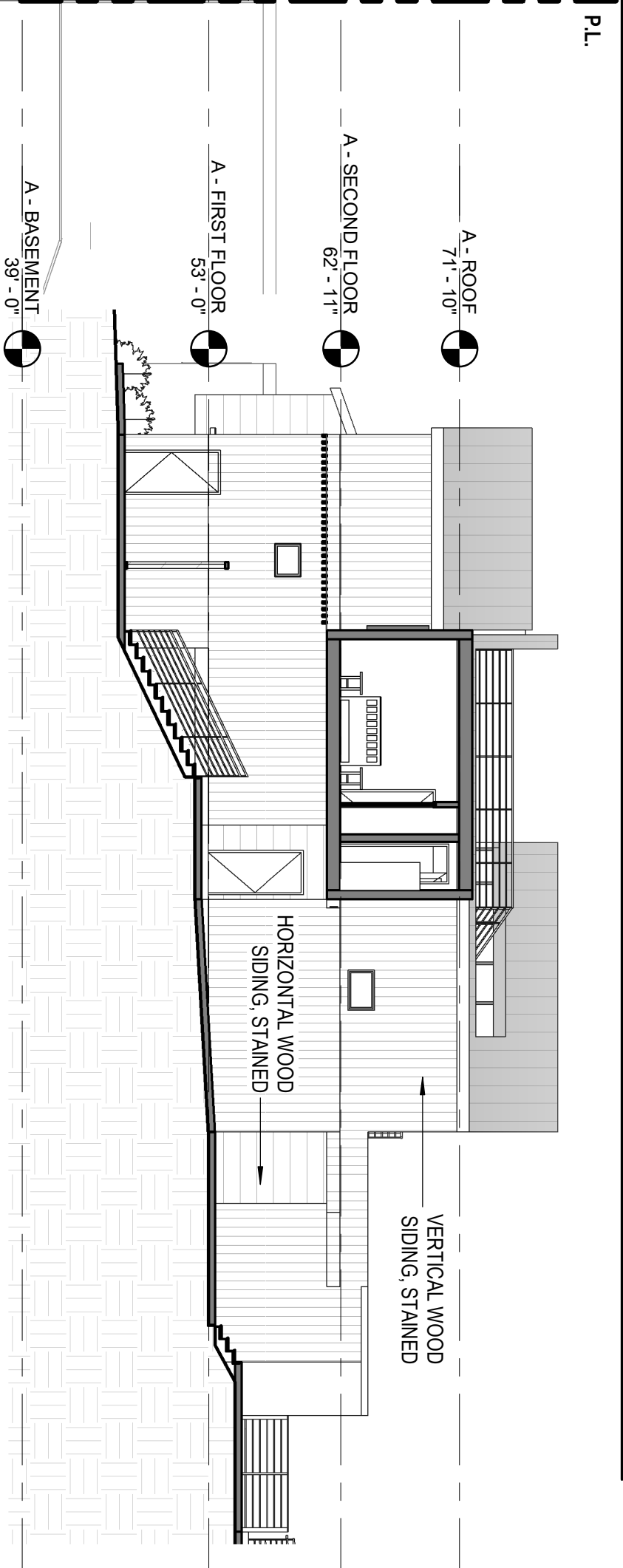
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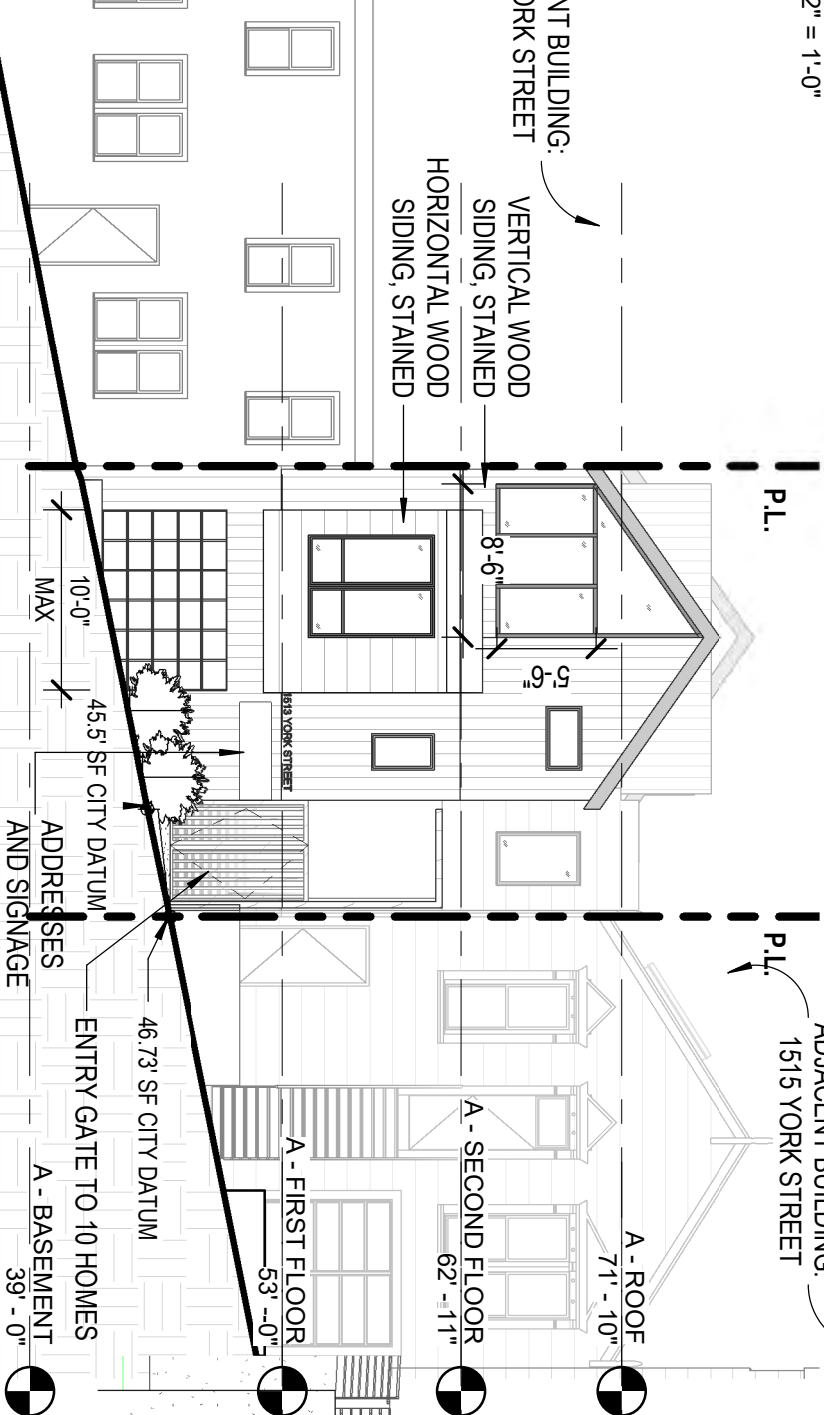
2 BUILDING A - EAST (REAR)

3/32" = 1'-0"



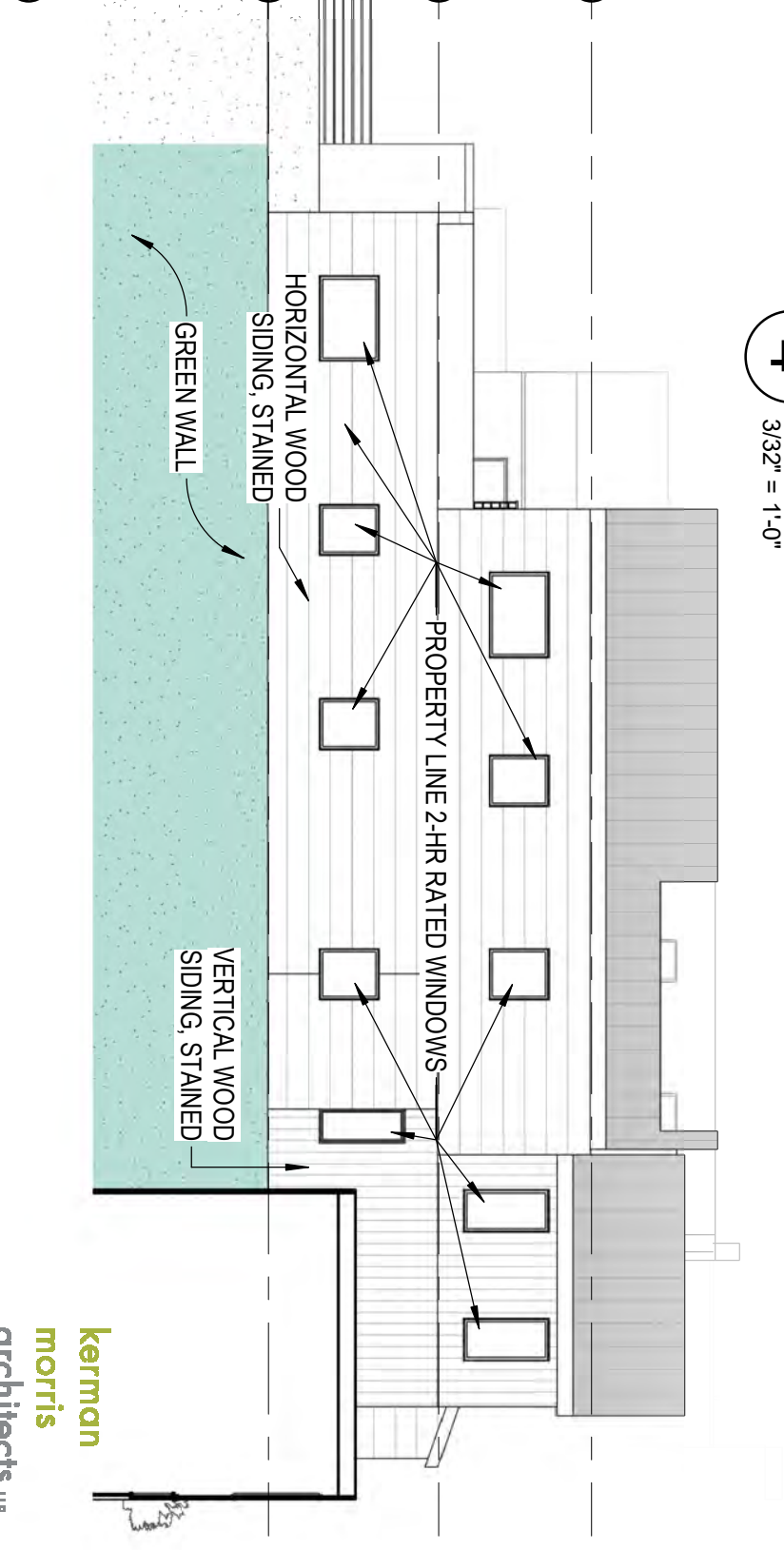
4 BUILDING A - SOUTH

3/32" = 1'-0"



1 BUILDING A - WEST (FRONT)/YORK STREET

3/32" = 1'-0"



3 BUILDING A - NORTH

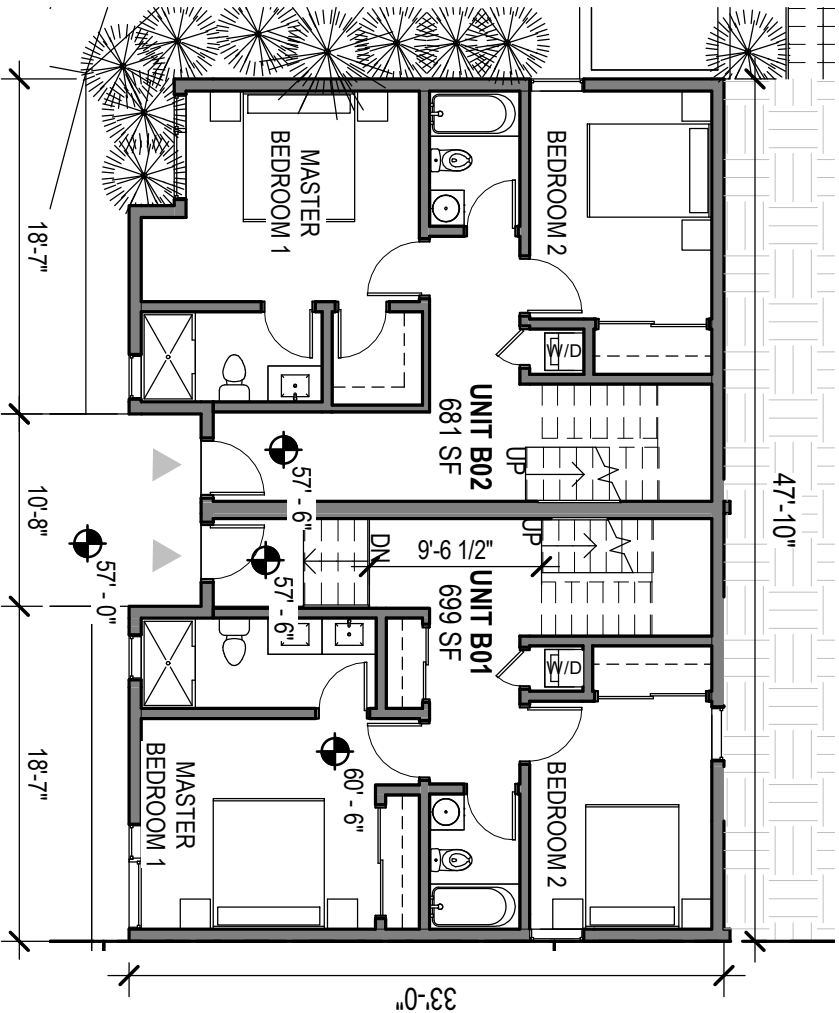
3/32" = 1'-0"

1513 YORK STREET

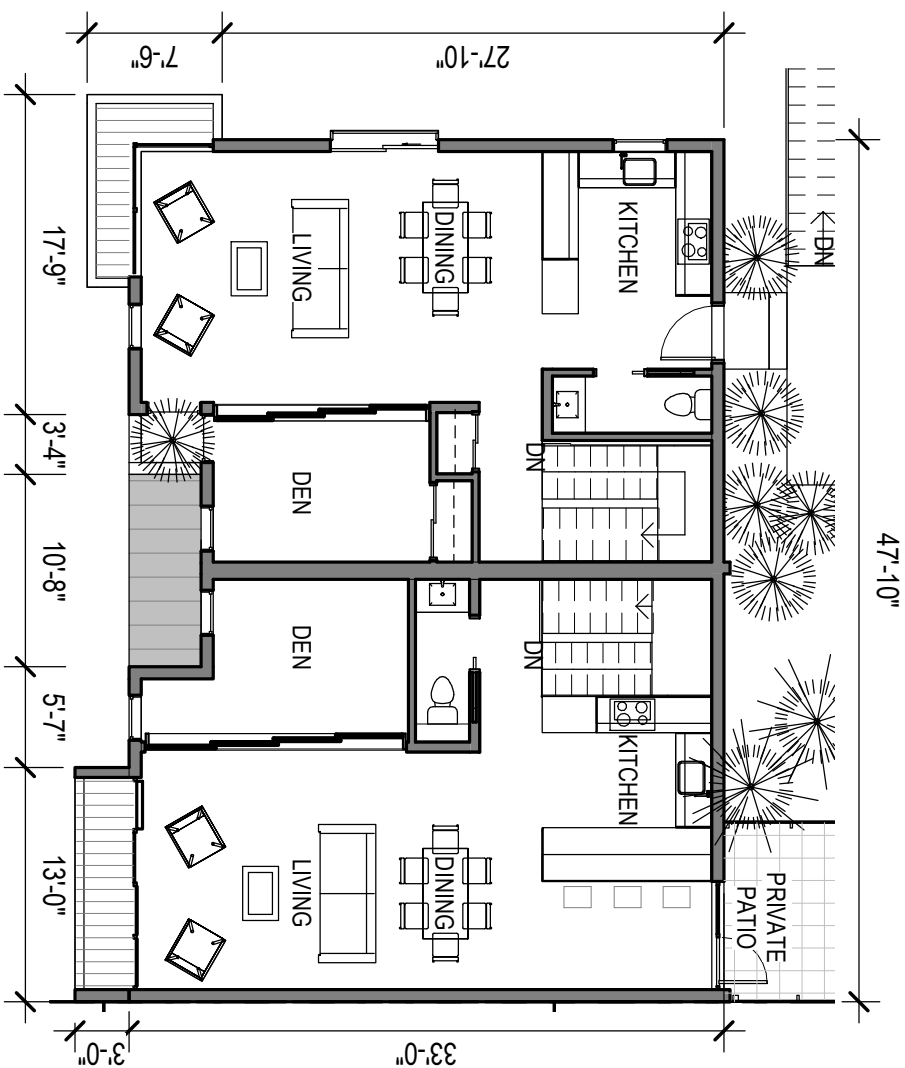
BUILDING A - ELEVATIONS

45

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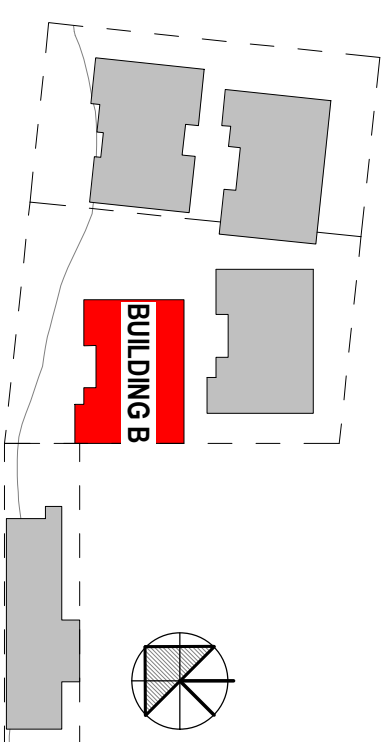


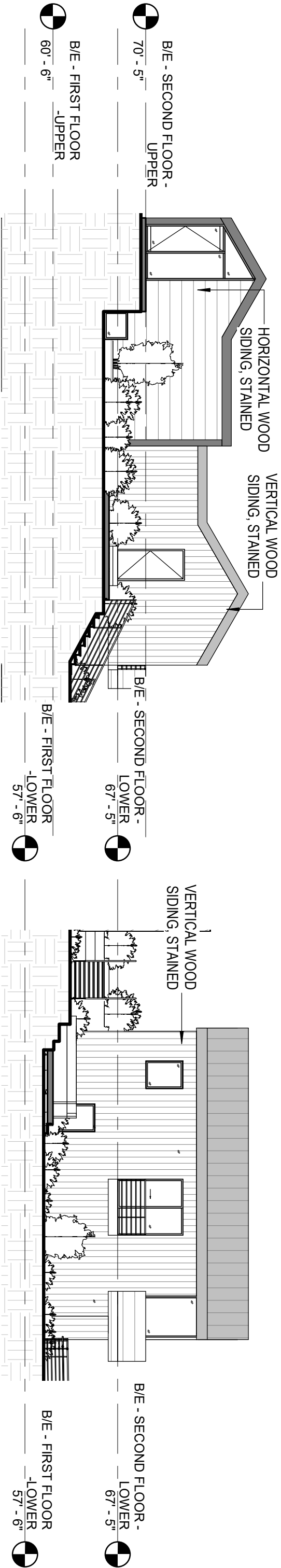
1 BUILDING B - FIRST FLOOR PLAN
3/32" = 1'-0"



2 BUILDING B - SECOND FLOOR PLAN
3/32" = 1'-0"

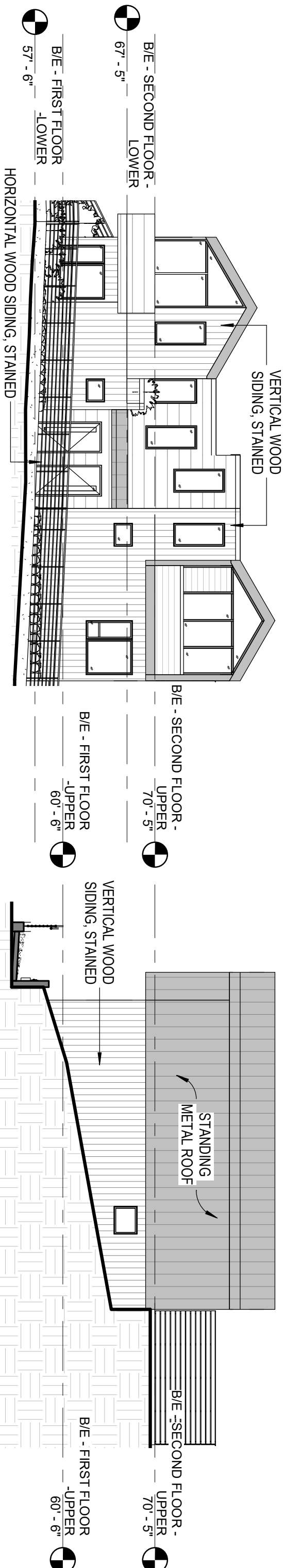
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2 BUILDING B - SOUTH ELEVATION
3/32" = 1'-0"

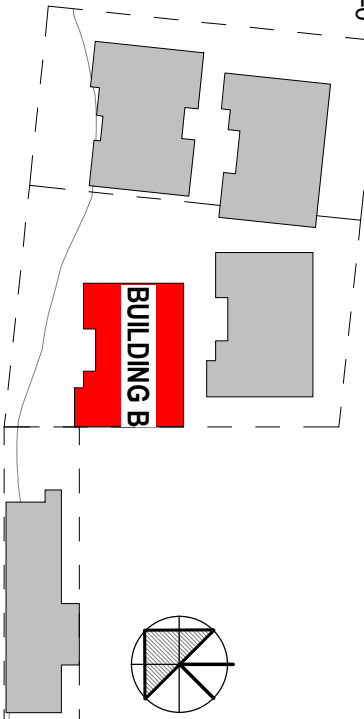
4 BUILDING B - EAST ELEVATION
3/32" = 1'-0"

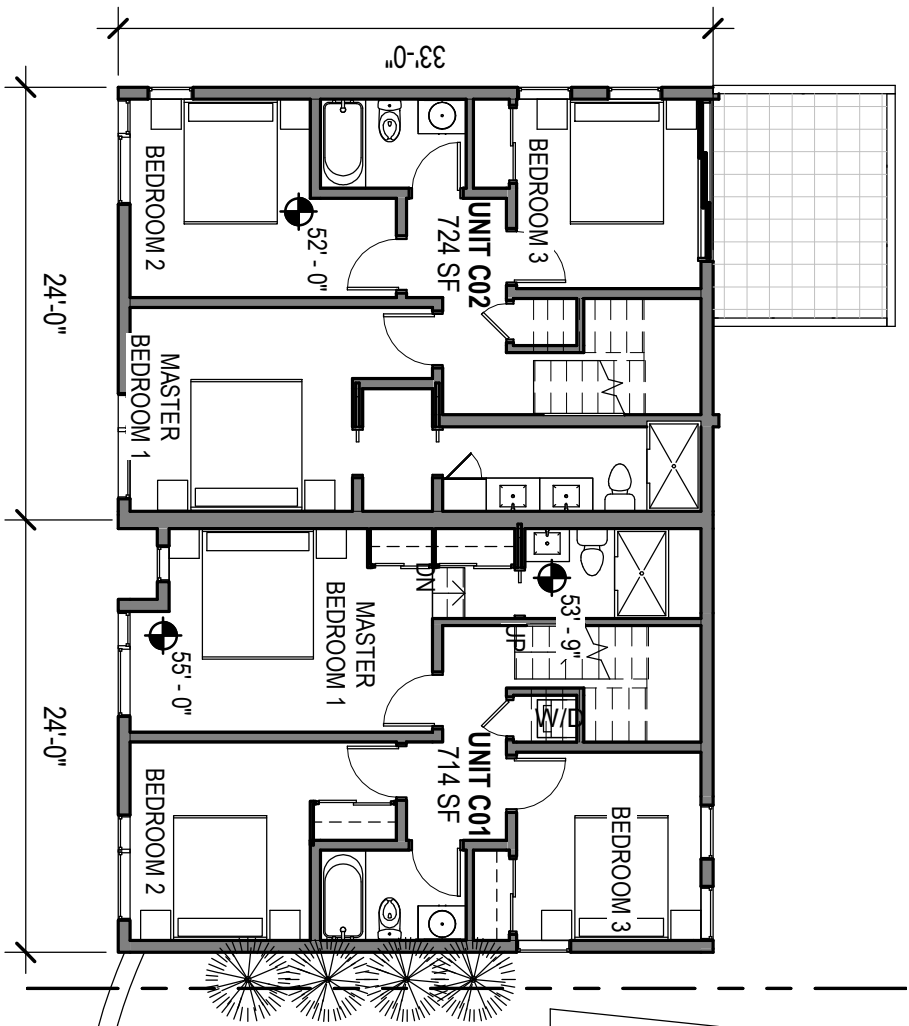


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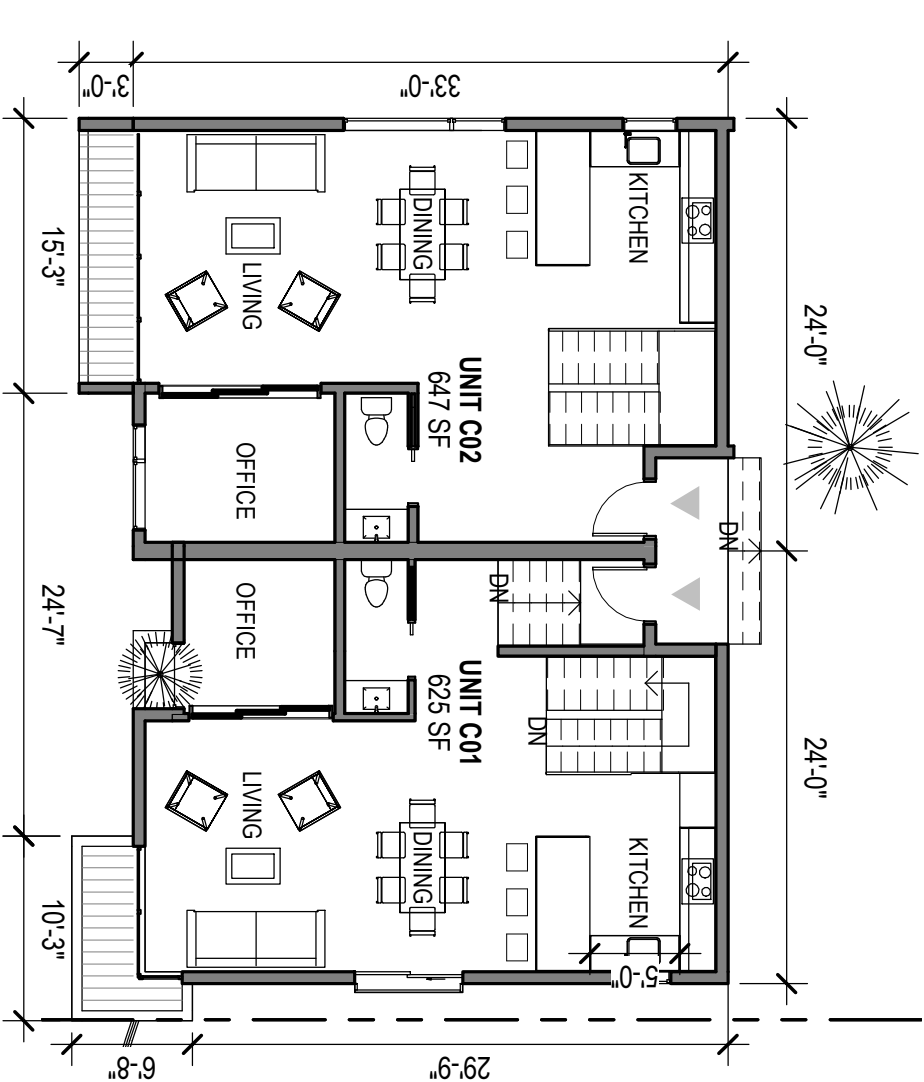
3 BUILDING B - WEST ELEVATION
3/32" = 1'-0"

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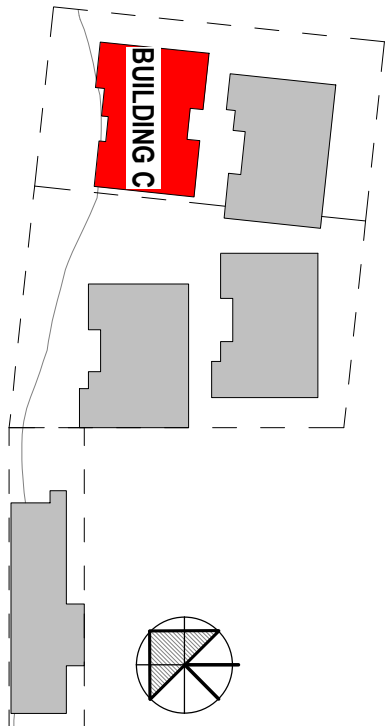


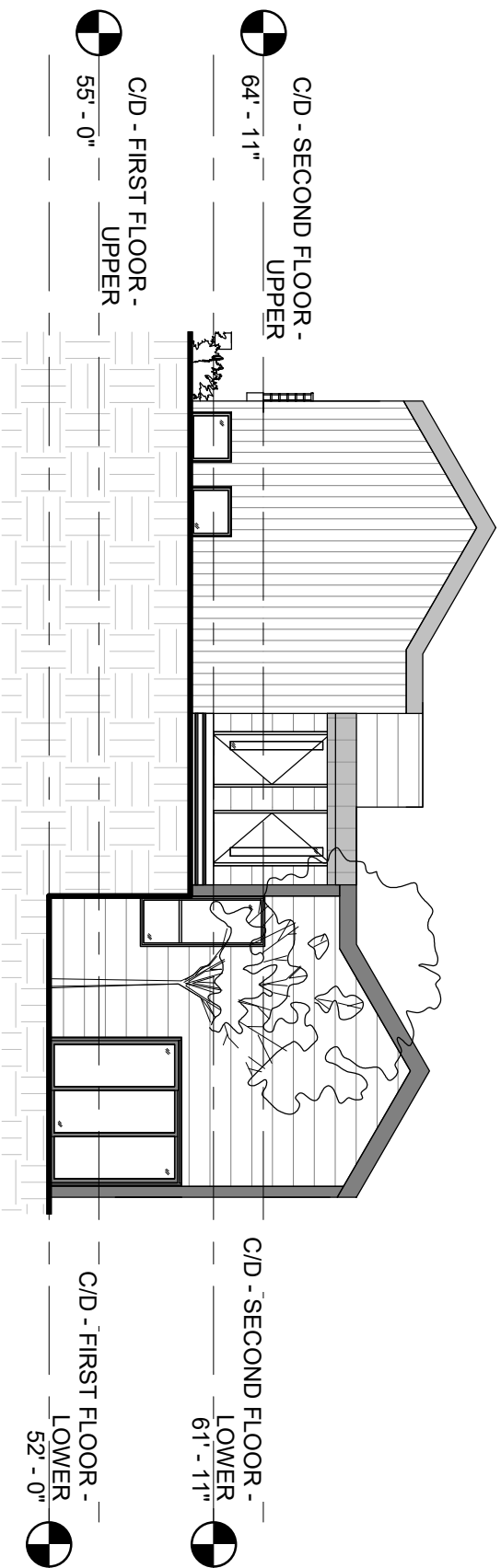
1 BUILDING C - FIRST FLOOR PLAN
3/32" = 1'-0"



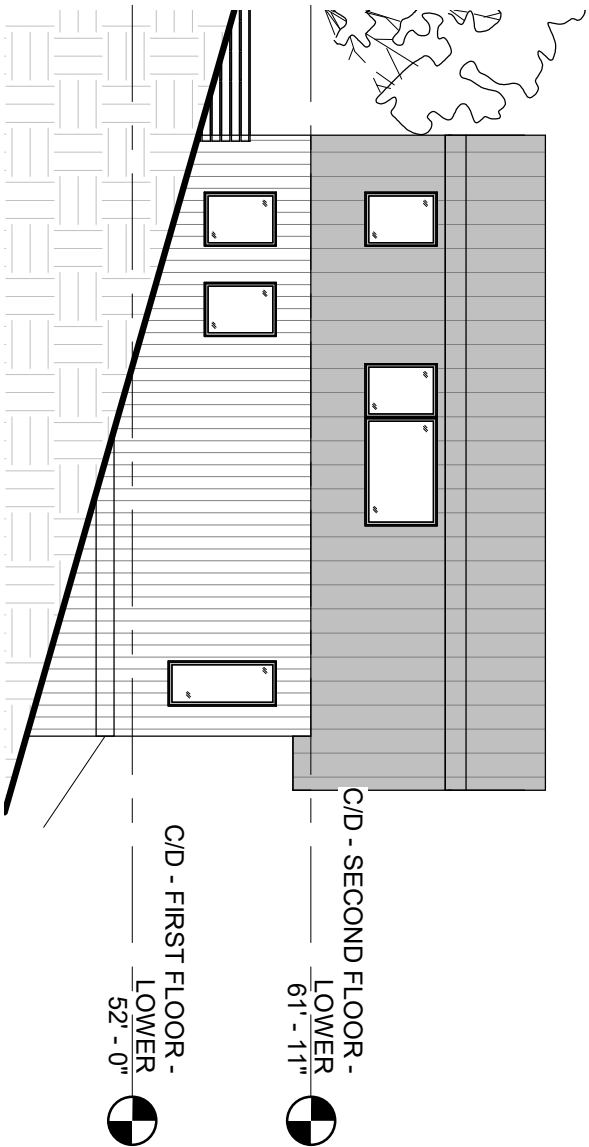
2 BUILDING C - SECOND FLOOR PLAN
3/32" = 1'-0"

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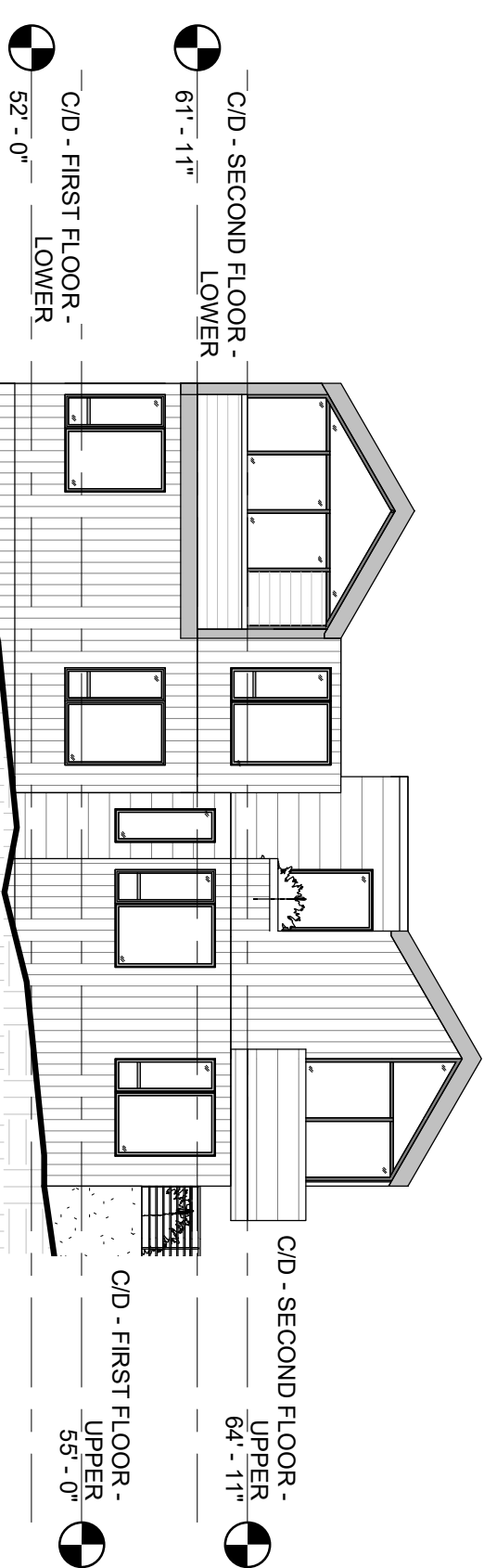




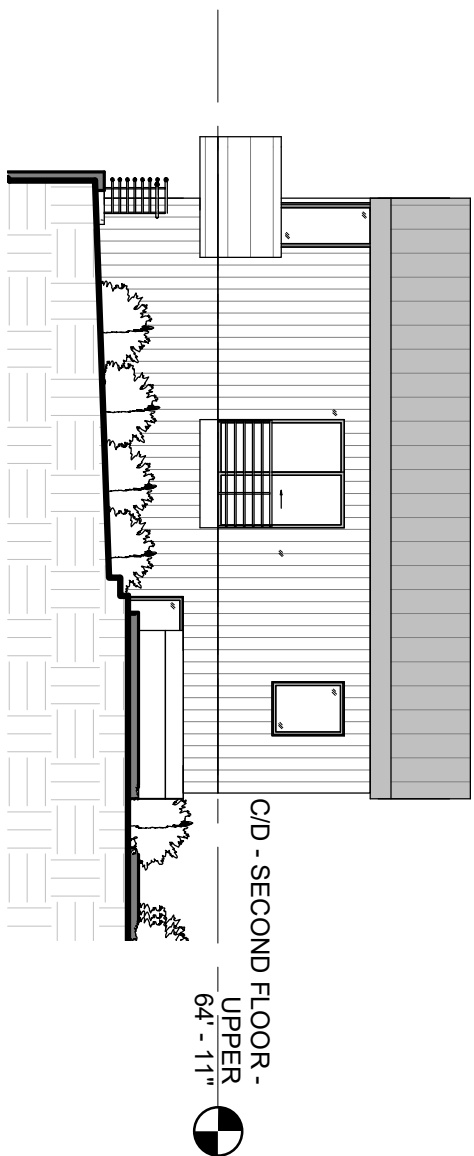
2 CU - BUILDING C - SOUTH ELEVATION
3/32" = 1'-0"



4 BUILDING C - EAST ELEVATION
3/32" = 1'-0"

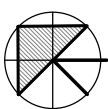
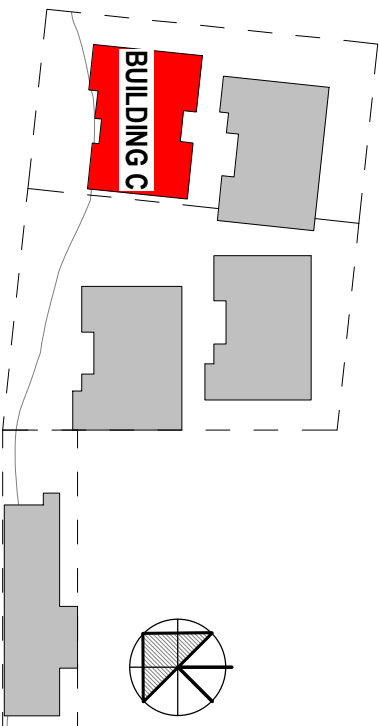


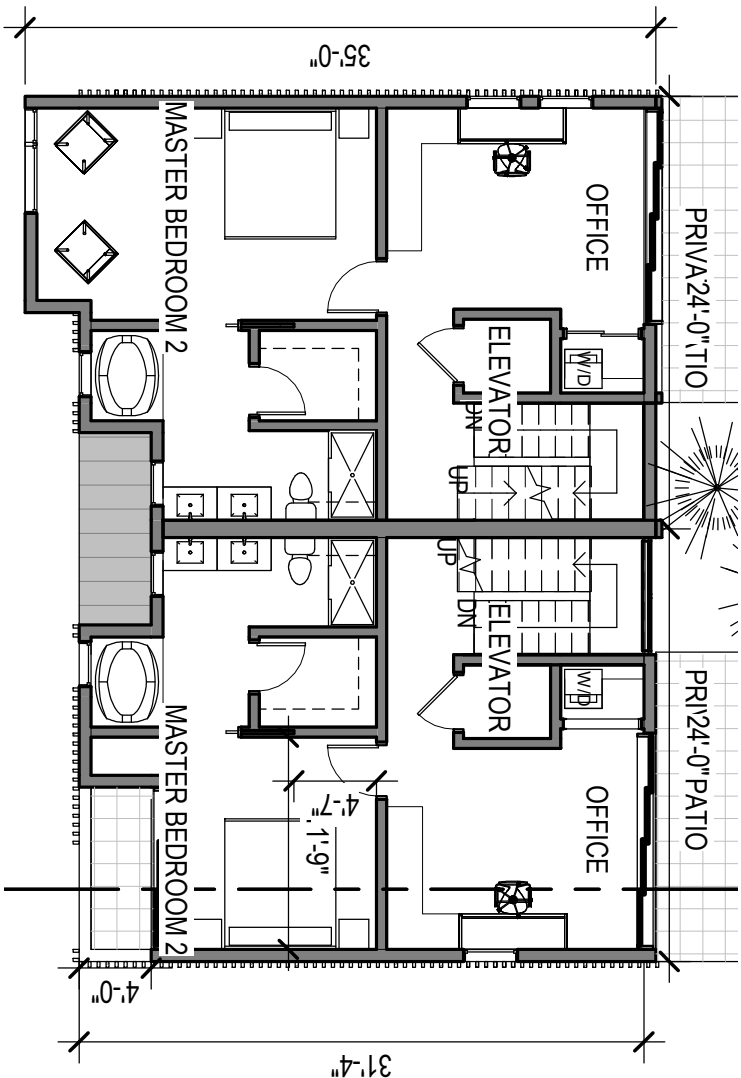
1 BUILDING C - NORTH ELEVATION
3/32" = 1'-0"



3 BUILDING C - WEST ELEVATION
3/32" = 1'-0"

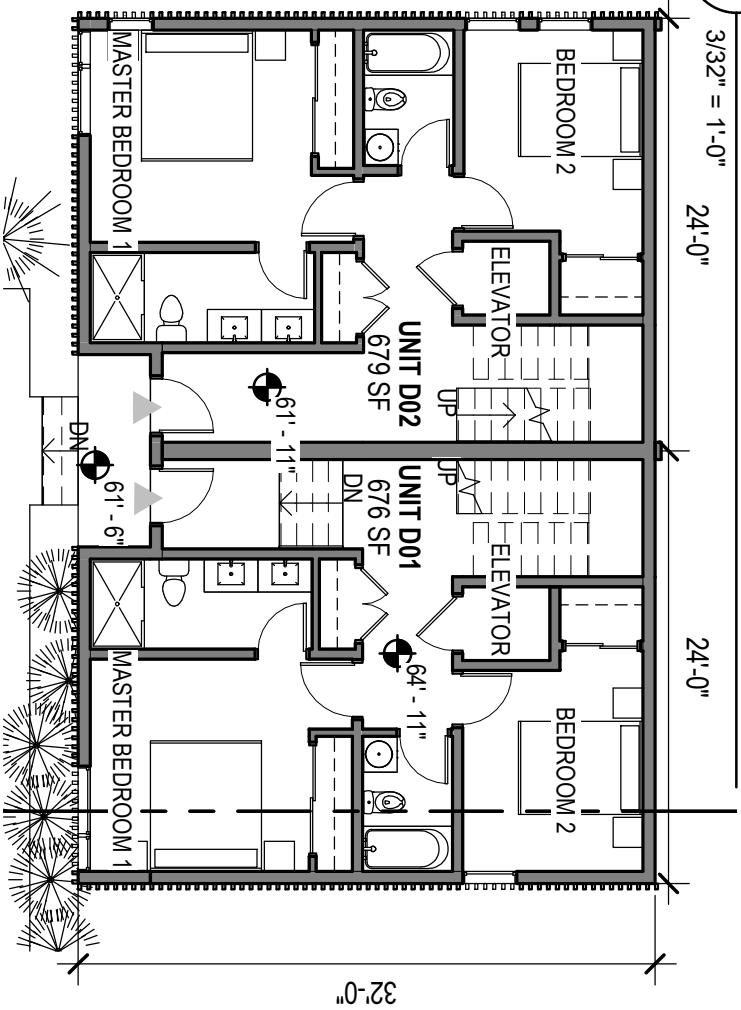
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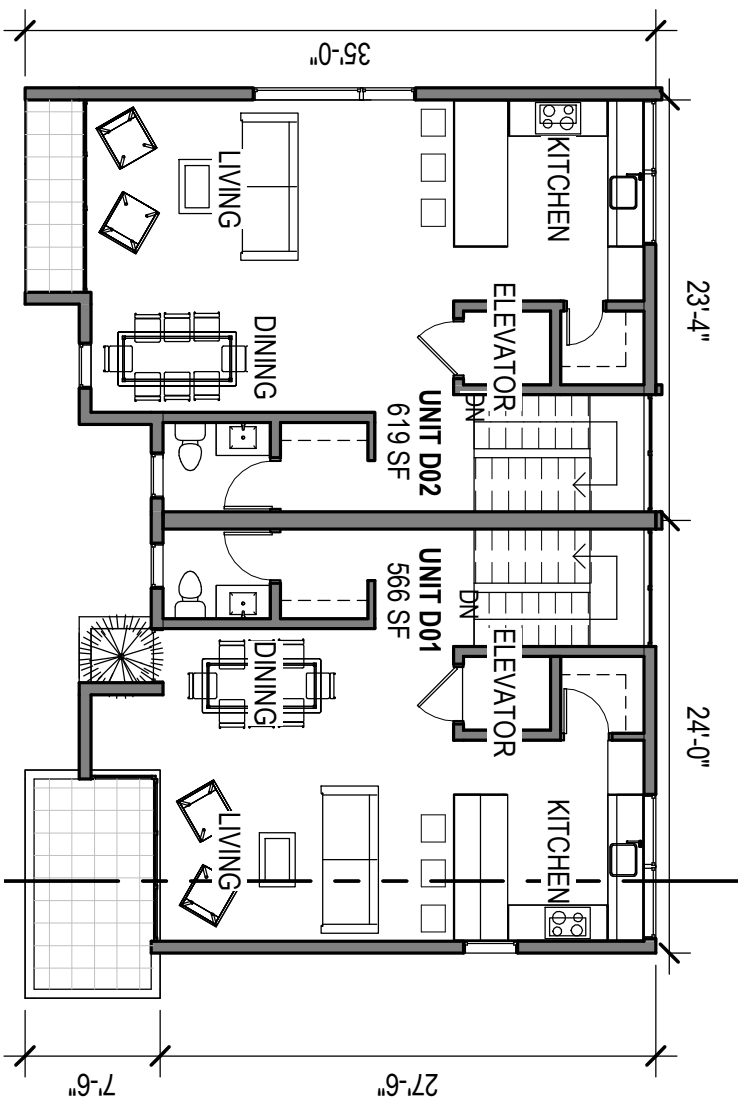
2 BUILDING D - SECOND FLOOR

3/32" = 1'-0"



1 BUILDING D - FIRST FLOOR

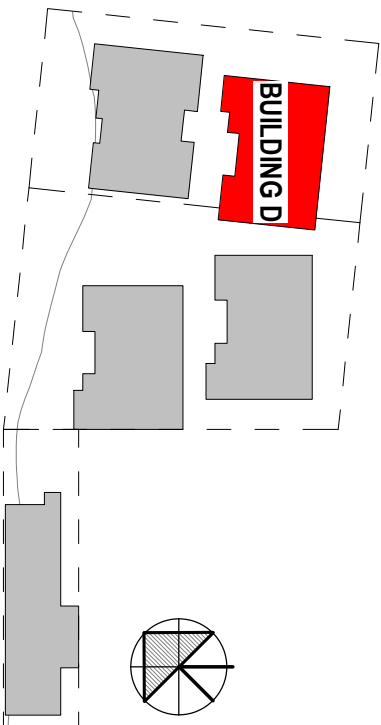
3/32" = 1'-0"



3 BUILDING D - THIRD FLOOR

3/32" = 1'-0"

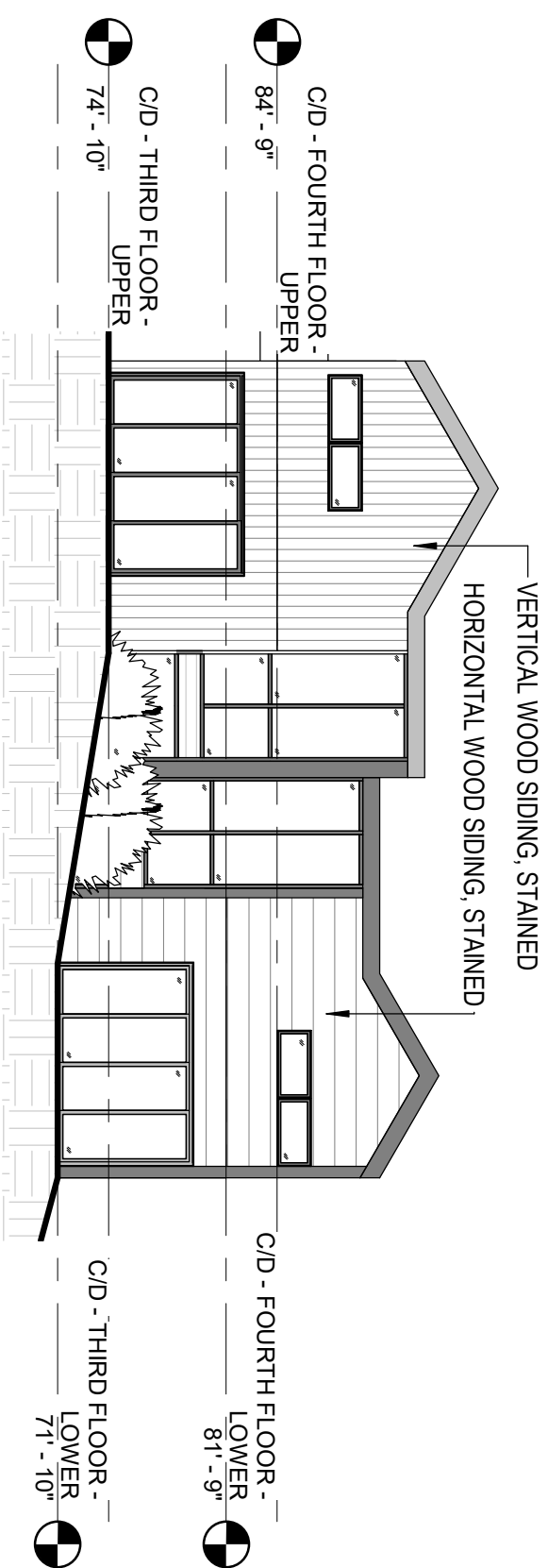
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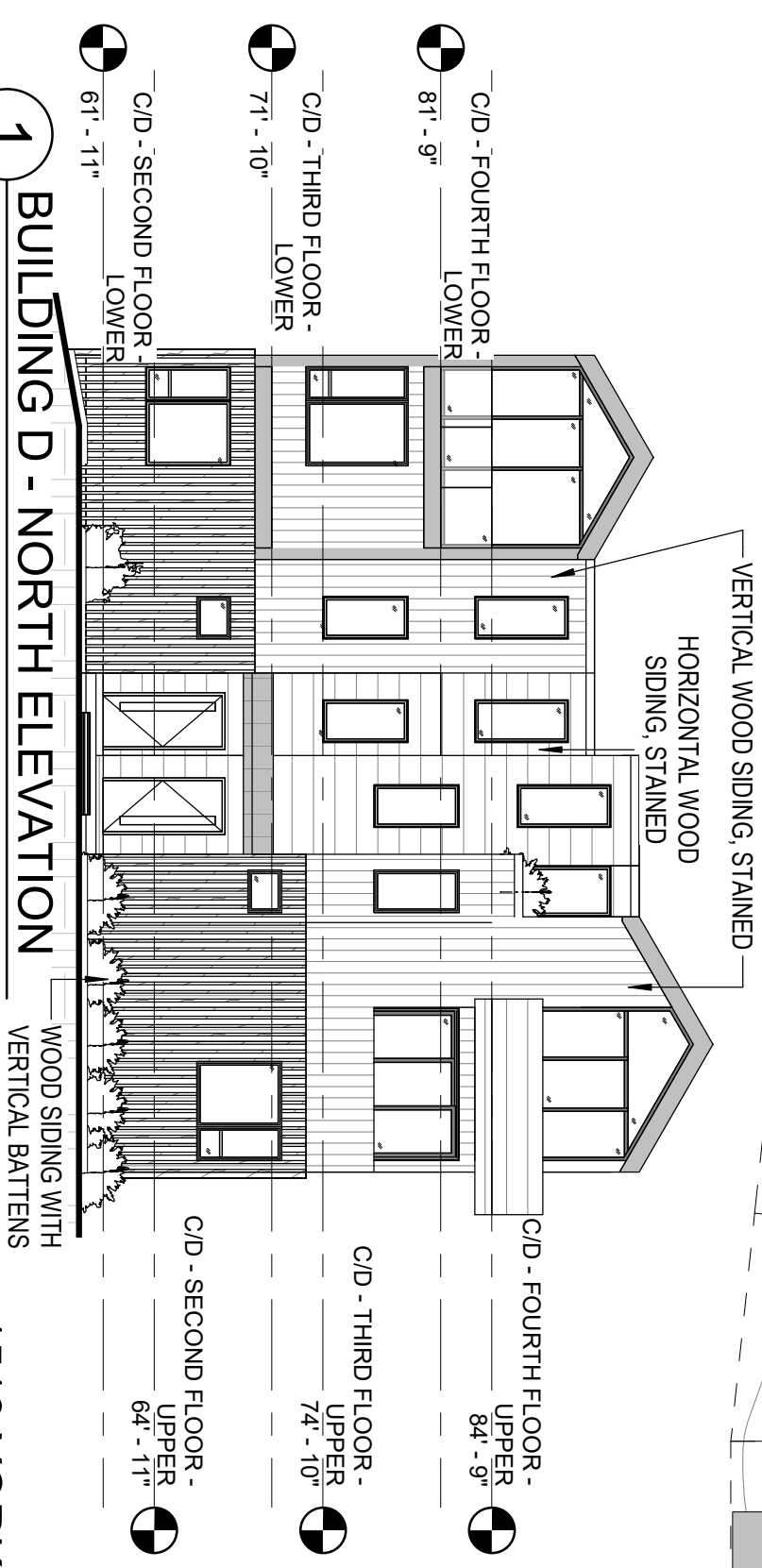
BUIDLING D - PLANS

50



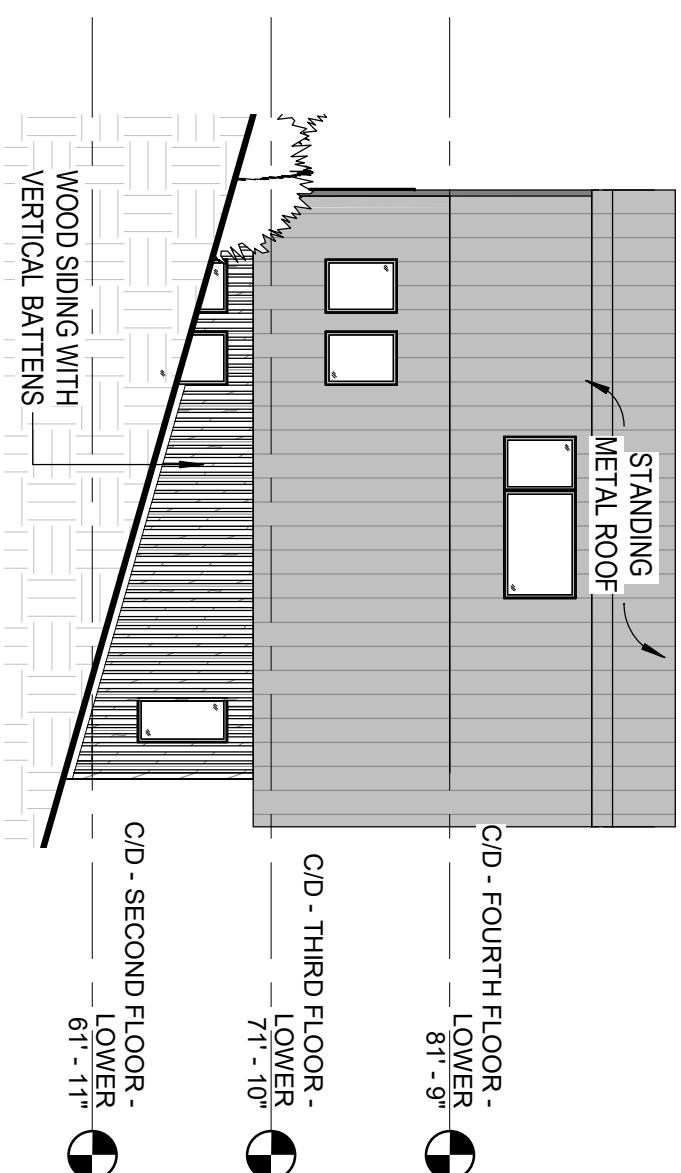
BUILDING D - SOUTH ELEVATION

3/32" = 1'-0"



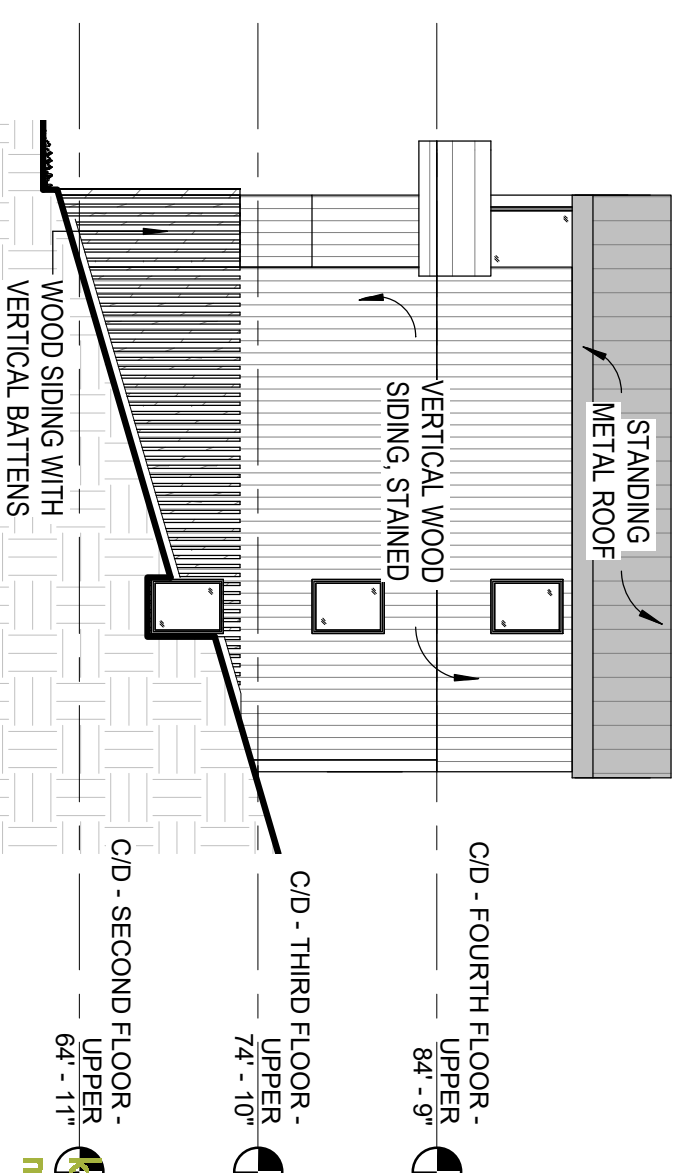
BUILDING D - NORTH ELEVATION

3/32" = 1'-0"



BUILDING D - EAST ELEVATION

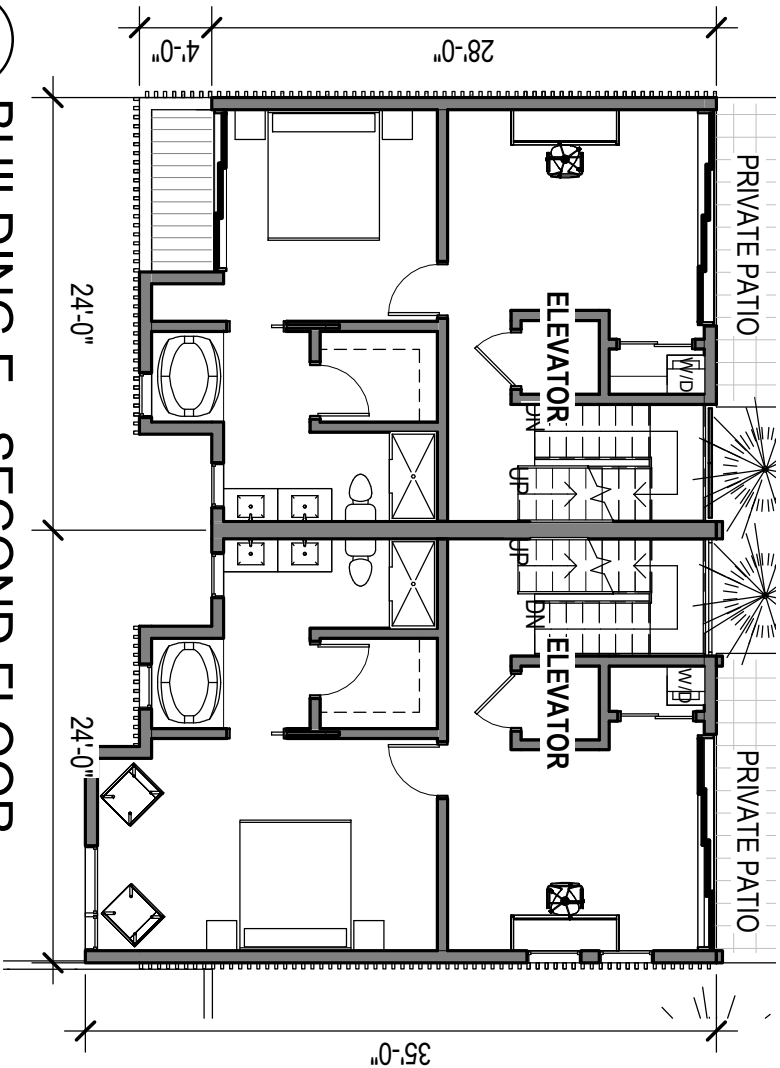
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BUILDING D - WEST ELEVATION

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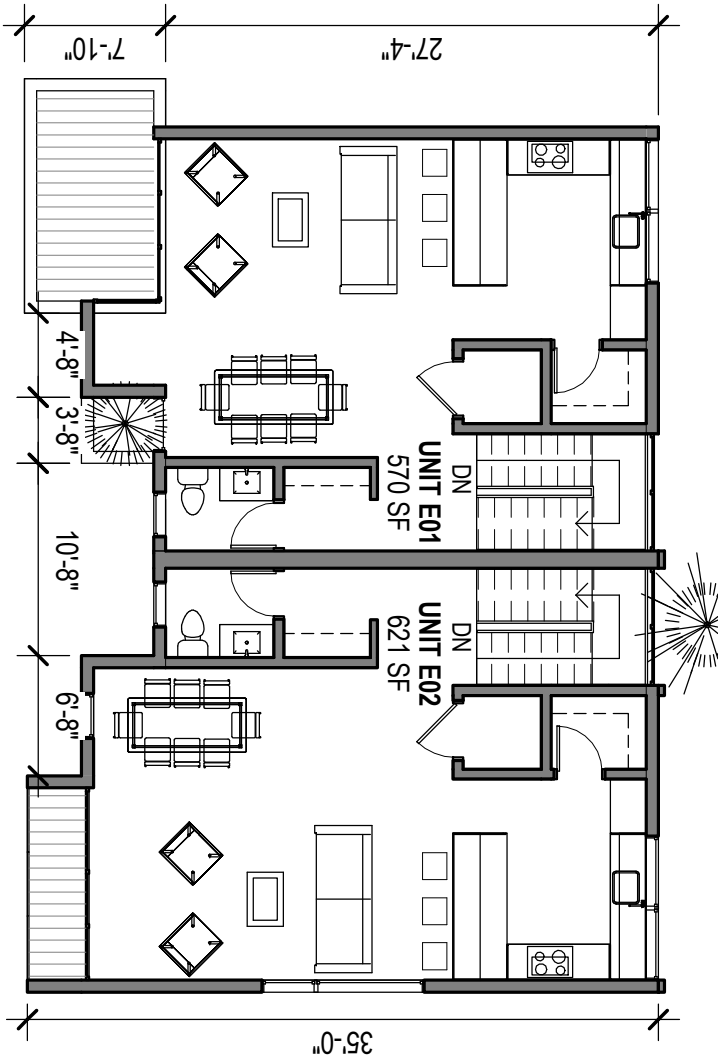
BUILDING D - ELEVATIONS



2

BUILDING E - SECOND FLOOR

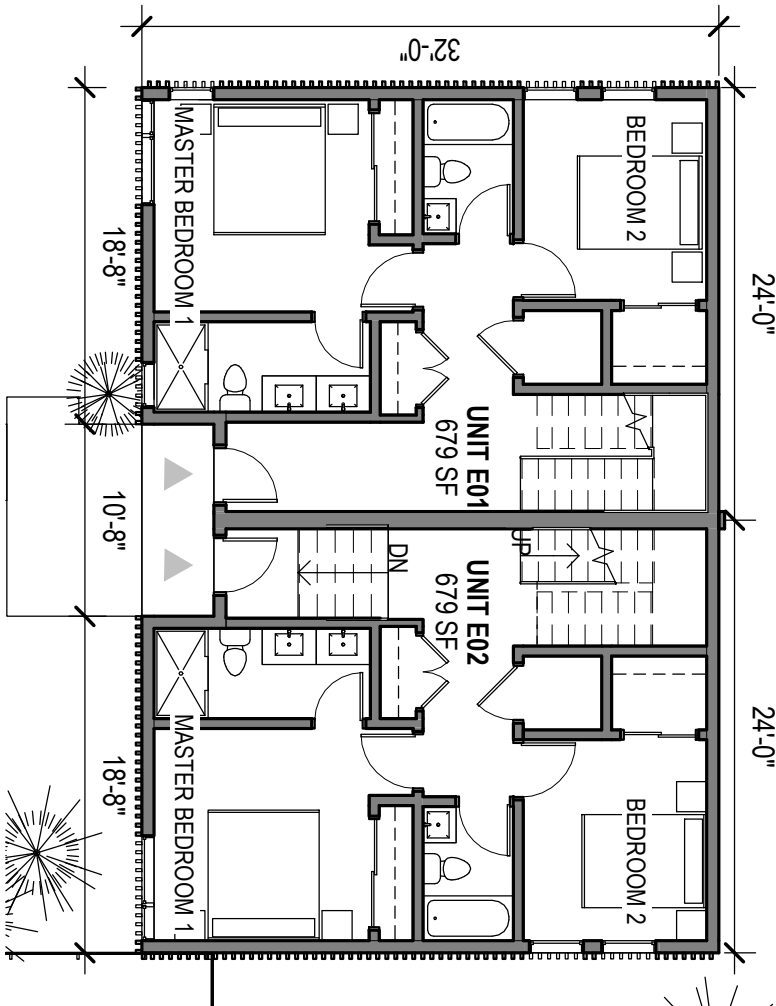
3/32" = 1'-0"



3

BUILDING E - THIRD FLOOR

3/32" = 1'-0"

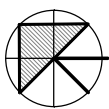
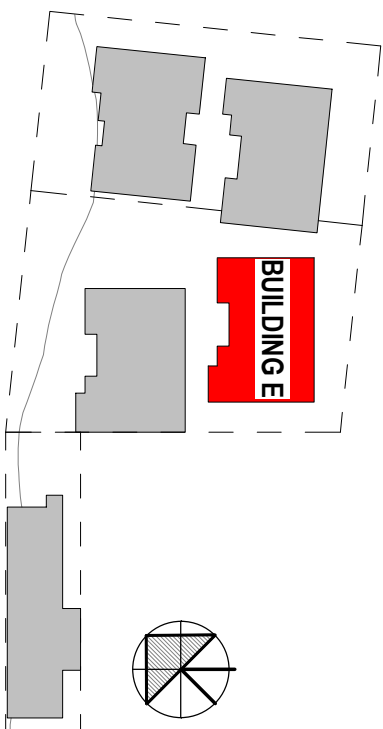


1

BUILDING E - FIRST FLOOR

3/32" = 1'-0"

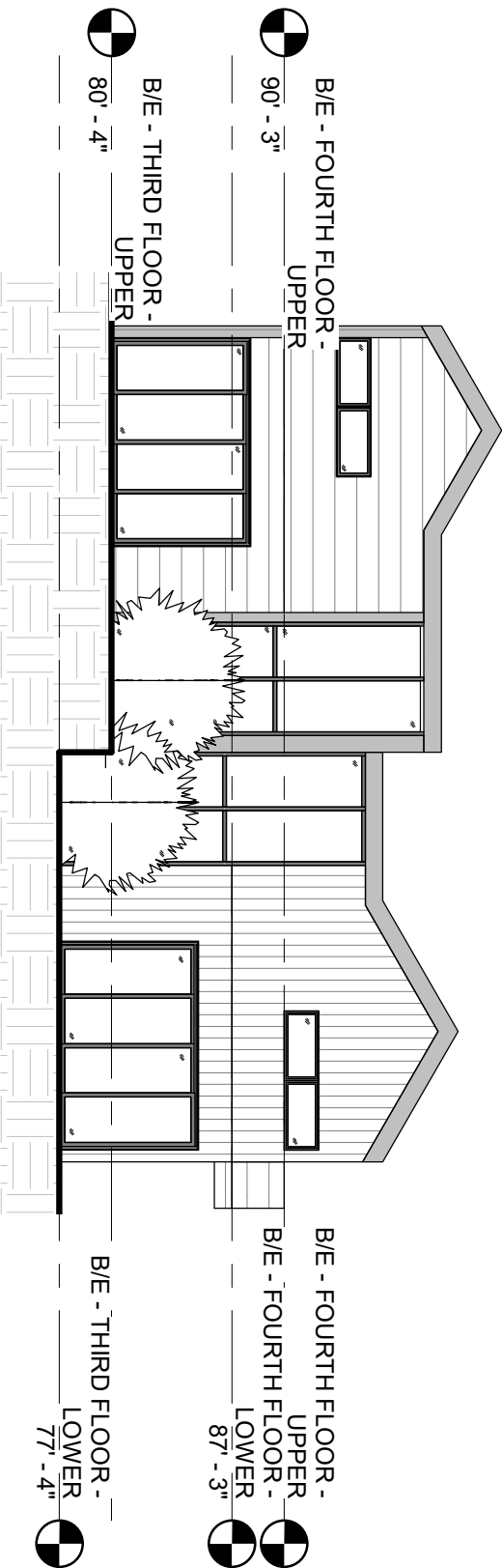
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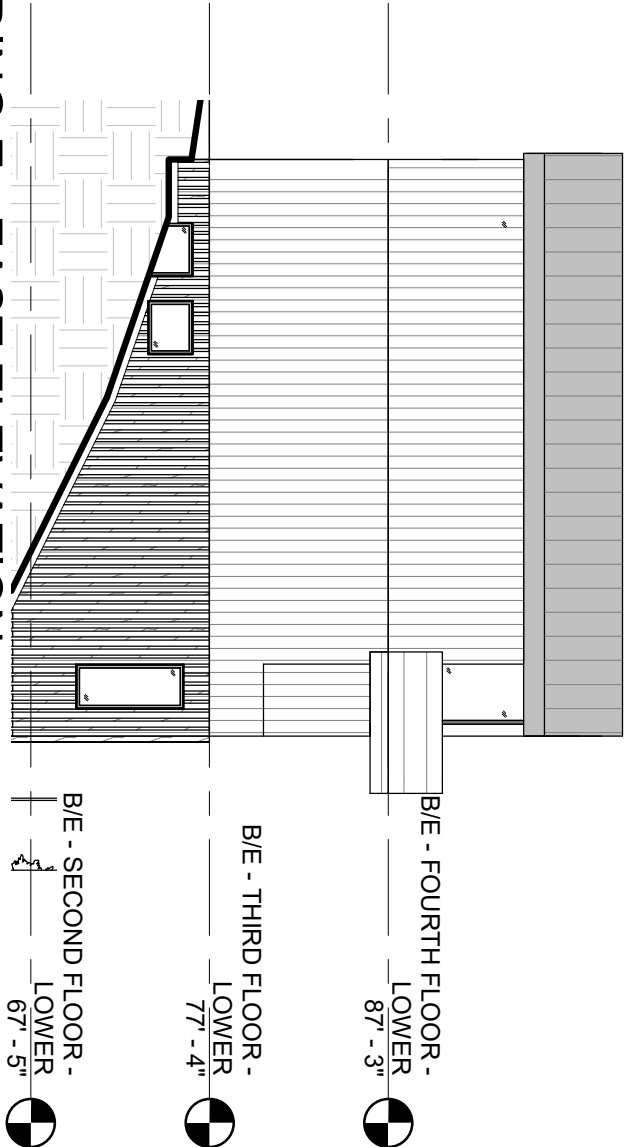
BUILDING E - PLANS

52



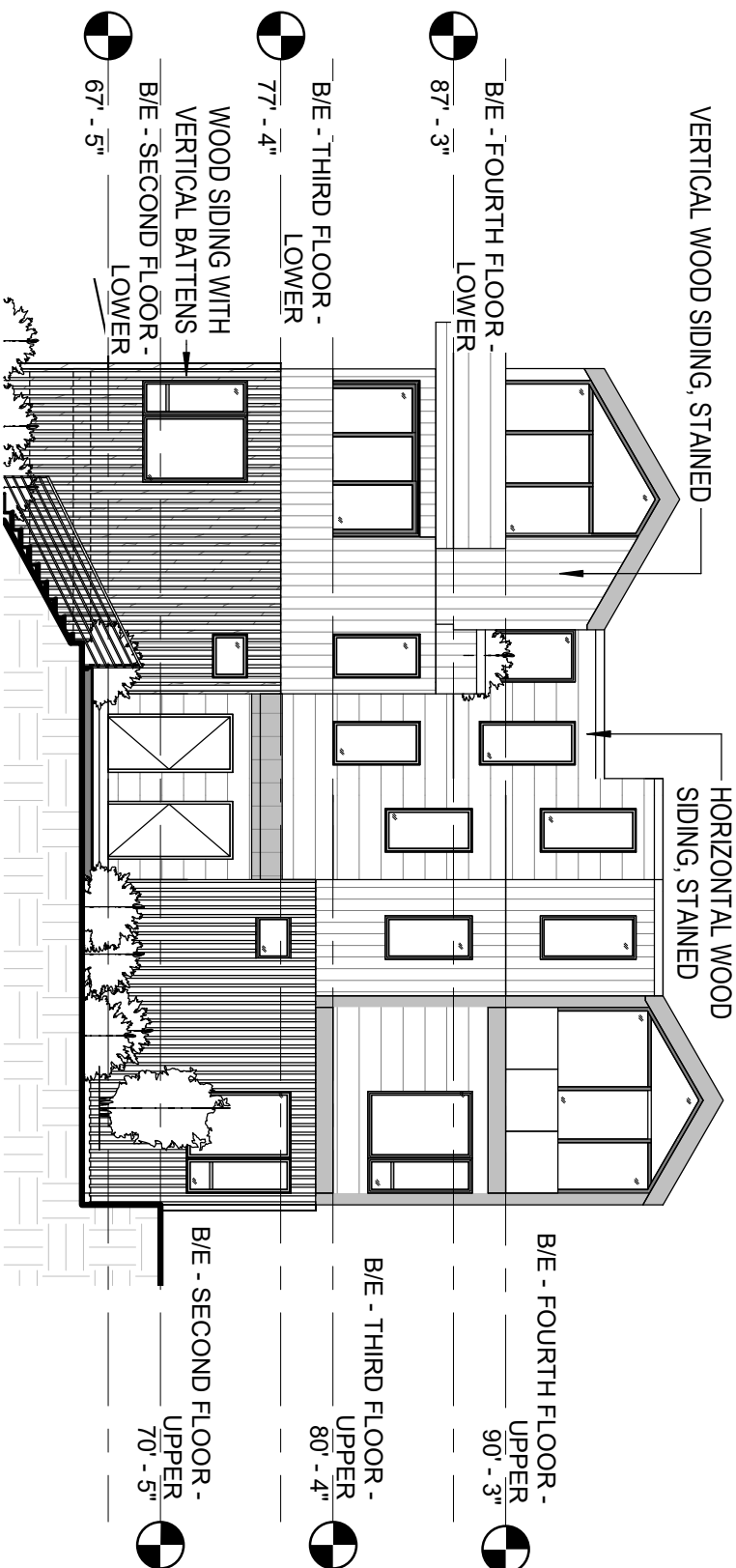
BUILDING E - SOUTH ELEVATION

2
3/32" = 1'-0"



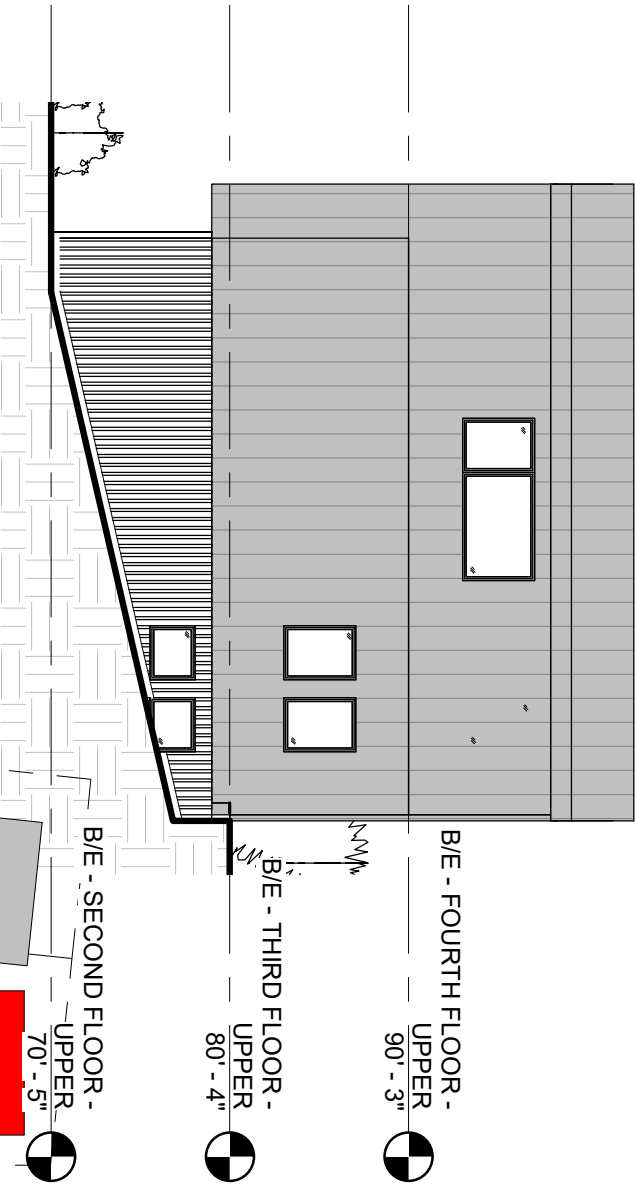
BUILDING E - EAST ELEVATION

4
3/32" = 1'-0"



BUILDING E - NORTH ELEVATION

1
3/32" = 1'-0"



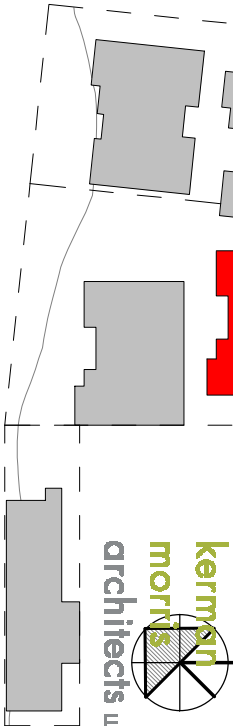
BUILDING E - WEST ELEVATION

3
3/32" = 1'-0"

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BUILDING E - ELEVATIONS

53



BUILDING A

COMMON ENTRY WALKWAY / ACCESS



1513 YORK STREET

19'0"

sheet name | scale

sheet number

PERSPECTIVE - YORK STREET

54



1513 YORK STREET

1901

sheet name | scale

sheet number

PERSPECTIVE - CENTRAL GREEN VIEW



1513 YORK STREET



1513 YORK STREET

1901

sheet name | scale

sheet number

PERSPECTIVE - WALKWAY

57



1513 YORK STREET

1901

sheet name | scale

sheet number

PERSPECTIVE - WALKWAY

58



1513 YORK STREET

1901

sheet name | scale

sheet number

PERSPECTIVE - BACKYARDS

59



1513 YORK STREET

1901

sheet name | scale

sheet number

PERSPECTIVE - BACKYARDS

60



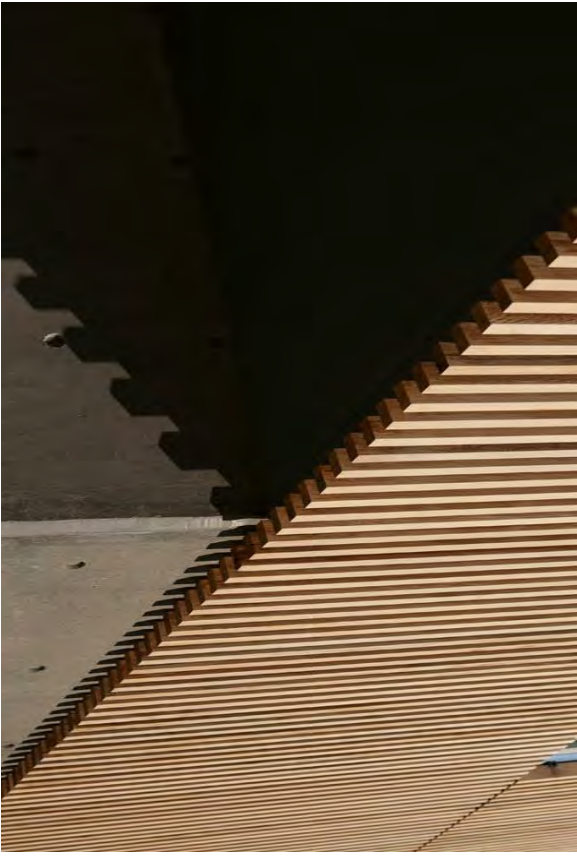
HORIZONTAL WOOD
SIDING, STAINED



STANDING SEAM METAL ROOF



VERTICAL WOOD
SIDING, STAINED



WOOD SIDING WITH VERTICAL BATTENS

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1. HORIZONTAL WOOD SIDING, STAINED

2. VERTICAL WOOD SIDING, STAINED

3. WOOD SIDING WITH VERTICAL BATTENS

4. STANDING SEAM METAL ROOF

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MATERIALS 2

62

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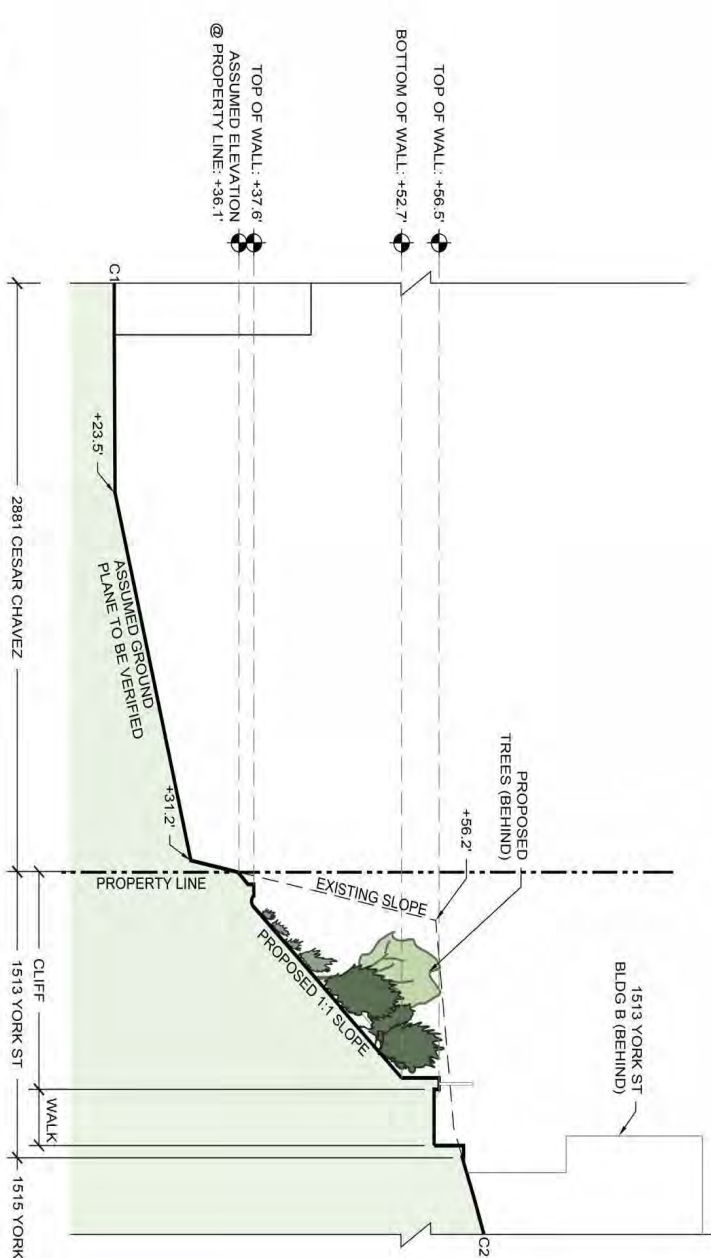
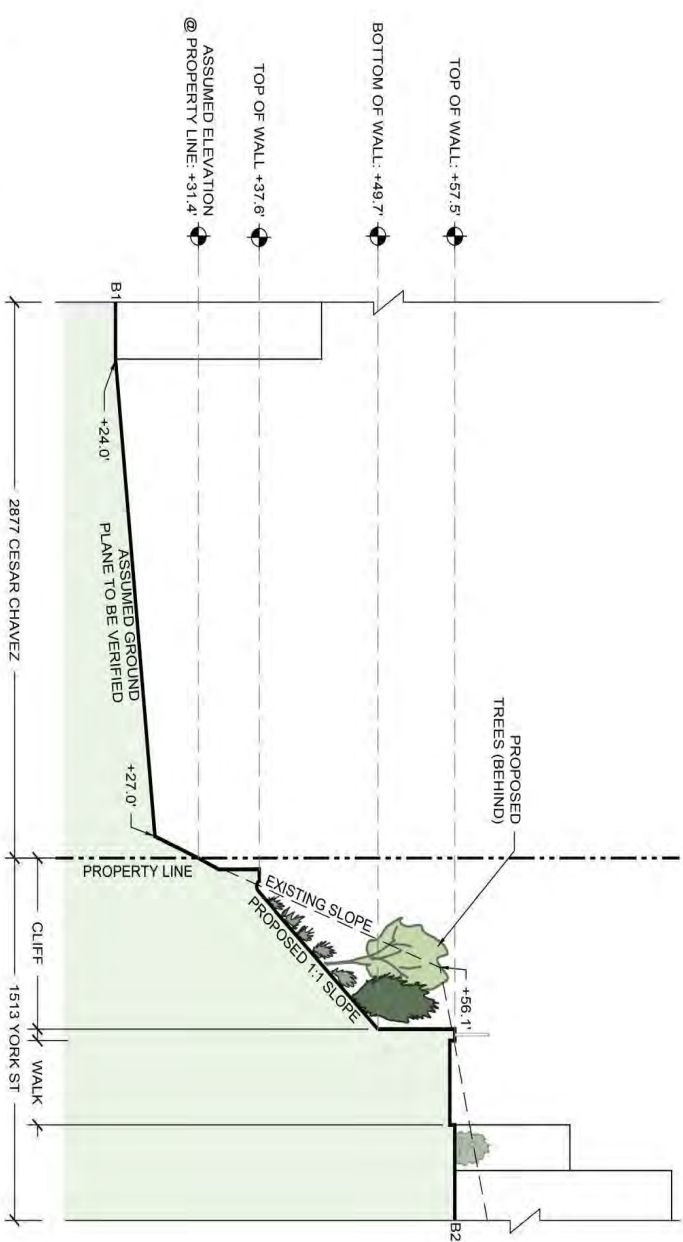
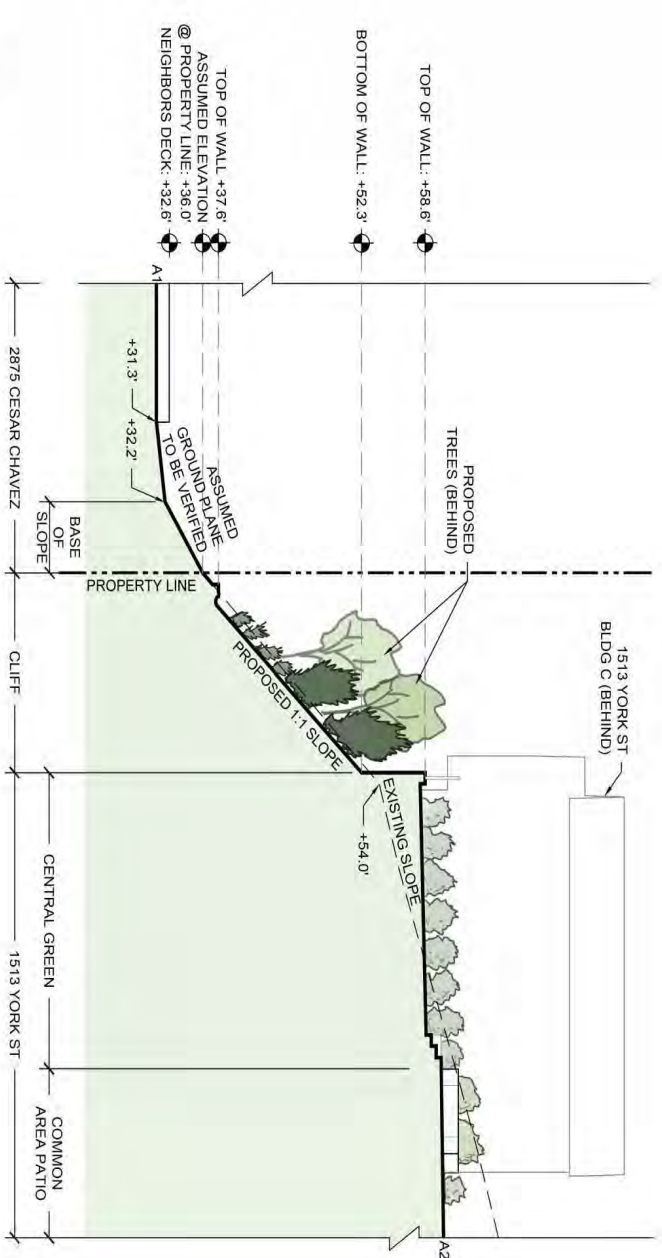


LANDSCAPE - SITE PLAN

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- NOTES:**
1. THE SITE PLAN AND SECTIONS SHOWN HERE ARE SOLELY AS A ROUGH GUIDE FOR DECISION MAKING ABOUT FUTURE HILL SIDE CONDITIONS. THE INTENTION OF THE EXHIBITS IS TO ASSESS THE IMPLICATIONS ASSOCIATED WITH OPTIONS FOR REMEDIATION OF THE HILLSIDE DUE TO SEISMIC INSTABILITY. THESE CONCEPTS ARE PRELIMINARY. ALL FINAL PLANS FOR CLIFF AND HILLSIDE STABILITY SHALL BE APPROVED BY A LICENSED GEOTECHNICAL ENGINEER.
 2. PROPOSED PLANTING SHOWN ON THE SITE PLAN AND SECTIONS IS CONCEPTUAL AND DOES NOT REPRESENT A GUARANTEE OF FINAL PLANT SIZES OR SHAPES. THE OUTCOME OF HILL SIDE CONDITIONS WILL DEPEND ON SIZES AT THE TIME OF PLANTING, SOIL CONDITIONS, CLIMATIC CONDITIONS, AND WEATHER CONDITIONS.
 3. THE EXISTING CONDITIONS SHOWN HERE ARE BASED ON AN ARCHITECTURAL SITE SURVEY BY TRANSAMERICA ENGINEERS, DATED 11-05-14, PROVIDED BY KENNAN MORRIS ARCHITECTS ON MARCH 7, 2019. IDS BEARS NO RESPONSIBILITY FOR ANY OMISSIONS OR INCORRECT INFORMATION PROVIDED BY OTHERS.
 4. EXISTING ELEVATIONS SHOWN AT PROPERTY LINES HAVE BEEN ESTIMATED THROUGH EXTRAPOLATION OF LIMITED DATA ON ARCHITECTURAL SITE SURVEY BY TRANSAMERICA ENGINEERS, DATED 11-05-14. ACTUAL CLIFF CONDITIONS MAY VARY EXTENSIVELY ACROSS THE SECTION OF A CLIFF. IDS BEARS NO RESPONSIBILITY FOR INACCURACIES IN PORTAL OF EXISTING CLIFF CONDITION, IN THE ABSENCE OF A MORE COMPREHENSIVE SURVEY OF CLIFF ELEVATIONS AND ADJACENT LOT CONDITIONS.
 5. ELEVATION INFORMATION OUTSIDE SUBJECT PROPERTY IS ESTIMATED. IDS BEARS NO RESPONSIBILITY FOR INACCURACIES IN PORTAL OF EXISTING CONDITIONS AND GRADES AT LOTS ADJACENT TO SITE.



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LANDSCAPE - SITE SECTION

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TREES



ACER PALMATUM



ARBUTUS MARINA



CERCIS OCCIDENTALIS



ERIBOTRYA DEFLEXA



MAGNOLIA SOULANGEANA



PODOCARPUS ELONGATUS
MONNAL

SHRUBS & PERENNIALS



AEONIUM HAWORTHII
"SUNBURST"



AGAVE ATTENUATA



ANIGOZANTHOS FLAVIDUS



ASPARAGUS DENSIFLORUS
"MYERS"



COPROSMA
"INFERNO"



FATISIA JAPONICA



HEUCHERA
"OBSIDIAN"



KNIPHOFIA UVARIA



LOMANDRA LONGIFOLIA
"BREEZE"



MYRTUS COMMUNIS



NANDINA DOMESTICA



PENSTEMON
"MARGARITA B.O.P."



PITTOSPORUM TOBIRA
"CREME DE MINT"



SARCOCOCCA RUSCIFOLIA



SEDUM
"AUTUMN JOY"



SENECIO MANDRALISCAE

HILLSIDE STABILIZATION PLANTING



ACHILLEA MILLEFOLIUM



ARTEMISIA CALIFORNICA



CEANOTHUS GRISEUS
"YANKEE POINT"



COTONEASTER HORIZONTALIS



DODONAEA VISCOSA



HETEROMELES ARBUTIFOLIA



PITTOSPORUM TENUIFOLIUM



PODOCARPUS MACROPHYLLUS



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HILLSIDE SCREENING



DODONAEA VISCOSA



HETEROMELES ARBUTIFOLIA



PITTOSPORUM TENUIFOLIUM



PODOCARPUS MACROPHYLLUS

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sheet number

LANDSCAPE - PLANTING PALETTE

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CENTRAL GREEN



LOUNGE



INTERNAL PATHWAYS



PATIO ENTRANCE



PATIO ENTRANCE



ACCESS STAIRS BETWEEN UNITS

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LANDSCAPE - CHARACTER IMAGES



LEGEND

---	PROPERTY LINE
---	SAWTOOTH LINE
---	DIRECTION OF STEEP SLOPE
---	FLOW LINE
---	GAUGE BREAK
---	CONTOURS
154	
156	

GRADING NOTES:

- 100 90 80 70 60 50 40 30 20 10 0

COORDINATION NOTES

1. COORDINATE "CLIFF" GRADING.
2. COORDINATE SITE RETAINING WALLS.
3. COORDINATE STAR RISERS AND QUANTITY.



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1901

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sheet number

CIVIL - GRADING PLAN

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LEGEND

PROPERTY LINE

STORM DRAIN NOTES

1. PREPARE A GROUP LINE 4-6 INCHES (12-15 CM) WITH A DURATION OF TWO MINUTES. INSTRUCTIONS:
 - (A) IF OTHER IN GROUP LEADS, AGENTS SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT. OTHER AGENT SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT. OTHER AGENT SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT. OTHER AGENT SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT.
 - (B) IF OTHER IN GROUP LEADS, AGENTS SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT. OTHER AGENT SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT. OTHER AGENT SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT. OTHER AGENT SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT.
 - (C) IF OTHER IN GROUP LEADS, AGENTS SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT. OTHER AGENT SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT. OTHER AGENT SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT. OTHER AGENT SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT.
 2. PREPARE A GROUP LINE 4-6 INCHES (12-15 CM) WITH A DURATION OF TWO MINUTES. INSTRUCTIONS:
 - (A) IF OTHER IN GROUP LEADS, AGENTS SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT. OTHER AGENT SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT. OTHER AGENT SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT. OTHER AGENT SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT.
 - (B) IF OTHER IN GROUP LEADS, AGENTS SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT. OTHER AGENT SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT. OTHER AGENT SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT. OTHER AGENT SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT.
 - (C) IF OTHER IN GROUP LEADS, AGENTS SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT. OTHER AGENT SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT. OTHER AGENT SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT. OTHER AGENT SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT.
- ALL AGENTS SHOULD BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT. OTHER AGENT SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT. OTHER AGENT SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT. OTHER AGENT SHALL BE PLACING HANDS ON TWO ELBOWS OF OTHER AGENT.

SANITARY SEWER NOTES

1. ALL SEWERS MUST BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
2. PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 6-INCH SHALL BE POLYETHYLENE GLASS REINFORCED (PFR) OR GREEN SEWER PIPE AND SHALL CONFORM TO THE 1995 STANDARD SPECIFICATIONS FOR SEWER PIPE AND SHALL BE CONNECTED TO CONNECTIONS ALL DISECTION JOINTS SHALL BE MADE WITH THE CONNECTIONS, 22.5 ELBOWS OR 45 ELBOWS, 90° ELBOWS AND TEES ARE PROHIBITED.
3. ALL LATRINES SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS.

WATER SYSTEM NOTES

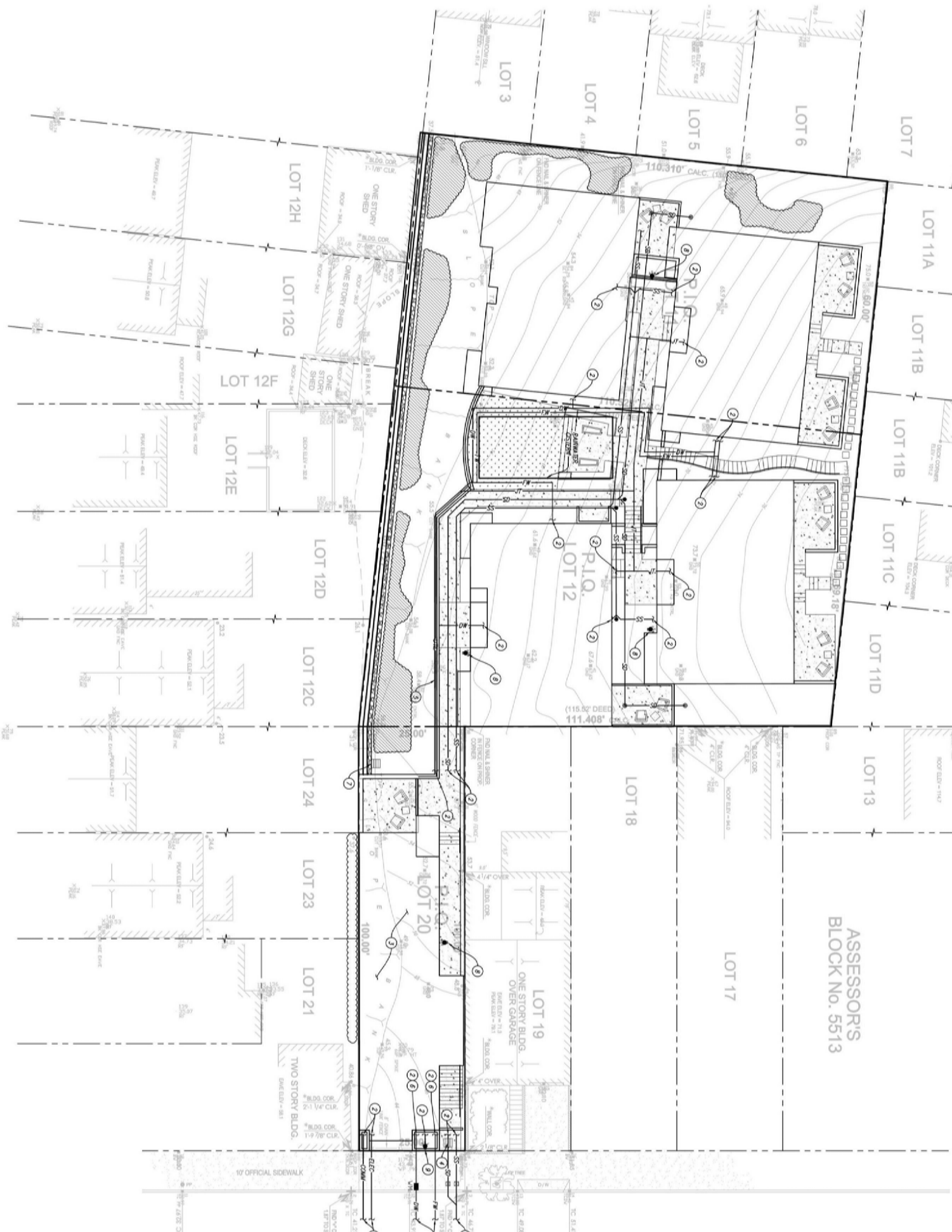
1. MANHOLE/STREET MAIN LINES TO ARIK FROM SANITARY STREET MAIN LINES LATERALS SHALL BE SEPARATED PER PLAN CONDITIONS.
2. WHERE MAIN LINES HAVE TO CROSS SANITARY STREET LINES, DO SO AT A 90 DEGREE ANGLE AND MAIN LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY STREET LINES.
3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
4. ALL MAIN LINES SHALL BE INSTALLED WITH 36" MANHOLE COVERS.

UTILITY NOTES

1. CONDUIT TO EXISTING CITY MAIN, EXISTING INFERTS UNKNOWN.
2. SEE M.E.P. FOR CONNECTION.
3. ASSUMED ROUTING FOR INFERTS, SEWER, AND STEAM MAIN, WITHIN EQUIPMENT ROOM, TO BE FOLLOWED FOR ALL OTHERS.
4. DOMESTIC WATER MAIN, BE ALONG MAINS. SEE M.E.P.
5. SANITARY RAIN FLOW STANDARDS.
6. FOR POWER, AND CONDUIT ROUTED ON FACE OF WALL.
7. DOMESTIC AND FIRE WATER ALONG PERIMETERS ARE LOCATED IN BUILDING.
8. CATCH BASIN TO PUMP TO STEAM BOILER SYSTEM.
9. MET STANDPIPE.
10. FIRE DEPARTMENT CONNECTION.

COORDINATION NOTES

1. EXISTING UTILITIES IN THIS STREET ARE UNKNOWN AND ASSUMED TO EXIST. AN INVESTIGATION HAS BEEN REQUESTED BY ASSAULT.
2. ABOUT 100 YARDS IS ASSUMED TO CONTAIN POWER AND COMMUNICATIONS LINES AND CONDITIONS OF PULL BOXES AND TIE-INS ARE TO BE DETERMINED.
3. IT IS ASSUMED THAT GAS WILL NOT BE REQUIRED FOR THIS PROJECT.
4. IT IS ASSUMED THAT THE CITY WILL ALLOW ONE DOMESTIC WATER CONNECTION TO THE CITY SYSTEM WITH 500 FEET OF PIPING AT EACH UNIT.
5. IT IS ASSUMED THAT THE CITY WILL ALLOW ONE FIRE WATER CONNECTION TO THE CITY SYSTEM WITH PRIVATE FEES TO EACH BUILDING.
6. ASSUME POWER METER RUN WILL BE IN CHARGE OF BUILDING A.



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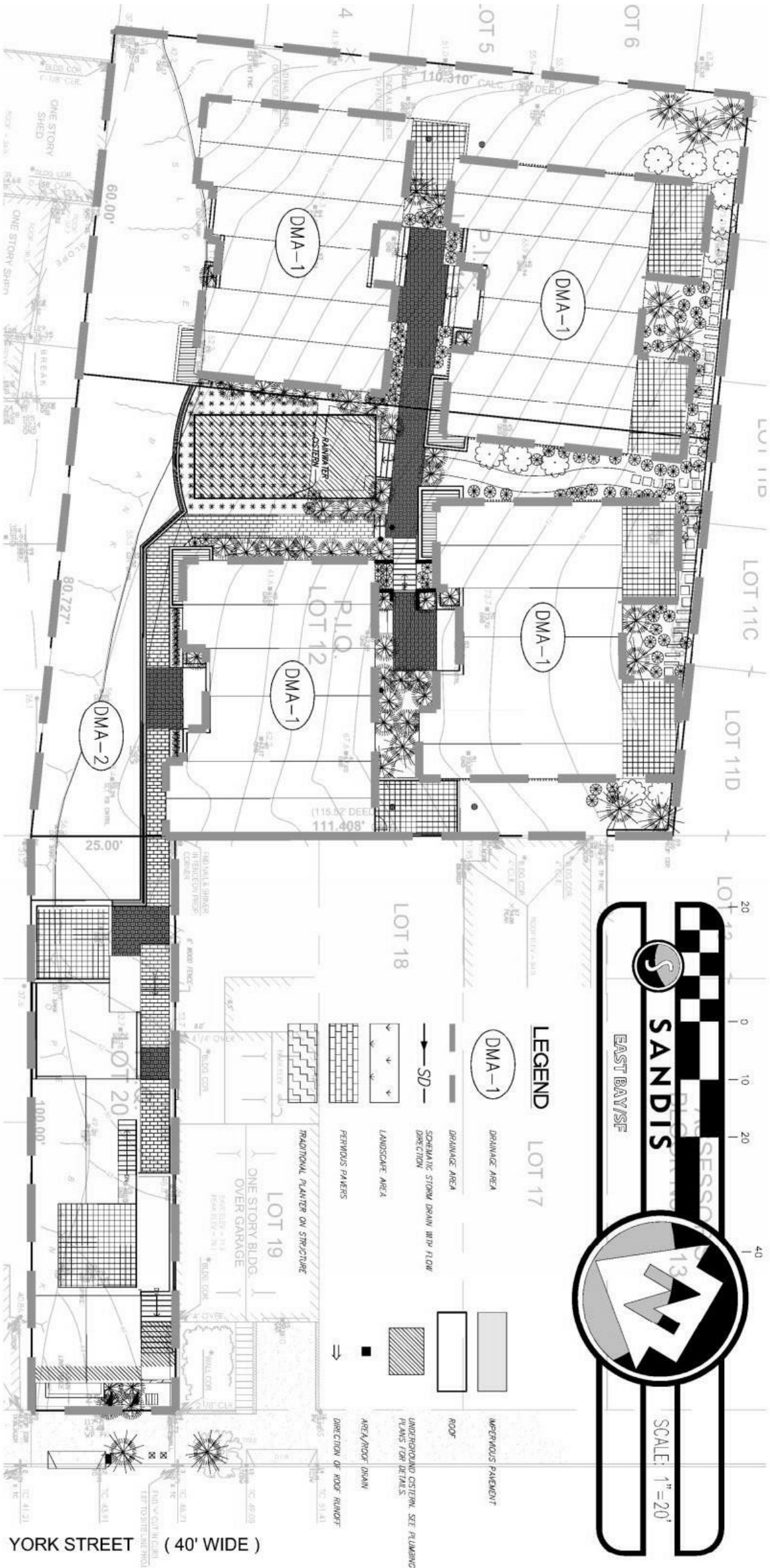
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CIVIL - UTILITY PLAN

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AREA SUMMARY TABLE:

BOUNDARY	BMP-ID	CONVENTIONAL SURFACES (SF)			LID / BMPs (SF)	TOTAL (SF)
		ROOF	PAVEMENT	TRAD. PLANTER		
SUB-WATERSHED 1 (SW-1)						
DMA-1		6222	662	0	0	6884
DMA-2		1717	2,437	6,381	0	10535
SUB TOTAL (SW-1)		7939	3099	6381	0	17419
OVERALL TOTAL		7939	3099	6381	0	17419

PLAN VIEW
SCALE: 1"=20'

CALCULATION SUMMARY TABLE:

2-YR, 24HR STORM					
BOUNDARY		EXISTING	PROPOSED	%REDUCTION ACHIEVED	%REDUCTION REQUIRED
PEAK FLOW	SW-1	0.296	0.258	13%	0%
	TOTALS	0.296	0.258	13%	0%
	SW-1	1,655	1,647	0%	0%
VOLUME	TOTALS	1,655	1647	0%	0%

SMP NOTE:
THIS DOCUMENT IS NOT FOR CONSTRUCTION
DO NOT CITE, COPY, OR INCLUDE
IN CONSTRUCTION DOCUMENTS
THIS DOCUMENT WILL BE RECORDED ON TITLE

1513 YORK STREET

CIVIL - STORM WATER MANAGEMENT

Exhibit C:

Environmental Determination



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1513 YORK STREET		5513011, 5513012, 5513020
Case No.		Permit No.
2013.0655E		201407090770
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. The 17,419-square-foot project site is composed of 3 vacant lots located on the block bound by York Street to the west, Hampshire Street to the east, Cesar Chavez Street to the north, and Peralta Avenue to the south in the Bernal Heights neighborhood. Lot 020 has frontage along York Street, while the other two lots (011 and 012) have no street frontage. The proposed project would construct a total of 10 residential units in five separate buildings. The proposed project would merge the 3 lots into a single lot, and would construct four buildings with two approximately 1,600 square foot units in each in the mid-block, and one building fronting York Street containing two approximately 1,030 square foot units over parking. The four of the two-unit buildings would be located at the interior of the block and would be accessed through a separate entry at lot 20. The four interior two-unit buildings are two to three stories with no parking at the interior of the block. Access to all of the mid-block dwellings would occur through a pedestrian walkway with an entry gate at York Street. The project would add a new 10 foot wide curb cut and driveway on York Street, and the two-unit building fronting York Street at lot 20 would provide pedestrian and vehicular access for all 10 units. Eight car parking spaces would be provided using a FULL PROJECT DESCRIPTION ATTACHED		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? <i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input checked="" type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input checked="" type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Joshua Pollak PLEASE SEE ATTACHED	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Property Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Joshua Pollak	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing	Signature: Joshua Pollak
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	10/22/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

Full Project Description

The 17,419-square-foot project site is composed of 3 vacant lots located on the block bound by York Street to the west, Hampshire Street to the east, Cesar Chavez Street to the north, and Peralta Avenue to the south in the Bernal Heights neighborhood. Lot 020 has frontage along York Street, while the other two lots (011 and 012) have no street frontage. The proposed project would construct a total of 10 residential units in five separate buildings. The proposed project would merge the 3 lots into a single lot, and would construct four buildings with two approximately 1,600 square foot units in each in the mid-block, and one building fronting York Street containing two approximately 1,030 square foot units over parking.

The four of the two-unit buildings would be located at the interior of the block and would be accessed through a separate entry at lot 20. The four interior two-unit buildings are two to three stories with no parking at the interior of the block. Access to all of the mid-block dwellings would occur through a pedestrian walkway with an entry gate at York Street.

The project would add a new 10 foot wide curb cut and driveway on York Street, and the two-unit building fronting York Street at lot 20 would provide pedestrian and vehicular access for all 10 units. Eight car parking spaces would be provided using a mechanical car lift under the York Street facing building at lot 020. Sixteen Class I bicycle parking spaces, and recycling, trash and composting bins will also be located in the garage. An elevator would give direct access from the garage to the pedestrian walkway above.

The proposed project would excavate up to a depth of 8 feet over a 10,300 square feet area for a total excavation of 3,150 cubic yards. The homes would be supported by mat foundation with some drilled piers for some site retaining walls. Stormwater management would be provided through rainwater harvesting off the roofs, which would be stored in a central rainwater cistern, used to irrigate new onsite plantings.

CEQA Impacts

Prior Categorical Exemption dated September 9, 2018. Project revised to account for updated geotechnical report and updated project design.

Notification of Environmental Review: Mailed May 27, 2014, 12 comments from 18 people. Addressed in June 30, 2015 Categorical Exemption (supplanted).

Preliminary Archeological Review: May 23, 2013, found project would require a Class 32 Categorical Exemption due to steep slopes greater than 20 percent.

Geotechnical Reports: Harold Lewis & Associates Geotechnical Consultants, Foundation Investigation: Five Proposed Residential Buildings Off York Street San Francisco, California, October 11, 1991; supplemental letter regarding Applicability and Update of Foundation Investigation Report prepared June 11, 2013; Divis Consulting, Inc., Geotechnical Report and Geologic Hazard Study: 1513 York Street, San Francisco, California, July 31, 2019.

Transportation Study Determination: Submitted August 29, 2018, determined no further study required.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
1513 YORK STREET		5513/011
Case No.	Previous Building Permit No.	New Building Permit No.
2013.0655	201407090770	
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:

Exhibit D:

Land Use Data



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 1513 YORK ST
RECORD NO.: 2013.0655CUA

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	17,295	17,295	-
Residential	-	16,870	16,870
Commercial/Retail	-	-	-
Office	-	-	-
Industrial/PDR <i>Production, Distribution, & Repair</i>	-	-	-
Parking	-	1,380	1,380
Usable Open Space	-	>2,800	>2,800
Public Open Space	-	-	-
Other ()	-	-	-
TOTAL GSF	-	16,870	16,870
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	-	10	10
Dwelling Units - Affordable	-	Affordable Housing Fee	Affordable Housing Fee
Hotel Rooms	-	-	-
Parking Spaces	-	8	8
Loading Spaces	-	-	-
Car Share Spaces	-	0	0
Bicycle Spaces	-	16	16
Number of Buildings	-	5	5
Number of Stories	-	2-3	2-3
Height of Building(s)	-	<30 ft.	<30 ft.
Other ()	-	-	-

Exhibit E:

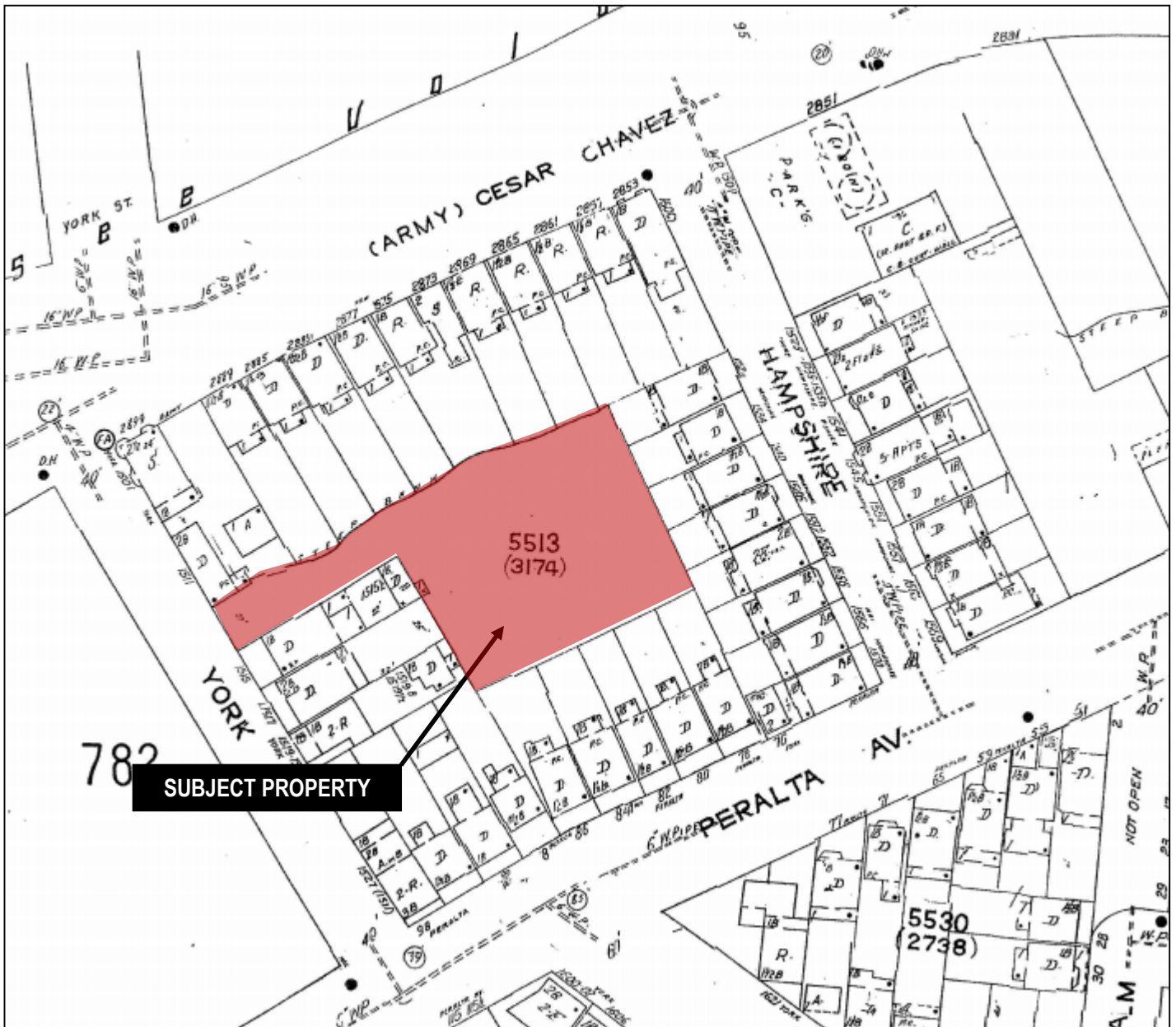
Maps and Context Photos

Parcel Map



Conditional Use Authorization
Case No. 2013.0655CUA
1513 York Street

Sanborn Map*



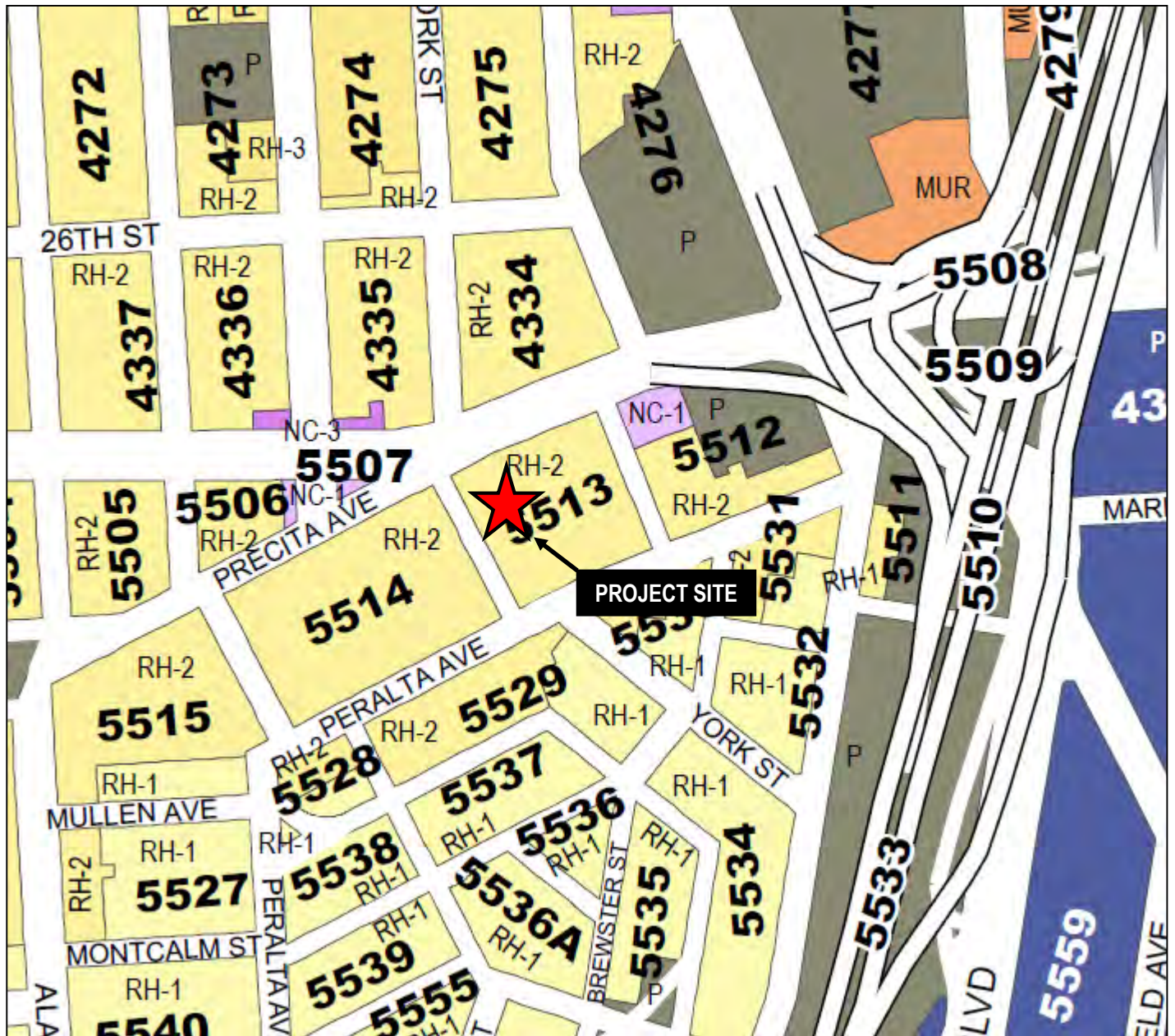
SUBJECT PROPERTY

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



Conditional Use Authorization
Case No. 2013.0655CUA
1513 York Street

Zoning Map



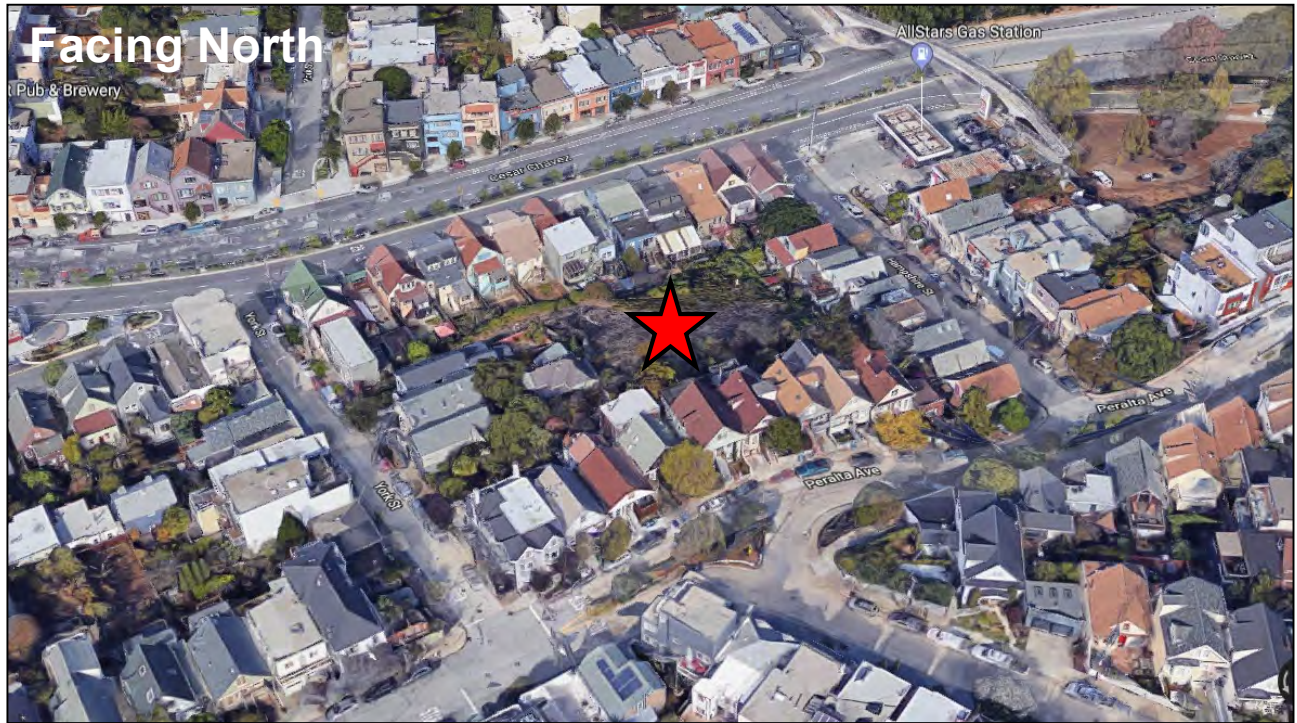
Conditional Use Authorization
Case No. 2013.0655CUA
1513 York Street

Height & Bulk Map



Conditional Use Authorization
Case No. 2013.0655CUA
1513 York Street

Aerial Photo



Conditional Use Authorization
Case No. 2013.0655CUA
1513 York Street

Site Photo

York Street frontage



Conditional Use Authorization
Case No. 2013.0655CUA
1513 York Street

Exhibit F:

Project Sponsor Brief



November 27, 2019

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco C 94103

**RE: PROJECT SPONSOR'S BRIEF
1513 York Street (2013.0655CUA)**

Dear President Melgar and Planning Commissioners,

This project has roots that go back to 1987.

Mr. Patrick Quinlan, the owner of these three parcels in Bernal Heights and project sponsor, has attempted (thus far unsuccessfully) to craft a proposal to develop this land. He has explored proposals ranging from four (4) to ten (10) units on this land and attempted to negotiate the opinions/desires of 24 abutting households as his proposals were reviewed by the Planning Department.

Over the course of these approximately 3 decades San Francisco has experienced an economic boom that has resulted in our present housing crisis, and greater need to develop this land at an appropriate density, and with inclusionary housing.

Kerman Morris Architects became involved with the project in early 2019, following an unsuccessful CU Hearing on November 29, 2018 before your Commission (2013.0655CUA) in which Architect Stephen Antonaros presented a 10-unit scheme that, despite support from Bernal Heights ESDRB, still inspired community opposition and left your Commission with many issues unresolved.

Our goal has been to address the prior scheme's failings, resolve the technical and neighborhood concerns, derive a new proposal that "creates community" and fits in the neighborhood, and with your support gets this project entitled. We look forward to presenting to you at the December 12, 2019 Commission Hearing.

Please find attached our summary of Community Outreach for this project. It includes both summaries of efforts prior to and during our involvement.

Sincerely yours,

Toby Morris, Architect

kerman
morris
architects LLP

139 Noe Street
San Francisco, CA
94114
415 749 0302
kermanmorris.com



**1513 York Street Development
2013.0655CUA**

Planning Commission Hearing 12/12/2019

Project Sponsor's Brief Documents Included:

- I) **Project Summary** – 10 units on three vacant parcels in Bernal Heights (page 3)
- II) **List of Changes Made since 11/29/2019 Commission Hearing** (page 4)
Outline of changes made responsive to neighbors; input from Commission 11/29/2018 Hearing; and to create a more viable/livable new community.
- III) **Summary of Community Outreach: 12/10/1987 to 11/29/2018 (under prior Architect)** (page 5)
 - Early Sponsor Community Outreach Summary (page 6)
 - Bernal Heights East Slope Design Review Board letter, 10/28/2018 (page 7)
 - Neighbor emails (p. 8-9)
- IV) **Summary of Community Outreach: 11/29/2018 to 11/29/2019 (under Kerman Morris Architects)** (page 10)
 - KMA 2019 Community Outreach Summary (p. 11-12)
 - 05-02-2019 Presentation to Bernal Heights ESDRB (p. 13-19)
 - 05-07-2019: Bernal Heights ESDRB letter (p. 20-21)
 - 07-09-2019: Pre-Application Community Meeting (p. 22-28)
 - 07-24-2019: Bernal Heights ESDRB letter (page 29)
 - Neighbor emails (p. 30-38)



I. Project Summary: 1513 York Street Residences

The project consists of developing (10) new residential units in (5) new duplex buildings on an undeveloped lot consisting of (3) parcels: lots 020 ,012 and 011 of Block 5513 in San Francisco in Bernal Heights:

- The new homes will be flats and townhouses ranging from two to three bedrooms.
- (8) parking spaces are provided using mechanical stackers and (16) bicycle spaces will be provided in a common garage under the “head” building facing York Street.
- A wide pedestrian walkway will give access to the mid-block townhomes.
- Private/at grade and common open space are provided, including a “Central Green” in the middle of the development for resident and visitor enjoyment.
- Runoff management and stormwater management will consist of drawing water off unit roofs, storing it in a central cistern, and using the water to irrigate site plantings on an annual basis.
- Lifesafety and Fire-fighting provisions have been reviewed and approved by San Francisco DBI, SFFD and Fire Marshal and incorporated into the design.



II. List of Changes Made since 11/29/2019 Planning Commission

Changes made to the 10-Unit pedestrian accessed development proposal are numerous and varied and consist of the following:

Site Planning Changes:

- Push homes away (uphill) from cliff and neighbors below on Cesar Chavez
- Push homes away from the center of the lot to create a “Central Green” open space
- Provide private open space for most units on grade at property’s edges
- Provide easy and direct pathways, mostly gently ramped, to facilitate daily use.

Technical Changes:

- Set back the existing cliff to 1/1 slope to stabilize it in a seismic event, replant
- Incorporate central cistern as part of stormwater control plan to control runoff and provide a source of water for plantings management throughout the dry months.
- Incorporate lifesafety and fire fighting provisions to enable emergency access and provide for resident and user safety. Provisions include:
 - fire rated Type III-A construction,
 - NFPA 13 sprinkler protection at all structures including high hazard coverage in garage,
 - new fire hydrant in front of site,
 - fire department connection at face of the York Street building with pressurized standpipes located around the site,
 - safe dispersal area at inner block,
 - red zone in front of York Street building for easy fire rig deployment.

Changes made for Neighbors:

- 1515 York: Pulled back proposed rear wall of York Street facing duplex to maintain existing northerly views from neighbor’s property line windows.
- 2889 Cesar Chavez: Incorporate green wall at rear of neighbor’s property to soften impact of new blank sidewall of proposed garage under York Street facing building.
- Grade existing “cliff” at northern edge of subject property to a 1/1 slope in order to mitigate current geologic hazard of rockfall into Cesar Chavez properties in a significant seismic event.
- Incorporate drainage swale at northern property line to avoid runoff onto Cesar Chavez properties.

Changes made responsive to 11/29/18 CU/Commission comments:

- Simplified parking and construction, organized/clarified site plan, addressed all proposed property edges in relation to neighbors, created clear community aesthetic.



**III. Summary of Community Outreach: 12/10/1987 to 11/29/2018
(under prior Architect)**

- Project Sponsor Summary of Community Outreach
- Bernal Heights East Slope Design Review Board letter, 10/28/2018
- Neighbor emails

kerman
morris
architects LLP

139 Noe Street
San Francisco, CA
94114
415 749 0302
kermanmorris.com

1513 YORK STREET: SUMMARY OF COMMUNITY OUTREACH BY PROJECT SPONSOR

- 12-10-1987 (first filing) TO 11-29-2018 (CU Hearing for 2013.0655CUA)
- Prepared by Patrick Quinlan, Project Sponsor/property owner

(1987.612E) 12-10-1987: Project Review with Department of Planning

12-11-1987: Check to Planning for \$885. to get the project started.

05-05-1988: Letter to Baxley family who built up to my property line.

1992 Community Meeting with East Slope Design Review Board Stephen (Antonaros architect and spokesman).

(1993.438PRJ) 07-14-1993 Application for a proposed 5 lot subdivision to build 5- two unit buildings.

1993 Kathleen Campbell, Dr. Fine, Margo Friestadt and her husband form a committee to oppose development.

- They decline Quinlan's request to be a member. They say they are not a nimby organization in their May 14th 1996 letter. (27 years later it is clearly about protecting their views).
- Their Committee appeals the Preliminary Negative Declaration Project 95.702E.
- Dr. Fine warns that because the project is on a hillside that garbage collection will be dangerous. Trash bins will roll away and someone may be injured or killed.

(1995.702 PRJ) 07-11-1996: SF Planning Commission: Appeal of Negative Declaration is denied.

07-02-1996 Gloria Hardy, an immediate neighbor at 2889 Army St. writes a letter of support for the 10 unit project.

1994 to 1995: Quinlan visits each of the neighbors' homes and apartments personally and speaks to all residents on both sides of York St., Peralta St., Hampshire St. and one side of Caesar Chavez to discuss the project and their concerns.

(2008.0672 PRJ): 6/9/2008: Scaled down proposal for (4) single family homes.

(2013.0655PRJ/ENV/VAR/CUA) Antonaros and Quinlan file application and pay fees for Permits.

2013 and 2014: Community Meetings with the neighbors & Bernal East Slope Review Board. ESDRB issues letter based on meeting of 5-14-14.

05-14-14: Geotechnical Consultant, Harold Lewis, speaks and answers questions at ESDRB meeting for two hours.

06-09-2014: Supporting neighbor Scott Kurth issues a letter of support.

6-19-2014: Quinlan notifies all neighbors and holds an open house on the empty lots for conversation and snacks. Various concerns noted and addressed.

12-10-2014 Return to environmental review with Sarah Jones, Viktoryia Wise and Scott Sanchez.

2017 and 2018: meetings with neighbors at the ESDRB at the Cortland Branch of the Public Library with Stephen Antonaros as spokesman.

11-16-2018: Brechin Flournoy of 2889 Ceaser Chavez writes letter of objection based on a false rumor that the developer will take 4 feet of her land.

11-29-2018: Planning Commission Hearing: Doug Vu presents plan at CU Hearing: project continued for redesign.

The above chronology of events are true and supported by documents.

quinlansf@yahoo.com . Patrick Quinlan: 415-378-1333



Bernal Heights

East Slope Design Review Board

Terry Milne, external secretary • 321 Rutledge • San Francisco 94110 • [285•8978]

October 28, 2018

Stephen Antonaros
Stephen Antonaros Architect
2261 Market Street
San Francisco CA 94114
santonaros@gmail.com

RE: 1513 York Street
Block/Lot #5513/011, 012 & 020
cc: Doug Vu, SF Planning Dept
doug.vu@sfgov.org

Dear Stephen,

The Bernal Heights East Slope Design Review Board held a neighborhood meeting on October 18, 2018 to review the design for ten new homes at 1513 York Street and adjoining lots at the interior of the block. The meeting was attended by a small group of neighbors. This was the latest in a series of meetings that have been held over many years with the Board and neighbors.

The Board believes that the project is in general conformance with the Bernal Heights East Slope Building Guidelines. The review process with both the BHESDRB and the San Francisco Planning Department has improved the design and resulted in a proposed project that is compatible with the scale and texture of the surrounding neighborhood. Neighbors and the Board appreciated that a landscape plan was provided in the presentation.

We understand that consideration was given to reducing the number of units from ten to nine, which might have reduced the impact of the York lot duplex on the adjoining neighbor, but that Planning recommended keeping the number of units at ten since that would initiate the requirement for including an affordable unit. The Board is supportive of providing affordable units in the neighborhood.

Neighbors along Cesar Chavez Street expressed concern throughout the process about the impacts of the project on their southern property lines. We strongly encourage you to work with each of those property owners to design a sensitive interface at the property line, for example one that incorporates retaining walls that step down and accommodate planting. As the project develops, please include this interface in the scope of the landscape designer, and consider an alternate configuration of the bike parking area that would allow for planting at that area.

We also note that the area for storing trash, recycling and compost bins seems small for a project of this size, and request that you work with the appropriate agency to validate the size and system for managing this area.

The Board wishes to thank the project sponsor for presenting the plans to the neighborhood. Since the Board is not a City agency, it does not have the power to either approve or disapprove the permit application.

Cordially,



Wendy Cowles, Chair
On Behalf of the Bernal Heights ESDRB

From: [Stephani Ramirez](#)
To: [Vu, Doug \(CPC\)](#)
Subject: 1513A-F York St.
Date: Tuesday, October 09, 2018 9:26:52 PM

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

hello -

I am interested to know if these will be units for sale or rent?

Will the street be converted to a one way street with the additional impact that more cars in the area will bring?

If their proposal is permitted when will construction begin?

I own a property across the street and am additionally concerned with the increase in cars on a already crowded two way street that should in my opinion be a ONE way street - not to mention that the increase in units will undoubtedly carry with it more competition for street parking even in light of their parking situation.

Can the plans be emailed?

Thanks

--

Stephani Ramirez
415.987.5374

From: [Brechin Flourney](#)
To: [Vu, Doug \(CPC\)](#)
Subject: 1513A-F YORK STREET -
Date: Friday, October 12, 2018 5:10:12 PM

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

Greetings,

I have written before, and am writing in advance of the hearing to state my objection to the proposed development on the hill behind my house. I live at 2889 Cesar Chavez. My home is at the base of the 9-foot neck that leads into the large lots. It is my understanding that this narrow space will be the site of a driveway, a 3-story living unit, trash, and garbage collection. That's far too much activity for this backspace, especially on a space so narrow. The hillside is home to many varieties of birds, and bees. All of which will be displaced by the development, perhaps not to return.

I am particularly alarmed at the proximity of this development to my property lines. My neighbors at 2885 CC have been told that they will lose 4 feet in the back to the retaining wall. I am checking to see if my property lines are likewise affected, meanwhile, I have been told that the hill will be taken down by a third, which brings traffic into my backyard, disrupts my right to quiet enjoyment and threatens to reduce the footprint of my property for someone else's financial gain.

Thank you for noting my strong objections to this development at its current plan.

Sincerely,
Brechin Flourney
Owner, 2889 Cesar Chavez 94110

--

[Brechin Flourney](#)

[Bay Area Family and Preschool Photographer](#)



IV. **Summary of Community Outreach: 11/29/2018 to 11/29/2019
(under Kerman Morris Architects)**

- KMA Summary of 2019 Community Outreach
- 05-02-2019 Presentation to Bernal Heights ESDRB
 - Sign in
 - Presentation script
 - 05-07-2019: Bernal Heights East Slope Design Review Board letter
- 07-09-2019: Pre-Application Community Meeting (Precita Valley Community Center)
 - Notice
 - Sign in
 - Neighbor comments summary
 - 07-24-2019: Bernal Heights East Slope Design Review Board letter
- Neighbor emails
 - 1515 York: Brian Rosen
 - 2889 Cesar Chavez: Brechin Flournoy

1513 YORK STREET: SUMMARY OF 2019 COMMUNITY OUTREACH BY KMA

4/3/19: 3pm site visit with Trent Greenan and Rich Sucre

5/2/19: Presentation to the Bernal East Slope Design Review Board at the Cortland Public Library.

From this meeting a number of lead neighbors were identified who had primary concerns about the project and clearly wanted to be engaged and have their issues discussed. Those were:

- Brian Rosen (1515 York). His issue is his view.
- Brechin Flournoy (2889 Cesar Chavez). Brechin presented us with a forceful letter (in your file) about why the site should not be developed: her main issues were noise from the new development, water flowing down the hill into her lot, the precise location of any proposed retaining walls, blank wall facing her.
- Kathleen Campbell (84 Peralta): Although she said the project did not really impact her, but she spoke for other neighbors.

Overall the project was well received and the project team was complemented on putting together a cogent site plan and explaining why we made the various moves we did (pushing units up hill, staying away from the cliff, addressing the stormwater issues, creating a central green, simplifying parking). The BESDRB said they looked forward to more evolution of the design and understanding of the look of the buildings being proposed.

5/7/19 BESDRB issued first letter in your file: In that letter Wendy Cowles, Chair, stated the project was much improved from previous architect scheme, reduced looming over homes on Cesar Chavez, simplified parking, nice language of gables. The BESDRB also requested we work with Brian Rosen and Brechin Flournoy to see how we could address their issues (which we did).

5/7/19: Email communication with Kathleen Campbell (84 Peralta Ave resident). She would like to see less than 10 units.

5/16/19: 4pm meeting at the home of Brian Rosen at 1515 York: Brian was very clear that he does not care what Planning or DBI say about his property line windows (especially the one in his kitchen looking over the 1513 York site): for him it is all about the view and he will vehemently oppose if we cannot accommodate us. We discussed options: keeping the rear extensions of our proposal low so he could look over it; pulling back the top floors to open up the view.

5/17/19: Meeting at the home of Brechin Flournoy to update her on the project, the pre-application findings and what we are learning about the geology of the site, drainage and seismic stability from the geotechnical engineer and civil engineer.

7/3/19: Reach out to Brian Rosen regarding changes (reductions) made to Building A to address his view concern.

7/3/19: Phone call with Brechin regarding slope (agreement to provide planting on her property against the new blank wall of Building A; and discussion of efforts to keep the slope as is today, but seismic hazard challenges we are encountering with the instability of the cliff.

7/5/19: Phone conversation with Brechin Flournoy about the cliff.

7/9/19: Pre-Application Community Meeting held at the Precita Valley Community Center:

Presentation of updated drawings to about 15 neighbors. Review of the tectonics and materials of the proposed buildings. In depth presentation of the determined geological hazard of potential rock fall on the steep cliff during a major seismic event due to fractured rock overlay condition on the site. The presentation was well received. The BESDRB, many of its members present, followed up on the meeting with a letter summarizing the meeting and their review of the project notably finding:

- The project is conformance with the Bernal Heights East Slope Design Guidelines and consistent with the neighborhood

- Issues around parking, fire department access, views had been solved
- Attendees generally supported the conclusion and decision of the design team to “lay back” the cliff slope to mitigate against future rock fall.

7/26/19: Meeting with neighbor Anita Kahn of 80 Peralta.

Anita requested a site visit following on our Pre-application community meeting. She was concerned about her views from her lower level she rents. We took measurements of the heights of her levels with respect to the survey and floor plates of the upper row of buildings at the subject property to determine that even from her lower levels she will be able to look over our proposed homes of the northerly downtown view. She seemed satisfied and relieved.

Bernal Heights

East Slope Design Review Board

MEETING DATE 5/2/2019

PROJECT ADDRESS 1513 York Street

NAME	ADDRESS	TEL/EMAIL
Toby Morris	KMA	toby@kermanmorris.com
Elizabeth Morris	139 Noe St.	bizekermanmorris.com
Yuging Zou	KMA	yuging@kermanmorris.com
PATRICK PINLAN		PINLANSF@YAHOO.COM
Pam Nagle	472 Gates St. SF	pam@integrateddesignstudio.com
ANGELINA SIDERIS	2889 CESAR CHAVEZ	angelina.sideris@gmail.com
KATHLEEN CAMPBELL	84 PERALTA	KATHLEEN M. CAMPBELL@GMAIL.COM
Lynn Ludlow	1540 Hampshire	ludstadt200@gmail.com
Alex Wong	2897 Cesar Chavez	AlexanderSwong@gmail.com
Lisa & Keith Shenefiel	1514 York St	SFshenefiel@gmail.com
ALEXIS ROWORTH	1541 HAMPSHIRE	ALEXISGFLEXDESIGNS.NET
Michelle Meeker	1515 York St, SF	michmeeker@hotmail.com
Brian Rosen	1515 York St	bmrosen@gmail.com
TIM CALLAN	18 MULLEN	tim.callan@gmail.com
Brechin Flournoy	2889 Cesar Chavez	brechin.f@gmail.com

1513 YORK STREET COMMUNITY MEETING

Bernal Heights East Slope Design Review Board

Date and Time: 5/2/19 at 7pm (set up 6:30pm)

Held at: 500 Cortland Ave Public Library lower level (access on west side, Andover Street)

INTRODUCTIONS (Toby)

- Patrick Quinlan project sponsor
- KMA (hired in January), Toby Morris, Elizabeth Kerman-Morris, Yuqing Zou – KMA: strong reputation 25 years designing housing in San Francisco: simplify plan, make it more constructible, mitigate neighbor concerns, address technical considerations, return to Planning Commission as soon as possible for project approvals.

BACKGROUND

- (1) Three Parcels:
 - 5513/020 (street frontage) = 2,500 sf
 - 5513/012 (mid block west) = 8,195 sf
 - 5513/011 (mid block east) = 6,600 sf
 - Total: 17,295 sf
- (2) Finger lot and mid block open space surrounded by single family homes and duplexes on typical 25' wide by 100' deep Bernal lots.
- (3) The surrounding homes tend to have ample rear yards with the exception of a few mid-block outbuildings.
- (4) Zoning: RH-2/40x (Planning Code generally and section 242 Bernal Heights SUD)
 - Density: 1du/1500 sf lot area (lot = 17,295 sf >> 12 max units); 10 units proposed (to provide one affordable unit)
 - Front Setback: Average of adjacent (alternative averaging available)
 - Rear Yard: 45% of lot depth (s. 242); can apply any part of front setback exceeding 5' can be applied to reduce rear yard requirements; minimum 25' deep rear yard required. (variance required)
 - Height: generally 30' above grade (with options to do offsets up to 40'); (s. 242)
 - Open space: 125 sq. ft. private; 166 sq. ft. common
 - Parking: approximately 1.5 spaces/du (s. 242) depending on unit size; exceptions for substituting bikes for parking.
 - Height: generally 30' above grade (with options to do offsets up to 40'); (s. 242)
- (5) Stephen Antonaros' work with Planning Department over the course of many years
 - focus on 10 units on property (less density than surrounding area) with (1) BMR/affordable unit
- Planning Commission Hearing held 11/29/18
 - Characteristics of proposal:
 - (10) units organized in (5) duplex buildings (typical unit = 1,500 sq. ft.)
 - (1) head building facing York; (4) bldgs. in the inner block

- Complicated site circulation including funicular
 - (6) Almost full cut away of existing cliff with new structure & retaining walls
 - 6 car parking spaces in elaborate garage
- (7) Comments by Public and Commissioners:
 - Confusing plan; overly complicated site circulation
 - Emergency access/fire fighting?
 - Geotechnical concerns/hydrology and soils stability (especially for residents of Cesar Chavez homes)
 - Lower/northern homes towering over homes on Cesar Chavez
 - Large new concrete wall at property northern/cliff edge (removal of natural cliff edge)
 - Concerns about parking
 - Lack of common open and green space
- (8) Our Process:
 - So far we have meet with project sponsor and review project history, commission hearing comments/critiques
 - Site visits w/ Planning Department staff (David Winslow and Trent Greenan) and technical consultants to evaluate appropriate and reasonable development.
 - Meetings at SF Planning Department with Rich Sucre and Trent Greenan to discuss zoning, urban design (RDAT).
 - We have been integrating this input and hone in on simplifying the plan to make a more feasible project that is kinder to the site and our neighbors
 - Simultaneously we are working on the details, life safety and logistics of the proposal:
 - We have engaged with a soils engineer and geologist (Divis Engineering), civil engineer (Sandis), structural engineer (Murphy Burr Curry) and landscape architect (IDS) to ensure we are appropriately and realistically addressing site conditions such as:
 - Water drainage and hydrology at the site
 - Stormwater management
 - Appropriate retaining walls and foundation systems
 - Plantings in support of water management.
 - We are meeting with Building Officials at DBI and the SFFD concerning appropriate exiting and ability to effectively fire fight on this site (no fire fighting apparatus on site; dry hydrant in middle of site).
 - We are solving for logistics such as trash/recycling/compost (receptacles in garage) and moving materials (including groceries) from the garage to the residential units are being addressed with gradual sloping walkways.

...Biz will walk you through the development proposal...

PROPOSAL (Biz)

- Site Plan Strategy:
 - (9) Our plan maintains the former Architects' concept of (10) clustered homes in duplexes on the hillside. There are two stacked flats on the finger lot facing York Street. The units range from 1,100-1,800 square feet and are 2 BR to 3+ BRs. You can see the simple site circulation leading from the street to each unit's front door. In contrast to the former design we,
 - (10) Push the structures uphill, away from cliff to minimize visual impact of any retaining walls or building masses overlooking Cesar Chavez neighbors and to maintain existing conditions as best as possible; following site's natural topography with lowest masses in northeast corner and highest in southwest corner
 - (11) We pull the buildings away from the center of the site to create meaningful common open space and foster a sense of community, and we
 - (12) Provide private open space for 8 of the 10 homes.
- Setbacks:
 - (13) Setbacks are reasonable, generally around 10 to 15 feet on the east and south, closer on the west where we have other mid-block structures, and ample (20 to 26') on the north to pull away from the cliff.
 - The structure facing onto York Street has the required average front setback compared to its abutting neighbors and provides a 25' rear yard, matching that at 1515 York (neighbor to the South).
- Building Forms are taken from the neighborhood:
 - (14) We are incorporating gables (in conjunction with small flat roofs) facing down the hillside consistent with the neighborhood pattern of early twentieth century homes under pitched roofs surrounding the site.
 - (15) The duplex facing York Street will have a simple gable form and pulls away from its southern neighbor at 1515 York with a 6' side yard that provides access to the other (8) homes on the mid-block site. This 6' side yard also provides Fire Department access and emergency egress for residents.
 - (16) This is the view today.
- Views:
 - (17) Due to the natural topography of the site, views are protected from homes on Peralta Avenue overlooking the subject parcel, as well as from the newly proposed homes.
 - (18) This elevation looking at the north facing walls shows how the tiers of housing each enable the maintenance of views for the tier above.
- Another way of thinking about this is Building Heights:
 - (19) Proposed building heights are generally comfortably below the 30 foot height limit above grade. You can also see in this image the degree to which the housing is pulled away from the cliff edge allowing the natural existing conditions to remain.

- Floor Plans:
 - (20) Briefly, this is how the floor plans work... starting at the lowest part of the site (or the basement under the York Street facing unit):
 - At the lowest level is parking for 6-8 cars, depending on the stacker system employed.
 - (21) Above that is a 2 bedroom flat facing York Street and with a small patio to the rear. Also, roughly at the same level, are the lower levels of buildings **B** and **C** in the mid-block open space.
 - (22) One level above that are the top floors of buildings **A, B and C** and the lower level of Buildings **D and E**.
 - (23) Finally, there are two more levels to buildings **D and E** (24).
- (Toby) **Comparison to the former Antonaros Design:**
 - (25) As many of you have followed this project over the years and attended the last Planning Commission Hearing in which Stephen Antonaros presented his concept for the site, we have generated a few graphics to compare our proposed scheme to the former one to elucidate the differences:
 - Site Plan: This is our current site plan with the buildings in grey.
 - The blue dashed outlines are the Antonaros homes. You can see how they are tighter on the site and close to the cliff. Our scheme pushes the homes up the hill and pulls them apart.
 - The home on York has been pulled away from its southern neighbor (1515 York) with a broad access pathway open to the sky.
 - (26) 3D View: Another way to compare the schemes in terms of their impact on the neighborhood is in their massing. This overlay has our buildings in white and Antonaros's buildings in purple:
 - Our buildings are generally lower than those formerly proposed and turning the gables to face north opens additional views for the homes on Peralta Avenue.
 - Formerly the architect proposed overbuilding most of the cliff resulting in tall concrete walls as seen from the rear yards of Cesar Chavez homes.
 - (27) Elevation: You can see the relative heights in this image, and
 - (28) Section: The way in which the former design hungover the cliff.

(29) CURRENT DESIGN WORK:

These drawings give you a general idea of the direction we are taking with the site planning and massing. We continue to work on the building forms (Architecture and refinements of Elevations/Materials to come).

SUBMITTALS AND COMMISSION APPROVAL:

All our work is focused on identifying issues and solving for the multiple and real parameters of appropriate development at this site, including:

- urban design and community building,
- neighborhood fit and compatibility,
- sustainability,
- storm-water management, site drainage and hydrology,
- structural engineering and seismology,
- site logistics, and
- life safety.

As these things come into greater focus we are revised plans to the Planning Department and DBI with the intent of returning to the San Francisco Planning Commission early this summer for a Conditional Use Hearing and approvals.

...Yuqing will share with you our 3D Model that gives you a better sense of the massing on the site.



May 7, 2019

Toby Morris
Kerman Morris Architects
139 Noe Street
San Francisco CA 94114
toby@kermanmorris.com

RE: 1513 York Street
Block/Lot #5513/11,12,20
CC: Richard Sucre, SF Planning
richard.sucre@sfgov.org
Kimberly Durandet, SF Planning
kimberly.durandet@sfgov.org

Dear Toby,

The Bernal Heights East Slope Design Review Board held a neighborhood meeting on May 2, 2019 to review preliminary drawings for ten new homes at 1513 York Street and adjoining lots at the interior of the block. The meeting was attended by approximately 15 neighbors. This was the latest in a series of meetings that have been held over many years with the Board and neighbors, though the first meeting with Kerman Morris Architects.

The Board appreciated the clear project presentation, and the comparison of the current proposal with the last scheme by the previous architect. The new scheme is preliminary and does not yet include enough information that we can evaluate it relative to the Bernal Heights East Slope Building Guidelines or Section 242 of the San Francisco Planning Code, which includes requirements for mass reduction calculations and other aspects that are particular to the Bernal Heights Special Use District. We look forward to reviewing a future iteration in which the architecture is more fully developed, and the points enumerated in this letter have been considered.

That said, the Board believes that the project is much improved in this iteration, and seems to address many of the concerns we raised to the previous architect. We appreciate that the scheme pushes the buildings uphill, away from the existing "cliff"; reduces new construction abutting the properties of many of the Cesar Chavez neighbors below the cliff; steps down in the central portion of the site from 3-stories to 2-stories, reducing the effect of the project looming over neighbors below; simplifies the parking and reduces car circulation; suggests an architectural language of gabled roofs that is consistent with surrounding buildings and will preserve some views for Peralta neighbors; and generally integrates with and respects the hillside condition.

Some neighbors adjacent to the "finger lot" that fronts York Street expressed concern about duplex Building A in this portion of the site. Locating the duplex on the downhill portion of the lot, as this scheme does, provides some relief to neighbors at 1515 York, though they requested additionally that the length of the building be reduced to what they had negotiated with the previous architect. Please clarify if this building as proposed complies with rear yard requirements - the site plan shows both 25% and 45% setbacks - would a rear yard variance be required? We suggest that the elevator be relocated and integrated into the footprint of the duplex, to reduce its visual impact to the 1515 York neighbors. We also note that Building B in the central portion of the site has been relocated in this scheme so it abuts the rear property line of 1515 York. While we understand that the intent is to provide improved

common space for residents of the proposed project, it seems to unreasonably burden the residents at 1515 York, who are hemmed in by the cumulative effect of the various points enumerated here. Please consider providing a setback between Building B and the York Street neighbors, as in previous schemes and as at all the other perimeter neighbors.

Additionally, a neighbor on Cesar Chavez below this building requested that you collaborate with her to explore ways to reduce the impact of Building A which abuts her property, perhaps with improvements such as a green wall or other solutions. We understand that you have already reached out to her and other neighbors to start this discussion.

The Board thanks you for presenting the plans to the neighborhood and invites you to provide revised drawings in response to the points enumerated here. Please email drawings to bhesdrb@gmail.com, and provide two half-size hardcopies to Terry Milne at the address indicated on our letterhead. We will review with the Board and recommend next steps.

Since the Board is not a City agency, it does not have the power to either approve or disapprove the permit application.

Cordially,



Wendy Cowles, Chair
On Behalf of the Bernal Heights ESDRB

NOTICE OF PRE-APPLICATION MEETING

Date: 06/20/2019

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 1513 York Street, cross street(s) Cesar Chavez (Block/Lot#: 5513 / 012, 020, 011); Zoning: RH - 2 / 40X, in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive formal notification from the city after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- ☒ New Construction subject to Section 311;
- ☐ Any vertical addition of 7 feet or more subject to Section 311;
- ☐ Any horizontal addition of 10 feet or more subject to Section 311;
- ☒ Decks over 10 feet above grade or within the required rear yard subject to Section 311;
- ☐ All Formula Retail uses subject to a Conditional Use Authorization;
- ☐ PDR-1-B, Section 313;
- ☐ Community Business Priority Processing Program (CB3P).

The development proposal is to: The project consists of developing (10) new residential units in (5) new duplex buildings on an undeveloped lot consisting of (3) parcels.

Existing # of dwelling units:	-	Proposed: <u>10</u>	Permitted: <u>12</u>
Existing bldg square footage:	-	Proposed: <u>16,870 SF</u>	Permitted: <u>N/A</u>
Existing # of stories:	-	Proposed: <u>3</u>	Permitted: <u>4</u>
Existing bldg height:	-	Proposed: <u>30 FT</u>	Permitted: <u>30-40 FT PER BERNAL SUD</u>
Existing bldg depth:	-	Proposed: <u>75 FT MAX</u>	Permitted: <u>55% OF LOT DEPTH</u>

MEETING INFORMATION:

Property Owner(s) name(s): Patrick Quinlan

Project Sponsor(s): Kerman Morris Architects, LLP (Contact: Edward 'Toby' Morris)

Contact information (email/phone): toby@kermanmorris.com / 415-749-0302

Meeting Address*: Precita Valley Community Center, 534 Precita Ave, San Francisco

Date of meeting: Tuesday, July 9, 2019 Time of meeting**: 6:30 PM

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m, unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

PRE-APPLICATION MEETING SIGN-IN SHEET

Meeting Date: 07-09-19
 Meeting Time: 6:30 pm
 Meeting Address: Precita Valley Community Center 534 Precita Ave, SF.
 Project Address: 1513 York St.
 Property Owner Name: Patrick Quinlan
 Project Sponsor/Representative: Toby Morris, Kerman Morris Architects.

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number.
 Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	Kathy Turner	88 Peralta	415-309-1573		<input checked="" type="checkbox"/>
2.				kathyturner@gmail.com	<input type="checkbox"/>
3.	KATHLEEN CAMPBELL	84 PERALTA	415-509-2949		<input checked="" type="checkbox"/>
4.	KATHLEEN M. CAMPBELL			FINEGALS@gmail.com	<input type="checkbox"/>
5.	Margo Freistadt		415-570 1435		<input checked="" type="checkbox"/>
6.				lvdstadt@gmail.com	<input type="checkbox"/>
7.	TIM CALLAN	MULLEN AVE			<input type="checkbox"/>
8.	Linda Cullen				<input type="checkbox"/>
9.	Anita Khan	80 Peralt	415-867-0855		<input type="checkbox"/>
10.				anitakhan95@gmail.com	<input type="checkbox"/>
11.	Edel Hogan	1517 York	415 577 6583	walsh-edel@yahoo.com	<input checked="" type="checkbox"/>
12.	Johna F. Magan	Cesar Chavez			<input checked="" type="checkbox"/>
13.	Patrick Quinlan	1513 York			<input type="checkbox"/>
14.	Toby Morris, Kerman Morris Architects	1391 Noe St.			<input type="checkbox"/>
15.	Elizabeth Kerman Morris	"	"	"	<input type="checkbox"/>
16.	Yuging Zou, Kerman Morris Architects	"	"	"	<input type="checkbox"/>

PRE-APPLICATION MEETING SIGN-IN SHEET

Meeting Date: 7-9-19
 Meeting Time: 6:30 pm
 Meeting Address: Precita Valley Community Center 534 Precita Ave, St.
 Project Address: 1513 York St.
 Property Owner Name: Patrick Quinlan
 Project Sponsor/Representative: Toby Morris, Kerman Morris Architects

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	TERRY MILNE	321 Rutledge St		415/285/8978	<input type="checkbox"/>
2.	cost slope design review				<input type="checkbox"/>
3.	Scott KURTZ	1566 HAMPSHIRE	847.809.2429		<input type="checkbox"/>
4.	DAVID MORENO	2897 CESAR CHAVEZ	415 4078206		<input checked="" type="checkbox"/>
5.		victorsme ¹⁹⁸⁵ @yahoo.com			<input checked="" type="checkbox"/> 1985
6.	Michelle Meeker	michmeeker@hotmail.com			<input checked="" type="checkbox"/>
7.	Lynn Ludlow	ludstadt2009@gmail.com			<input checked="" type="checkbox"/>
8.		1540 Hampshire st 94110			<input type="checkbox"/>
9.	Humberto Zavero				<input type="checkbox"/>
10.	2815 Cesar Chavez	94110			<input checked="" type="checkbox"/>
11.	Brian Rosen	1515 York		brosen@gmail.com	<input checked="" type="checkbox"/>
12.	Constance Rincon	2857 Cesar Chavez	282 1539 415		<input checked="" type="checkbox"/>
13.	Wendy Cowles	89 Bank St 94110			<input type="checkbox"/>
14.	Jane Sedonaen, IDS (Landscape Arch)	mill valley			<input type="checkbox"/>
15.	Darin Perry	"	"	"	<input type="checkbox"/>
16.	Christian Davis, Davis Consulting (soils engineer),	4398 Mission SF			<input type="checkbox"/>

SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: 07/09/2019
 Meeting Time: 6.30 P.M.
 Meeting Address: PRECITA VALLEY COMMUNITY CTR, 534 PRECITA AVE., SAN FRANCISCO
 Project Address: 1513 YORK STREET, SAN FRANCISCO
 Property Owner Name: PATRICK QUINLAN
 Project Sponsor/Representative: TOBY MORRIS, ARCHITECT

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): SEE ATTACHED

Project Sponsor Response: _____

Question/Concern #2: _____

Project Sponsor Response: _____

Question/Concern #3: _____

Project Sponsor Response: _____

Question/Concern #4: _____

Project Sponsor Response: _____



10 July 2019

PRE-APPLICATION COMMUNITY MEETING - SUMMARY

SUMMARY OF QUESTIONS AND COMMENTS FROM COMMUNITY MEETING 1513 York Street Development 10 New Residential Units

MEETING INFORMATION

Meeting Date/Time: **07/09/2019 6:30pm-8:00pm**

PROJECT INFORMATION

Address: **1513 York Street**

Block/ Lots: **5513/020, 5513/011, 5513/012**

Type of Construction:

Proposed: TYPE-III-A

Stories: **Proposed: 2 stories o/ basement**

Units: **Proposed: 10 Dwelling Units in 5 Buildings**

Questions and Comments from Meeting

- *Q: What will happen to water on the site?*
A: Water from roofs will be collected through gutters and downspouts and directed to an underground cistern as part of the stormwater management program with DPW. Water will be used to irrigate the new landscaping at the site. Overflow will be directed to the city storm/sewer line.
- *Q: Can I see what it will look like from my house?*
A: Using the 3-D model, the architect showed relevant views onto the site.
- *Q: (David Moreno): I live below your building A; how will you keep water out of my site?*
A: This building will have fully drained foundation walls with connections to city storm/sewer line of the drain pipes.
- *Q: How does the parking work?*
A: There is a single garage accessed off of York Street under our Building A. We will use mechanical car stackers to accommodate 8 vehicles.
- *Q: How will disabled people get around the site?*
A: This project is not disabled access. It neither needs to meet Chapter 11-A (for privately funded housing) or Chapter 11-B (publicly funded housing) as it is only duplex housing (R-3 occupancy of the building code). Generally able bodied persons will be living here as it is a steeply sloped hillside. Nonetheless an elevator is being installed from the garage to the principal walkway. Most of the walkway is gently ramped (5% or less slope) to enable persons in wheelchairs, strollers or grocery carts easy access into the midblock. That being said all units require you can negotiate stairs.

kerman
morris
architects LLP

139 Noe Street
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- *Q (Scott Kueth): The homes look quite nice.*
A: Thank you.
- *Q: (David Moreno): I live below your building A; I see you are doing a green wall for my neighbor; can you do that at my property too?*
A: Yes, we can prepare for a lattice you can grow against our northern wall.
- *Q: What is the timing of the project?*
A: We plan to be at the Planning Commission for a re-hearing in September. Assuming we have approval, we expect to be signed off with Planning Department in the Fall and after that the drawings will be reviewed by DBI. We should be in review for the building permit for another year or so. After that construction could take 24 months. We do not have a contractor yet.
- *Q: Can you put up story poles so I can see how high it will be?*
A: No. Unlike some other Cities story poles are not required in San Francisco. This may be because the Planning Code does not protect views. Also, story poles can be misleading because it is difficult to show all roof lines and we have a lot of gables.
- *Comment: I get a lot of water in my basement and garage. What will you do to fix that?*
A: Cesar Chavez Street is on what was formerly a slough and part of San Francisco Bay before it was filled. Most of your water problems come from percolating of water from below. This project will do much to control water coming from above. You should see less water coming down the cliff as a result.
- *Comment (Kathy Turner): I live on Peralta. I think your buildings will be higher than the old design.*
A: Actually that is not true. At our last presentation at the Bernal Heights Library with the East Slope Bernal Design Review Board on May 2, 2019 we presented a comparison of the two designs. Our design is generally lower or the same height and below the allowed 30' height limit above grade. One thing we are doing is pushing the housing deeper into the hillside which enables us to get the taller duplexes at the southern part of the lot. Still, because they are dug into the hill they will be only 2 stories tall facing the existing rear walls of homes on Peralta Ave.
- *Comment (Kathleen Campbell): The lowest level of my home, which I rent, is going to lose its view.*
A: That may be true. Development in SF often does impact views in degrees, but views are not protected.
- *Q: How do your changes to the "cliff" work?*
A: We generally have 3 options: do nothing, in which case the homes on Cesar Chavez will continue to be below a cliff that presents a hazard of rock fall in a seismic event; overlay the cliff with a vertical retaining wall (looks like a concrete freeway berm; and can be planted in pockets); or set back the cliff to a 45% angle (1/1 slope) so it does not disengage during an earthquake. This last option is the best so far as we see.
- *Comment: Thank you for the nice presentation.*

AFFIDAVIT OF CONDUCTING A PRE-APPLICATION MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

I, Edward "Toby" Morris, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at Precita Valley Community Center
534 Precita Ave, SF. (location/address) on 7-9-19 (date)
from 6:30 pm (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, July 10, 2019 IN SAN FRANCISCO.

Edward Morris

Signature

Edward Toby Morris

Name (type or print)

Architect / Agent

Relationship to Project (e.g. Owner, Agent)
(if Agent, give business name & profession)

1513 York St.

Project Address



Bernal Heights

East Slope Design Review Board

Terry Milne, external secretary • 321 Rutledge • San Francisco 94110 • [285•8978]

July 24, 2019

Toby Morris
Kerman Morris Architects
139 Noe Street
San Francisco CA 94114
toby@kermanmorris.com

RE: 1513 York Street
Block/Lot #5513/11,12,20
CC: Richard Sucre, SF Planning
richard.sucre@sfgov.org
Kimberly Durandet, SF Planning
kimberly.durandet@sfgov.org

Dear Toby,

Members of the Bernal Heights East Slope Design Review Board attended a neighborhood meeting on July 9, 2019, to learn about updates to the design for ten new homes at 1513 York Street and adjoining lots at the interior of the block. The meeting was attended by approximately 12 - 15 neighbors. This was the latest in a series of meetings about the subject property that have been held over many years with the Board and neighbors, and the second meeting with Kerman Morris Architects.

The Board believes that the project is in general conformance with the Bernal Heights East Slope Building Guidelines. The scale and architectural expression of individual residences is consistent with the neighborhood. Issues raised by neighbors at previous meetings relating to open space/landscaping, vehicular access, views to and from adjacent buildings, fire department access, and other concerns have been substantially addressed. The participation of the project's geotechnical engineer and landscape architect gave neighbors the opportunity to better understand how some of their concerns would be addressed from a technical standpoint.

Attendees at the meeting appeared to support the landscape proposal that cut back the "cliff" behind the Cesar Chavez neighbors at a 1:1 slope, and we agree. This allows more opportunity to landscape this interface within the subject property. A Cesar Chavez neighbor in attendance requested that the project sponsor provide a green wall at the rear of his property which backs up to the York Street duplex, similar to that being provided for his next-door-neighbor.

Some neighbors requested more detailed information about views from and shadow impacts to their properties, and we understand that you will update the SketchUp model to more accurately reflect the proposed grading, landscape, and geolocation, so you can provide them with this information.

The Board thanks you for presenting the plans to the neighborhood. Since the Board is not a City agency, it does not have the power to either approve or disapprove the permit application.

Cordially,



Wendy Cowles, Chair
On Behalf of the Bernal Heights ESDRB

Subject: Re: 1315 York update

Date: Thursday, November 14, 2019 at 6:46:49 PM Pacific Standard Time

From: Brian Rosen

To: Toby Morris

That all sounds ok with us. Thanks for the update.

On Thu, Nov 14, 2019 at 17:59 Toby Morris <toby@kermanmorris.com> wrote:

Hi Brian,

I just wanted to let you know that we are getting closer with Planning and will have a CU meeting coming up soon.

I have also been working closely with SFFD on the life safety provisions. Here are some highlights I would like you to know about:

- SFFD wants a fire wall installed on our side of the common side property line we share with 1515 York. That firewall will be below your kitchen window, so it will not impact you, but it will provide a measure of acoustic barrier that should help.
- They also want a fire hydrant out front of your and Quinlan's properties. It will be located down street of the street tree in front of your house.
- They also want the section of curb between our proposed curb cut and your curb cut to be painted "no parking." That is so when a fire rig pulls up they can get quick access to the property.

Thanks,

Toby

Edward "Toby" Morris
AIA, LEED AP

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On Oct 6, 2019, at 2:15 PM, Brian Rosen <bmrosen@gmail.com> wrote:

Hey Toby.

How's progress on your end? What are the next steps for you folks?

On Mon, Jul 29, 2019 at 19:52 Brian Rosen <bmrosen@gmail.com> wrote:

Hey Toby

This might be jumping the gun a bit. But with the upper level cutting off half of our window, we'd probably opt for renovating our back room and moving that window farther east. And with all the construction going on, it might end up triggering a larger renovation.

2 questions...

1) What impact will your design have on our foundation? You're not digging as deeply as

Antoneros' plans, but it still seems possible that excavation is going to happen that would undermine our foundation. One of the things we discussed a couple of years back was putting my house on jacks and having you guys excavating another 3-5 feet to make way for a lower level, thinking that would be easier for you guys while providing some value for me. Would that still make sense with your plans?

2) if we do end up opting for a larger renovation of our house, would it make sense to hire your firm as the architects? The thinking would be we would want to coordinate with the construction next door as much as possible...

--

Brian M Rosen

<http://www.musicvstheater.com>

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Brian M Rosen

<http://www.musicvstheater.com>

--

Brian M Rosen

<http://www.musicvstheater.com>

Subject: Re: 1513 York property plans for development
Date: Wednesday, July 3, 2019 at 4:31:52 PM Pacific Daylight Time
From: Brian Rosen
To: Toby Morris
CC: Greenan, Trent (CPC), Rich Sucre

This looks wonderful! Thank you so much for listening to our concerns. Having building B on our property line will be a change, but a bearable one if we're able to keep our kitchen the way it is. Definitely a huge relief for us.

Some follow up questions...

Looking at the floor plan it seems like there's still a door that opens up onto the green roof... is that true? What recourse would we have if the neighbors started hanging out there regularly? Or plopped a lawn chair out there...? Ideally we'd have enough of a relationship with them that we'd be able to prevent that, but that's not always the case. And it's a very inviting space, especially if the door just opens up there... is that door necessary?

This is probably a topic for after the meeting, but are there ways to ensure that the green roof doesn't end up becoming renovated into deck in the future? Perhaps a covenant on the property?

Thanks again! This is a huge improvement for us!

On Wed, Jul 3, 2019 at 2:37 PM Toby Morris <toby@kermanmorris.com> wrote:

Hello Brian,

I wanted to do you the courtesy of getting you these drawings ahead of the pre-application community meeting next week (7/9/19 at 6:30pm, Precita Valley Community Center). If you have questions I will be in the office on Friday and you could call me (or on my cell: 415-377-6502)

I think we solved for your concerns.

We pulled back the upper story of our "Building-A" so your angular view to the north and east is free and clear. The logical location for the private open space for the upper flat would be over the 1 story extension of the lower unit towards the rear. Given your concerns about residents on that roof deck being able to see back at you, we have made this a green roof, something nice for both the upper unit residents and you to look out at. Making it uninhabited will not mean they will be out there looking back at you. The open space for that unit is now on the roof.

Another thing is we absorbed the elevator into the "Building-A" footprint, so it is not sticking up on its own (a vast improvement for everyone).

The Planning Department is good with this general layout; I wanted to hear back from them before representing it as "solid" to you.

Not to put words in your mouth, I know you stated that the location of our Building-B on your rear property-line was ok with you if we solve for your property-line kitchen window view. This is meaningful to us (the location of "Building-B") as every foot we have available to make a nicely scaled common green in the center of this new community development is important to its success.

I am cc'ing Rich Sucre and Trent Greenan of the Planning Department so they are aware of what we are doing.

Happy 4th of July. I will see you at the Pre-Application Community meeting where we will present to entire project. If you feel we have met your concerns I would appreciate your letting your neighbors know that.

Sincerely,

Toby

Edward "Toby" Morris

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From: Brian Rosen <bmrosen@gmail.com>
Date: Friday, June 21, 2019 at 1:52 PM
To: Toby Morris <toby@kermanmorris.com>
Subject: Re: 1513 York property plans for development

That sounds like truly wonderful news! Thank you for listening and adjusting! If things are as you say, we're happy to work together to make the project happen.

On Fri, Jun 21, 2019 at 12:22 Toby Morris <toby@kermanmorris.com> wrote:

Hello Brian,

I want to let you know we have solved for the rear roof deck: We put it over the roof of our 2-unit building proposed to the north of you. So you should be able to continue to look out your kitchen window and see the view and will not have residents at 1513 York on any deck looking back at you. These drawings have been forwarded to Planning, but unfortunately I have not heard back from them. Once I get their "it looks great" I will share with you.

Also I wanted to let you know we have scheduled a follow up pre-app community meeting for July 9 at 6:30pm at the Precita Valley Community Center ([534 Precita Ave](#)) to bring people up to speed. You will get a mailing on that.

Thanks,

-Toby

Edward "Toby" Morris

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kermanmorris.com

From: Brian Rosen <bmrosen@gmail.com>

Date: Sunday, June 2, 2019 at 3:39 PM

To: Toby Morris <toby@kermanmorris.com>

Cc: Biz Kerman-Morris <biz@kermanmorris.com>, Patrick Quinlan <quinlansf@gmail.com>, Rich Sucre <richard.sucre@sfgov.org>, Yuqing Zou <yuqing@kermanmorris.com>, "trent.greenan@sfgov.org" <trent.greenan@sfgov.org>

Subject: Re: 1513 York property plans for development

OK. Thank you for letting me know you're exploring that. I'll breathe a bit and trust that we can all find a solution. I've felt pretty powerless about this whole process for a while. It has been hard. Thank you for listening and being responsive.

On Sun, Jun 2, 2019 at 14:18 Toby Morris <toby@kermanmorris.com> wrote:

Hi Brian,

Our plan has been vetted with SF Planning, DBI and the Fire Department. It also complies with the Bernal East Slope guidelines. I cannot speak to the previous architect's plan beyond that there were many aspects of it that were not realistic.

We are working on plans that avoid an occupied deck in your view (and looking back at you) and are trying to get the required open space over the upper unit.

The back wall of the upper flat is located (as you have seen) at the rear yard setback (full Planning Code compliance). In order to compensate for the small floor plate of the lower flat (due to the full 6' wide access and exit walkway), we are extending it further to the east than the upper unit (again, as it has been depicted in all our drawings we have shared with you).

I know this is anxiety producing (based on all the emails you have sent), but please understand that design is iterative and we are trying to find workable solutions.

More soon.

Thanks,

Toby

Edward "Toby" Morris

AIA, LEED AP

kerman morris architects LLP

Subject: Re: 1513 York update

Date: Monday, November 18, 2019 at 2:27:24 PM Pacific Standard Time

From: Brechin Flournoy

To: Toby Morris

Thank you, Toby! Yes, when the time comes, we can figure out what works best for the greening. I just hadn't heard from anyone in awhile and I don't want to agree to something that 'sounds good' without making an actual plan. I'll wait to hear from you on that regard. Thanks for passing my request along, too.

Best wishes,
Brechin Flournoy

On Sat, Nov 16, 2019 at 11:39 AM Toby Morris <toby@kermanmorris.com> wrote:
Hi Brechin.

I got your note. I'm traveling this weekend but will pass this onto the project sponsor.

I know he is committed to doing some greening of that wall so you could discuss what would work best. Yes. Construction is disruptive. Not much to say about that but it will be for a limited time.

Thanks.

Thanks.

Toby Morris
AIA, LEED AP

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On Nov 15, 2019, at 11:38 AM, Brechin Flournoy <brechin.f@gmail.com> wrote:

Hi, Toby,

Thank you for keeping me in the loop. I cannot tell you how much it means to have a constructive dialogue. This is a difficult, stressful subject for me, and I appreciate knowing what's been going on. Here are a couple of thoughts that have been keeping me up at night. (I haven't had any direct contact with the developer, so I'm putting this out there to you, as our proxy).

I am really worried about the impact of living so close to construction for a year and a half - or more - as the noise, dust, smells, etc will be unavoidable. I have three windows in the back part of the house that need to be replaced to help insulate my family from the effects of construction. They are single-pane aluminum windows from the original construction. Replacements with noise-proof windows is a big cost for me, but in the scheme of things, a relatively low-cost item for the developer. Is this something that the developer can do to help alleviate the effects of the build-out?

As for the greenery, I've become concerned about the longterm cost of maintaining a green wall against a building, and thinking about planting a row of trees instead (and requesting that the back of the wall be painted a green color). Would that be a plausible, less expense option that could help me get windows?

Thank you, and best wishes,
Brechin Flournoy
2889 Cesar Chavez 94110

On Thu, Nov 14, 2019 at 6:08 PM Toby Morris <toby@kermanmorris.com> wrote:

Hi Brechin,

I just wanted to let you know we are finishing up the drawings for Planning and will have a Conditional Use hearing in December (yes, things move slowly in SF). I reached out to Kathleen and Brian today too.

I know you were not able to make it to the July community meeting we had at the Precita Center after you had worked hard to help us get the venue. Attached is a letter the East Slope Bernal Design Review Board wrote following the presentation.

At that meeting we presented most importantly the findings of the soils engineer and geologist that the best way to mitigate against the current seismic hazard of the cliff was to "set it back." We are still going forward with that plan and will replant after excavation work.

Things will not change in terms of your property as the blank wall of our head building will still be at the end of your yard and you have our commitment (it is in the drawings) to provide greenery on your property.

That is it for now.

Sincerely,

Toby Morris

Edward "Toby" Morris
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On Jul 9, 2019, at 12:28 PM, Brechin Flournoy <brechin.f@gmail.com> wrote:

Hi, folks,

I wanted to let you know that I got called into a work meeting this evening and won't be able to make it to the meeting tonight. That's unfortunate because I know there's a lot to be covered. I have been filling our neighbor Constance in on the latest about the hillside, so hopefully she will be there to express her ideas and questions.

Toby, as I mentioned on the phone, of the three ideas you presented about the hillside (strip and rebuild; strip and put a wall up; or leave it alone) I am a big fan of leaving the hillside alone in order to minimize damage to that eco-system and to

reduce the impact of the buildout. Hopefully my other neighbors will be there tonight to learn more about your ideas.

Have a good meeting. i hope that it's a constructive dialogue.

Best wishes,
Brechin Flournoy
2889 Cesar Chavez

Exhibit G:

Inclusionary Affordable Housing Affidavit

AFFIDAVIT

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



**San Francisco
Planning**

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

10/29/2019
Date

I, Patrick Quinlan,
do hereby declare as follows:

A The subject property is located at (address and block/lot):

1513 York St.

Address

5513 / 011, 012, 020

Block / Lot

The subject property is located within the following Zoning District:

RH-2

Zoning District

40-X

Height and Bulk District

Special Use District, if applicable

Is the subject property located in the SOMA NCT, North of Market Residential SUD, or Mission Area Plan?

☐ Yes ☒ No

B The proposed project at the above address is subject to the *Inclusionary Affordable Housing Program*, Planning Code Section 415 and 419 et seq.

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

2013.0655 CUA/VAP

Planning Case Number 2014-0709-0770

2014-0709-0778

Building Permit Number 2014-0709-0779

2014-0709-0780

2014-0709-0781

This project requires the following approval:

- ☒ Planning Commission approval (e.g. Conditional Use Authorization, Large Project Authorization)
- ☒ Zoning Administrator approval (e.g. Variance)
- ☐ This project is principally permitted.

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

Xinyu Liang
Planner Name

A complete Environmental Evaluation Application or Project Application was accepted on:

Date

The project contains 10 total dwelling units and/or group housing rooms.

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

- ☐ This project is 100% affordable.
- ☐ This project is 100% student housing.

Is this project in an UMU Zoning District within the Eastern Neighborhoods Plan Area?

☐ Yes ☒ No

(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

☐ Yes ☒ No

(If yes, please indicate HOME-SF Tier)

Is this project an Analyzed or Individually Requested State Density Bonus Project?

☐ Yes ☒ No

C Please indicate the tenure of the project.

☒ **Ownership.** If affordable housing units are provided on-site or off-site, all affordable units will be sold as ownership units and will remain as ownership units for the life of the project. The applicable fee rate is the ownership fee rate.

☐ **Rental.** If affordable housing units are provided on-site or off-site, all affordable units will be rental units and will remain rental units for the life of the project. The applicable fee rate is the rental fee rate.

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

- ☒ Payment of the Affordable Housing Fee prior to the first construction document issuance (Planning Code Section 415.5)
- ☐ On-site Affordable Housing Alternative (Planning Code Sections 415.6)
- ☐ Off-site Affordable Housing Alternative (Planning Code Sections 415.7)
- ☐ Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units
(Planning Code Section 415.5 - required for Individually Requested State Density Bonus Projects)
- ☐ Eastern Neighborhoods Alternate Affordable Housing Fee (Planning Code Section 417)
- ☐ Land Dedication (Planning Code Section 419)

The applicable inclusionary rate is:

~~18%~~ 20%

On-site, off-site or fee rate as a percentage

If the method of compliance is the payment of the Affordable Housing Fee pursuant to Planning Code Section 415.5, please indicate the total residential gross floor area in the project.

16,809 SF

Residential Gross Floor Area

E The Project Sponsor acknowledges that any change which results in the reduction of the number of on-site affordable units following the project approval shall require public notice for a hearing and approval by the Planning Commission.

F The Project Sponsor acknowledges that failure to sell or rent the affordable units or to eliminate the on-site or off-site affordable units at any time will require the Project Sponsor to:

- (1) Inform the Planning Department and the Mayor's Office of Housing and Community Development and, if applicable, fill out a new affidavit;
- (2) Record a new Notice of Special Restrictions; and
- (3) Pay the Affordable Housing Fee plus applicable interest (using the fee schedule in place at the time that the units are converted from ownership to rental units) and any applicable penalties by law.

G The Project Sponsor acknowledges that in the event that one or more rental units in the principal project become ownership units, the Project Sponsor shall notify the Planning Department of the conversion, and shall either reimburse the City the proportional amount of the Inclusionary Affordable Housing Fee equivalent to the then-current requirement for ownership units, or provide additional on-site or off-site affordable units equivalent to the then-current requirements for ownership units.

I For projects with over 25 units and with EEA's accepted between January 1, 2013 and January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project before December 7, 2018, rental projects will be subject to the on-site rate in effect for the Zoning District in 2017, generally 18% or 20%.

J For projects with EEA's/PRJ's accepted on or after January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project within 30 months of the Project's approval, the Project shall comply with the Inclusionary Affordable Housing Requirements applicable thereafter at the time the Sponsor is issued a site or building permit.

K If a Project Sponsor elects to completely or partially satisfy their Inclusionary Housing requirement by paying the Affordable Housing Fee, the Sponsor must pay the fee in full sum to the Development Fee Collection Unit at the Department of Building Inspection for use by the Mayor's Office of Housing prior to the issuance of the first construction document.

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
10	N/A	N/A	N/A	4	6

If you selected the On-site, Off-Site, or Combination Alternative, please fill out the applicable section below. The On-Site Affordable Housing Alternative is required for HOME-SF Projects pursuant to Planning Code Section 206.4. State Density Bonus Projects that have submitted an Environmental Evaluation Application prior to January 12, 2016 must select the On-Site Affordable Housing Alternative. State Density Bonus Projects that have submitted an Environmental Evaluation Application on or after January 12, 2016 must select the Combination Affordable Housing Alternative to record the required fee on the density bonus pursuant to Planning Code Section 415.3. If the Project includes the demolition, conversion, or removal of any qualifying affordable units, please complete the Affordable Unit Replacement Section.

☐ **On-site Affordable Housing Alternative** (Planning Code Section 415.6, 419.3, or 206.4): % of the unit total.

Number of Affordable Units to be Located ON-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
LOW-INCOME	Number of Affordable Units	% of Total Units		AMI Level	
MODERATE-INCOME	Number of Affordable Units	% of Total Units		AMI Level	
MIDDLE-INCOME	Number of Affordable Units	% of Total Units		AMI Level	

☐ **Off-site Affordable Housing Alternative** (Planning Code Section 415.7 or 419.3): % of the unit total.

Number of Affordable Units to be Located OFF-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
Area of Dwellings in Principal Project (in sq. feet):		Off-Site Project Address:			
Area of Dwellings in Off-Site Project (in sq. feet):					
Off-Site Block/Lot(s):		Motion No. for Off-Site Project (if applicable):		Number of Market-Rate Units in the Off-site Project:	

AMI LEVELS:	Number of Affordable Units	% of Total Units		AMI Level
	Number of Affordable Units	% of Total Units		AMI Level
	Number of Affordable Units	% of Total Units		AMI Level

UNIT MIX TABLES: CONTINUED

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

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

1. On-Site % of affordable housing requirement.

If the project is a State Density Bonus Project, please enter "100%" for the on-site requirement field and complete the Density Bonus section below.

Number of Affordable Units to be Located ON-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:

2. Off-Site % of affordable housing requirement.

Number of Affordable Units to be Located OFF-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
Area of Dwellings in Principal Project (in sq. feet):		Off-Site Project Address:			
Area of Dwellings in Off-Site Project (in sq. feet):					
Off-Site Block/Lot(s):		Motion No. for Off-Site Project (if applicable):		Number of Market-Rate Units in the Off-site Project:	

Income Levels for On-Site or Off-Site Units in Combination Projects:

AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level

3. Fee % of affordable housing requirement.

Is this Project a State Density Bonus Project? ☐ Yes ☒ No

If yes, please indicate the bonus percentage, up to 35% _____, and the number of bonus units and the bonus amount of residential gross floor area (if applicable) _____

I acknowledge that Planning Code Section 415.4 requires that the Inclusionary Fee be charged on the bonus units or the bonus residential floor area.

Affordable Unit Replacement: Existing Number of Affordable Units to be Demolished, Converted, or Removed for the Project

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:

This project will replace the affordable units to be demolished, converted, or removed using the following method:

- ☐ On-site Affordable Housing Alternative
- ☐ Payment of the Affordable Housing Fee prior to the first construction document issuance
- ☐ Off-site Affordable Housing Alternative (Section 415.7)
- ☐ Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Section 415.5)

Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT

PATRICK QUINLAN
Company Name
PATRICK QUINLAN
Name (Print) of Contact Person
225 SADOWA STREET SAN FRANCISCO, CA 94112
Address
415-378-1333 QUINLANSF@YAHOO.COM
Phone / Fax Email

I am a duly authorized agent or owner of the subject property. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.

Sign Here

Signature:



Name (Print), Title:

PATRICK QUINLAN, OWNER

Executed on this day in:

Location:

SAN FRANCISCO CA.

Date:

10-30-19**Contact Information and Declaration of Sponsor of OFF-SITE PROJECT (If Different)**

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.

Sign Here

Signature:

Name (Print), Title:

Exhibit H:

Anti-Discriminatory Housing Affidavit



SAN FRANCISCO
PLANNING
DEPARTMENT

Planning Department
1650 Mission Street
Suite 400
San Francisco, CA
94103-9425

T: 415.558.6378
F: 415.558.6409

SUPPLEMENTAL INFORMATION PACKET FOR **Anti-Discriminatory Housing Policy**

Pursuant to Administrative Code Section 1.61, certain housing projects must complete and submit a completed Anti-Discriminatory Housing Policy form as part of any entitlement or building permit application that proposes an increase of ten (10) dwelling units or more.

Planning Department staff is available to advise you in the preparation of this application. Call (415)558-6377 for further information.

WHEN IS THE SUPPLEMENTAL INFORMATION FORM NECESSARY?

Administrative Code Section 1.61 requires the Planning Department to collect an application/form with information about an applicant's internal anti-discriminatory policies for projects proposing an increase of ten (10) dwelling units or more.

WHAT IF THE PROJECT SPONSOR OR PERMITTEE CHANGE PRIOR TO THE FIRST ISSUANCE OF CERTIFICATE OF OCCUPANCY?

If the permittee and/or sponsor should change, they shall notify the Planning Department and file a new supplemental information form with the updated information.

HOW IS THIS INFORMATION USED?

The Planning Department is not to review the responses other than to confirm that all questions have been answered. Upon confirmation, the information is routed to the Human Rights Commission.

For questions about the Human Rights Commission (HRC) and/or the Anti-Discriminatory Housing Policy, please call (415) 252-2500 or email hrc.info@sfgov.org.

All building permit applications and/or entitlements related to a project proposing 10 dwelling units or more will not be considered complete until all responses are provided.

WHAT PART OF THE POLICY IS BEING REVIEWED?

The Human Rights Commission will review the policy to verify whether it addresses discrimination based on sexual orientation and gender identity. The policy will be considered incomplete if it lacks such protections.

WILL THE ANSWERS TO THE QUESTIONS EFFECT THE REVIEW OF MY PROJECT?

The Planning Department's and Planning Commission's processing of and recommendations or determinations regarding an application shall be unaffected by the applicant's answers to the questions.

INSTRUCTIONS:

The attached supplemental information form is to be submitted as part of the required entitlement application and/or Building Permit Application. This application does not require an additional fee.

Answer all questions fully and type or print in ink. Attach additional pages if necessary.

Please see the primary entitlement application or Building Permit Application instructions for a list of necessary materials required.

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FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: <i>Patrik Quinlan</i>	
PROPERTY OWNER'S ADDRESS: <i>225 Sadowa St. San Francisco, CA 94112</i>	TELEPHONE: <i>(415) 378-1333</i>
	EMAIL: <i>quinlansf@gmail.com</i>

APPLICANT'S NAME: <i>Edward Toby Morris</i>		Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS: <i>139 Noe St. San Francisco, CA, 94114</i>	TELEPHONE: <i>(415) 749-0302</i>	
	EMAIL: <i>toby@kernanmorris.com</i>	

CONTACT FOR PROJECT INFORMATION:		Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE: ()	
	EMAIL:	

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):		Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE: ()	
	EMAIL:	

2. Location and Project Description

STREET ADDRESS OF PROJECT: <i>1513 York St.</i>		ZIP CODE: <i>94110</i>
CROSS STREETS: <i>Cesar Chavez & Peralta Ave</i>		
ASSESSORS BLOCK/LOT: <i>5513 / 011, 012, 020</i>	ZONING DISTRICT: <i>RH-2</i>	HEIGHT/BULK DISTRICT: <i>40-X</i>
PROJECT TYPE: (Please check all that apply) <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Demolition <input type="checkbox"/> Alteration <input type="checkbox"/> Other: _____	EXISTING DWELLING UNITS: <i>N/A</i>	PROPOSED DWELLING UNITS: <i>10</i>
		NET INCREASE: <i>10</i>

Compliance with the Anti-Discriminatory Housing Policy

1. Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in States or jurisdictions outside of California?

☐ YES ☒ NO

1a. If yes, in which States? _____

- 1b. If yes, does the applicant or sponsor, as defined above, have policies in individual States that prohibit discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the State or States where the applicant or sponsor has an ownership or financial interest?

☐ YES ☐ NO

- 1c. If yes, does the applicant or sponsor, as defined above, have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property?

☐ YES ☐ NO

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

Human Rights Commission contact information
hrc.info@sfgov.org or (415)252-2500

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: Edward P. Morris "Toby" Date: 8-30-19

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

Edward P. Morris "Toby", agent
Owner / Authorized Agent (circle one)

PLANNING DEPARTMENT USE ONLY

PLANNING DEPARTMENT VERIFICATION:

- ☐ Anti-Discriminatory Housing Policy Form is **Complete**
☐ Anti-Discriminatory Housing Policy Form is **Incomplete**

Notification of Incomplete Information made:

To: _____ Date: _____

BUILDING PERMIT NUMBER(S):	DATE FILED:
RECORD NUMBER:	DATE FILED:

VERIFIED BY PLANNER:	
Signature: _____	Date: _____
Printed Name: _____	Phone: _____
ROUTED TO HRC:	
<input type="checkbox"/> Emailed to: _____	DATE:

Exhibit I:

First Source Hiring Affidavit



SAN FRANCISCO
PLANNING
DEPARTMENT

AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

Administrative Code

Chapter 83

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

Section 1: Project Information

PROJECT ADDRESS <i>1513 York St.</i>		BLOCK/LOT(S) <i>5513/011, 012, 020</i>	
BUILDING PERMIT APPLICATION NO. <i>2014-0709-0770; 2014-0709-0778; 2014-0709-0779; 2014-0709-0780;</i>		CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)
PROJECT SPONSOR <i>Patrick Quinlan</i>	MAIN CONTACT <i>Edward Toby Morris</i>		PHONE <i>415-749-0302</i>
ADDRESS <i>139 Noe St.</i>			
CITY, STATE, ZIP <i>San Francisco, CA 94114</i>		EMAIL <i>toby@kermanmorris.com</i>	
ESTIMATED RESIDENTIAL UNITS <i>10</i>	ESTIMATED SQ FT COMMERCIAL SPACE <i>N/A</i>	ESTIMATED HEIGHT/FLOORS <i>30 ft, 2~3 stories</i>	ESTIMATED CONSTRUCTION COST <i>\$4 Million</i>
ANTICIPATED START DATE			

Section 2: First Source Hiring Program Verification

CHECK ALL BOXES APPLICABLE TO THIS PROJECT	
<input checked="" type="checkbox"/>	Project is wholly Residential
<input type="checkbox"/>	Project is wholly Commercial
<input type="checkbox"/>	Project is Mixed Use
<input checked="" type="checkbox"/>	A: The project consists of ten (10) or more residential units;
<input type="checkbox"/>	B: The project consists of 25,000 square feet or more gross commercial floor area.
<input type="checkbox"/>	C: Neither 1A nor 1B apply.
NOTES: <ul style="list-style-type: none">• If you checked C, this project is NOT subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department.• If you checked A or B, your project IS subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83.• For questions, please contact OEWD's CityBuild program at CityBuild@sfgov.org or (415) 701-4848. For more information about the First Source Hiring Program visit www.workforcedevelopmentsf.org• If the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection.	

Continued...

Section 3: First Source Hiring Program – Workforce Projection

TO BE DETERMINED

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

UPON SELECTION OF CONTRACTOR

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

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

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer				Laborer			
Boilermaker				Operating Engineer			
Bricklayer				Painter			
Carpenter				Pile Driver			
Cement Mason				Plasterer			
Drywall/Latherer				Plumber and Pipefitter			
Electrician				Roofer/Water proofer			
Elevator Constructor				Sheet Metal Worker			
Floor Coverer				Sprinkler Fitter			
Glazier				Taper			
Heat & Frost Insulator				Tile Layer/ Finisher			
Ironworker				Other:			
TOTAL:				TOTAL:			

- | | | |
|--|--------------------------|--------------------------|
| | YES | NO |
| 1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Will hiring and retention goals for apprentices be established? | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. What is the estimated number of local residents to be hired? | <input type="text"/> | |

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
Edward D. Morris	tohy@kermanmorris.com	415 749-0302
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.		
Edward D. Morris	10-30-19	
(SIGNATURE OF AUTHORIZED REPRESENTATIVE)	(DATE)	
<p>FOR PLANNING DEPARTMENT STAFF ONLY: PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD'S CITYBUILD PROGRAM AT CITYBUILD@SFGOV.ORG</p> <p>Cc: Office of Economic and Workforce Development, CityBuild Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 Phone: 415-701-4848 Website: www.workforcedevelopmentsf.org Email: CityBuild@sfgov.org</p>		